

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
February 22, 2023**

MEMBERS PRESENT: Doug Rinnert, Larry Whited, Jim Williams,
Jim Hahn, Richard Grow

MEMBERS ABSENT: Brian Asbrock (not-seated)

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, Administrative Professional III
Charles Gavin, FBT; Legal Representation

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

Mr. Hahn called the meeting to order. Mr. Dawson called the roll. A quorum was established.

Mr. Whited made a motion to approve January 18, 2023 minutes, seconded by Mr. Williams. Mr. Dawson called the roll. Motion carried 5-0.

Mr. Hahn made a motion to approve FDP 01-23-A Keefe, Tract 2; Outback Steakhouse and Resolution 23-1; Motion carried 5-0.

Mr. Dawson was sworn in. Mr. Dawson swore in case participants.

FDP 02-23-A Bel Haven, Phase 5

The applicant is Bel Have, LLC. The applicant is requesting final development plan approval for 29 single-family residential lots and 3 open space lots on 17.23 acres located at 7936 Beckett Rd. Parcel #'s: M5610-004-000-003, M5610-004-000-013

Mr. Dawson presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

Action

The West Chester Township Zoning Commission is to recommend approval, approve with modifications, or deny the submitted Final Development Plan unless additional information is deemed necessary to make an informed decision.

Applicant **Dave Labus**
 Bel Haven

Mr. Labus stated that the sidewalk will be constructed on the west side of Beckett Road. It will extend from where the sidewalk ends at Villas of Park Place down south to the roundabout.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

Mr. Williams stated the applicant addressed the concerns from Phase 4 and felt the project should move forward.

All Board members were in agreement with Mr. Williams.

Mr. Williams made a motion to approve Case # - FDP 02-23-A Bel Haven, Phase 5 based on staff comments and other agency recommendations. Mr. Grow seconded the motion.

Aye: Mr. Whited, Mr. Hahn, Mr. Grow, Mr. Williams, Mr. Rinnert

Nay:

Motion carried 5-0

Administrative Business:

The next ZC meeting is scheduled for Monday, March 20, 2023 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:15 p.m.

These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.

Chairman:



Jim Hahn

Secretary:



Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 23-2
BEL HAVEN, PHASE 5 – FDP (02-23-A)**

WHEREAS, on October 24, 2017 the West Chester Township Board of Trustees approved a Zoning Map Amendment from R-1A (Suburban Residence District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan (29-2017) for 176 single-family residential lots, one (1) lot designated for the construction of a clubhouse, pool, and parking area, and one (1) open space lot designated as potential, future development on approximately 75.02 acres; and,

WHEREAS, on April 16, 2018, the West Chester Township Zoning Commission approved a Final Development Plan (18-7) for Phases 1-3, consisting of eighty-four (84) single-family residential lots, one (1) lot designated for the construction of a clubhouse, pool, and parking area, and four (4) open space lots on approximately 35.8 acres; and,

WHEREAS, on November 21, 2022, the West Chester Township Zoning Commission approved a Final Development Plan (22-11) for Phase 4, consisting of nineteen (19) single-family residential lots and two (2) open space lots on approximately on 5.7 acres; and,

WHEREAS, on January 18, 2023, Bel Haven, LLC. submitted an application requesting a Final Development Plan approval for Phase 5, consisting of twenty-nine (29) single-family residential lots and three (3) open space lots on approximately 17.23 acres; and,

WHEREAS, on February 22, 2023 the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above actions and findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application with the following conditions:

- 1.) The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) at the permitting stage in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane requirements; and all other applicable building and fire codes, to specifically include the following:
 - a) A temporary, secondary access road;
 - b) All road widths between 26-30 feet shall be posted “No Parking- Fire Lane” on one side of the road, which contains the fire hydrants;

- c) A solid road surface shall be provided as structures begin construction;
 - d) All drive surfaces shall comply with all safety service vehicles turning radius requirements;
 - e) All buildings shall be located within 400 feet of a fire hydrant;
 - f) Any landscaping shall not obstruct the visibility of any fire hydrant;
 - g) All "No Parking-Fire Lane" locations coordinated.
- 2.) Detailed site civil plans, to include stormwater drainage plans and calculations, shall be approved by the Butler County Engineers Office (BCEO) and shall meet all WCT and BCEO requirements prior to the issuance of a zoning certificate.
- 3.) All water and sanitary sewer main installation and water and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and shall meet all BCWSD requirements prior to the issuance of a zoning certificate.
- 4.) The off-site sidewalk illustrated on Sheet 3 of the FDP shall be constructed and receive final inspection no later than when 50% of lots/ dwellings are constructed within Phase 5.
- 5.) A note added to the record plat, which shall states " the homebuilder will have to take special precautions to ensure basements remain dry due to an apparent high water table," if basements are constructed.
- 6.) The recorded Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE) for Bel Haven shall be amended with the record plat and the approved site plan as a supplemental exhibit to the DCCRRE and shall be recorded prior to the final zoning inspection. A copy of the final, recorded DCCRRE site shall then be provided to the WCTCDD for the case file records.
- 7.) The property owner or home owners' association (HOA) shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition.
- 8.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.

9.) WCTCDD staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other reviewing agencies shall be subject to approval by the WCTCDD staff.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommended approval. This action shall take effect the 22nd day of February, 2023.

West Chester Township,
Butler County, OH

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner