

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
May 15, 2023**

MEMBERS PRESENT: Doug Rinnert, Larry Whited, Richard Grow  
Jim Hahn, Brian Asbrock (seated)

MEMBERS ABSENT: Jim Williams

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.

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

Mr. Whited made a motion to approve the April 17, 2023 minutes, seconded by Mr. Rinnert. Mr. Dawson called the roll. Motion carried 4-0.

Mr. Hahn made a motion to approve ZMA01-23 Recchie Property, Smith and 747 LLC and Resolution 23-3; Motion carried 4-0.

Mr. Hahn made a motion to approve denial of FDP-04-23-A North Pointe, Streets North, GetGo/WetGo and Resolution 23-4; Motion carried 4-0.

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

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**ZMA02-23 The Gateway; Ellington at Union Centre**

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The applicant is requesting approval for a Zoning Map Amendment from SP-PUD (Special Purpose Planned Unit Development) to R-PUD (Residential Planned Unit Development) and a Preliminary Development Plan for four (4), four story buildings and one (1), five story building for 332 multi-family units on 10.98 acres; 30 units per acre located along Aviation Way. Parcel #: M5620-027-000-111

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 Zoning Map Amendment/PDP unless additional information is deemed necessary to make an informed decision.

The Board did not have any questions.

**Applicant**                    **Michael Copfer / Hills Properties**

Mr. Copfer gave a presentation adding more detail and description to what is being planned with this application. Mr. Copfer stated this is the fourth property Hills has proposed in West Chester Township.

**Proponents**                **Pete Mather / Brooks Creeks**

Mr. Mather is the owner of the adjacent property. He is in support of the project.

**Opponents**                **None**

**Neutral**                    **None**

**Deliberations**

All Board members agreed it's a great project.

**Mr. Whited made a motion to approve Case # - ZMA02-23 The Gateway; Ellington at Union Centre based on staff comments and other agency recommendations. Mr. Rinnert seconded the motion.**

**Aye: Mr. Whited, Mr. Asbrock, Mr. Hahn, Mr. Rinnert**

**Nay:**

**Motion carried 4-0**

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**Administrative Business:**

The next ZC meeting is scheduled for Wednesday, June 21, 2023 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:25 p.m.

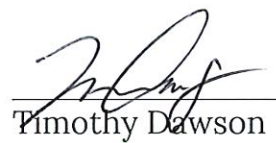
**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

Chairman:



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Jim Hahn

Secretary:



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Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 23-5  
NORTH POINTE - STREETS NORTH - THE GATEWAY -  
ELLINGTON AT UNION CENTRE ZONING MAP AMENDMENT AND  
PRELIMINARY DEVELOPMENT PLAN -  
ZMA 02-23 (SP-PUD to R-PUD)**

**WHEREAS**, on September 22, 2020, the West Chester Township Board of Trustees approved a Zoning Map Amendment from CBD (Central Business District) to SP-PUD (Special Purpose Planned Unit Development District) and a Preliminary Development Plan (15-2021) for approximately 497,000 square feet of commercial use, 870 multi-family units, and a 140 room hotel (Sites A-O) on approximately 98.6 acres; and,

**WHEREAS**, on April 18, 2022, UCB North, LLC. submitted an application requesting a Zoning Map Amendment from SP-PUD (Special Purpose Planned Unit Development District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for one (1), five-story building and five (5), four-story buildings totaling three-hundred and thirty-two (332) multi-family units and an activity area, including a clubhouse and pool on approximately 13.7 acres (25 units/ acre); and,

**WHEREAS**, on May 9, 2023, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval of the aforesaid application; and,

**WHEREAS**, on May 15, 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 residential density shall be a maximum of 25 units/ acre, but shall remain subject to any reduction at the Final Development Plan (FDP) stage.
- 2.) Any updates to the previous Traffic Impact Study (TIS) shall be approved prior to the FDP. All recommendations of the approved TIS and requirements of the Butler County Engineer's Office (BCEO), in coordination with West Chester Township (WCT), shall be incorporated into each corresponding FDP to the extent said requirements are necessary as a result of traffic generated by the subject site.

- 3.) The alignment and safety concerns with the access way located at Aviation Way and the north/ south oriented drive aisle shall be adequately revised and approved by WCT staff at the FDP stage.
- 4.) The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) prior to submission of the FDP in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes, to specifically include the following:
  - a) All structures shall be located within 400 feet of a fire hydrant;
  - b) Underground fire protection water main shall be a looped system and have isolation valves in locations approved;
  - c) Each building shall have an independent, dedicated Fire Department connection with location approved and individual post indicator valves to isolate fire protection;
  - d) All exterior portions of the buildings shall be within 150 feet of a fire department access road – Buildings 4 and 6 shall require confirmation of compliance by the fire code official;
  - e) All roads shall be a minimum of 24 feet in width and shall meet all safety service vehicle turning radius requirements;
  - f) The street signs must be installed once construction begins; all streets must be posted “No Parking – Fire Lane” on both sides if less than 24 feet wide;
  - g) Dead-end roads exceeding 150 feet in length shall not be permitted, unless an approved method of turning is provided (hammerhead, cul-de-sac, etc.)
  - h) Fire hydrant locations shall be approved by the fire code official and landscaping shall not obstruct visibility of fire protection systems;
  - i) All roadways must support weight of safety service vehicles and meet safety service vehicle turning radius requirements;
  - j) The street names will need to be submitted for approval at the FDP or permitting stage;
  - k) A solid, drivable surface shall be constructed at the point where building construction begins, including foundations; and
  - l) Street signs, temporary or otherwise, shall be provided at the point where building construction begins, including foundations.
- 5.) Detailed grading plans and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all OEPA, BCSWCD, BCEO, and WCT requirements prior to the issuance of a zoning certificate.

- 6.) All water and sanitary sewer main installation upgrades and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and meet all requirements prior to the issuance of a zoning certificate.
- 7.) The parking ratios shall be approved at 1.8 parking spaces per unit.
- 8.) All pedestrian connections shall be approved at the FDP stage, as required by the WCT staff, to include the extensions of the internal sidewalks to the existing multi-purpose path located along Aviation Way and Imagination Boulevard.
- 9.) Any maintenance required to bring the portion of the existing multi-purpose path up to current standards shall be coordinated with the BCEO and WCT prior to the issuance of a zoning certificate and be implemented prior to a final zoning certificate.
- 10.) Any open space lots shall be designated as such on the record, subdivision plat.
- 11.) Building setbacks shall be approved at the FDP stage, but shall remain consistent with the general layout as illustrated on the PDP.
- 12.) Detailed building elevations, to include the clubhouse, shall be provided at the FDP stage, which shall reflect a minimum of 50% high-quality exterior building materials. As required by the West Chester Community Development Department (WCTCDD) staff, colored elevations for all sides of the buildings shall be provided and the specific exterior building materials shall clearly be labeled on the plan.
- 13.) A percentage of the floor plan (unit mix) shall be provided and only approved at the FDP stage.
- 14.) Specific interior finish details and individual unit amenities shall be provided at the FDP stage. Such interior finish details and amenities may include, but shall not be limited to granite countertops throughout, tile bathrooms, crown molding, washer/dryer connections, high-speed internet, etc.
- 15.) Detailed floor plans and specific details regarding the unit sizes shall be provided at the FDP stage, which shall include size (measured in square feet) and floor plans.
- 16.) Detailed plans and descriptions of any common/ public, exterior amenities and elements shall be provided at each FDP stage. Such amenities may include, but shall not be limited to the following: Clubhouse and pool, fitness center, outdoor

grilling areas, outdoor fire pits, business center, cyber café, wireless “hotspots” in all common areas, planned social activities, etc.


- 17.) Any dumpster locations, dumpster enclosure, and/or compaction building locations and details shall be provided at each FDP stage. The enclosures shall be pursuant to the WCTZR, Articles 10.031 and 20.043. The enclosure(s) shall be consistent with the high-quality, masonry building materials of the principle building. Dumpster enclosures located along the public frontage shall be adequately screened in coordination with WCT.
- 18.) All light locations and light fixture details shall be provided at each FDP stage to ensure a consistent design that minimizes glare and light spillover.
- 19.) A detailed landscaping plan shall be provided at the FDP stage, which consists of adequate landscape screening of any building perimeters; trash collection areas; throughout any open space areas/ recreational areas; and ground sign perimeter landscaping details.
- 20.) Any residential development identification sign shall be illustrated on the FDP with setback dimensions. All signage details in regard to height, area, illumination, colors, and materials shall be provided at the FDP stage.
- 21.) Ground signs shall only be permitted to be externally-illuminated by LED lighting at a maximum of a 4,000 level on the kelvin color scale.
- 22.) The property owner 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 retention areas perform the designated function; and all landscaping shall be well maintained in good condition and the landscaping beds surrounding the subdivision identification, monument sign shall be irrigated with a permanent system prior to the issuance of a final zoning inspection.
- 23.) A temporary construction road and vehicle staging area shall be illustrated on the FDP, which shall be designed to support all construction traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc. due to the construction of the site.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommendation of approval. This action shall take effect this 15<sup>th</sup> day of May 2023.

West Chester Township  
Butler County

Chairman:

Secretary:



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James Hahn



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Timothy Dawson  
Township Planner