

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
June 21, 2023**

MEMBERS PRESENT: Jose Alvarez, Larry Whited, Richard Grow
Jim Hahn, Brian Asbrock (seated)

MEMBERS ABSENT: Doug Rinnert

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 the May 15, 2023 minutes, seconded by Mr. Asbrock. Mr. Dawson called the roll. Motion carried 5-0.

Mr. Hahn made a motion to approve ZMA02-23 The Gateway; Ellington at Union Centre and Resolution 23-5; Motion carried 5-0.

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

RFDP 06-23-A BC TID @ Liberty Way; TriHealth Campus, Signage

The applicant is requesting a Revised Final Development Plan approval for an addition of a 5' x 20' building sign facing Veteran's Blvd located at 8020 Liberty Way
Parcel #: M5620-476-000-001

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 Revised Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Whited asked for clarification of the location

Mr. Grow asked if this affected any neighbors.

Mr. Dawson stated that it would affect the residents to the NE in Liberty Township.

Applicant **Steve Mombach / Tri-Health**

Mr. Mombach explained the reason as to why asking now vs. at the beginning. In the beginning it was a dead-end street; now it's a through street.

Mr. Whited asked if the others signs were backlit.

Mr. Mombach stated they were agreeing to a non-illuminated sign on this side of the building; the others are backlit.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

Mr. Grow asked for clarification of what they are approving.

Mr. Hahn explained that the total signage for the facility exceeds by 22 s.f. which is the variance.

Mr. Whited made a motion to approve Case # - RFDP 06-23-A BC TID @ Liberty Way; TriHealth Campus, Signage based on staff comments and other agency recommendations. Mr. Hahn seconded the motion.

Aye: Mr. Whited, Mr. Asbrock, Mr. Hahn, Mr. Grow, Mr. Alvarez

Nay:

Motion carried 5-0

RFDP 06-23-B Wetherington; United Dairy Farmers

The applicant is requesting approval for redevelopment for a 6,308 s.f. fuel station and convenient store on 2.71 acres located at 7175 Cincinnati Dayton Rd.
Parcel #: M5610-025-000-088

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 Revised Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Whited asked for clarification of the statement “to promote safety”

Mr. Dawson explained it was to provide an access drive to the adjacent property to the east. Mr. Dawson is waiting to hear from the applicant as to whether current access is grandfathered.

Mr. Alvarez asked if there was a concern to the area neighbors regarding a grease pit/odor.

Mr. Dawson stated he would refer to the applicant.

Applicant **Tim Kling / UDF**

Mr. Kling explained the reason for the application. The area / traffic continues to grow; the store needs a fresh new building.

Mr. Kling explained there's a 1,000 gal tank that is contained. It is pumped out periodically. The main reason for the grease trap is the butter fat from the ice cream where the scoops constantly need cleansed.

Regarding access – he has reached out to BC but they have not heard back yet.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board members agreed to approve with conditions (waiting to hear from Butler County).

Mr. Grow made a motion to approve Case # – RFDP 06-23-B Wetherington; United Dairy Farmers based on staff comments and other agency recommendations. Mr. Alvarez seconded the motion.

Aye: Mr. Whited, Mr. Asbrock, Mr. Hahn, Mr. Grow, Mr. Alvarez

Nay:

Motion carried 5-0


Administrative Business:

The next ZC meeting is scheduled for Tuesday, July 17, 2023 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:31 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. 23-6
BC TID; TRIHEALTH CAMPUS, SIGNAGE – RFDP (06-23-A)

WHEREAS, on August 22, 2017, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (24-2017) for a mix of uses, including two (2), two-story buildings consisting of a total of 95,000 square feet of medical office use; a four-story, 60,000 square foot building consisting of a one-hundred and one (101) room hotel use; and a one-story, 8,360 square foot, multi-tenant building consisting of retail/ restaurant uses on approximately 14.8 acres; and,

WHEREAS, on April 16, 2018, the West Chester Township Zoning Commission approved a Final Development Plan (18-6) for Phase 1 of the site to include a lot split; right-of-way dedication; and construction of road improvements along Liberty Way; site grading, which includes a retention area; installation of site utilities; and construction of the internal, public roadway and the pedestrian facilities on approximately 14.8 acres; and,

WHEREAS, on August 20, 2018, the West Chester Township Zoning Commission approved a Final Development Plan (18-18) for a two-story, 50,000 square foot, medical office building on 9.4 acres; and,

WHEREAS, on May 15, 2023, TriHealth, Inc. submitted an application requesting a Revised Final Development Plan approval for one (1) additional, 100 square foot, building sign located on the east building wall; and,

WHEREAS, on June 21, 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.) Internal-illumination shall be prohibited.
- 2.) External-Illumination directed upward or downward toward the signage shall be an approved alternative to the prohibition of internal-illumination for the building sign.

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 21st day of June, 2023.

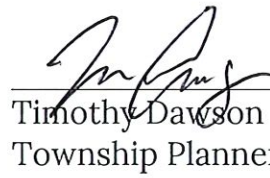
West Chester Township,
Butler County, OH

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 23-7
WETHERINGTON; UNITED DAIRY FARMERS - RFDP (06-23-B)**

WHEREAS, on March 23, 1989, Butler County Board of Commissioners approved a R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan on March 23, 1989 for land containing approximately 332.6 acres, situated in Section 18 and 24, Town 3, Range 2, Union Township, Butler County, Ohio; and,

WHEREAS, on May 15, 1995, the Union Township Zoning Commission approved a Final Development Plan (5-95) for a United Dairy Farmers fuel station and convenience business; and,

WHEREAS, on May 15, 2023, John Lucas with K4 Architects submitted an application requesting a Revised Final Development Plan to redevelop the site for a new 6,308 square foot United Dairy Farmers fuel station and convenience business; and,

WHEREAS, on June 21, 2023, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

NOW, THEREFORE BE IT RESOLVED, that the West Chester Township Zoning Commission does hereby adopt and affirm this Resolution and the following conditions, in issuing its approval of the aforesaid case.

- 1.) Revisions to the Revised Final Development Plan (RFDP) shall be submitted to the West Chester Township Community Development Department (WCTCDD) staff for approval within thirty (30) days with the following included:
 - a) A drive aisle extending to the northeast property line
 - b) A vehicular cross-access easement noted along the internal drives, extending from the northeast property line to the Cincinnati-Dayton Road access way ;
 - c) Sign Details; and
 - d) Fence details.

- 2.) A recorded re-plat of the property, which illustrates and records a vehicular cross-access easement noted along the internal drives, extending from the northeast property line to the Cincinnati-Dayton Road access way prior to the issuance of a zoning certificate.

- 3.) All site civil engineering plans shall meet all Butler County Engineer's Office and Water and Sewer Department's requirements prior to the issuance of a zoning certificate. Specifically, coordination of the Hamilton-Mason Road access way and internal turning radius movements. However, the recommendation for the sidewalk along Cincinnati-Dayton Road shall be excluded.
- 4.) All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall meet all West Chester Township Fire Department (WCTFD) and WCTCDD requirements prior to the issuance of a zoning certificate to ensure the site accommodates emergency services to specifically include the following:
 - a) All internal drives shall meet all safety service vehicle turning radius requirements;
 - b) Fire hydrant locations shall be approved by the fire code official and landscaping shall not obstruct visibility of fire protection systems; and
 - c) The fuel canopy shall have a minimum clearance of 13.5 foot in height.
- 5.) All buildings shall be consistent with the typical building elevations that were provided.
- 6.) Building signage shall be subject to the WCTZR, Article 20 due to a lack of proposed sign display area dimensions.
- 7.) Any building or canopy signage facing south shall not be illuminated.
- 8.) Two (2) ground sign locations shall be permitted as illustrated in the locations on the RFDP. The ground signs shall have a maximum of eight (8) foot height and constructed of materials matching the principle building. The display areas shall be subject to the WCTZR, Article 20.
- 9.) The property owner shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining the private road; all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition and all major landscaping shall be irrigated with a permanent system prior to a final zoning inspection.
- 10.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.

- 11.) 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.
- 12.) The temporary construction access and vehicle staging area shall be coordinated with the BCEO and WCT prior to the issuance of a zoning certificate, 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 21st day of June 2023.

West Chester Township
Butler County

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner