

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
September 11, 2023 – Regular Meeting**

MEMBERS PRESENT: Mr. Riddell, Ms. Glenn, Mr. Simmons, Mr. Hackney, Mr. Reisen, Mr. Mear (*Alternate- not seated*)

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:05 PM

ADJOURNMENT 6:25 PM

Meeting was held at West Chester Township Hall.

Mr. Riddell called the meeting of the West Chester Board of Zoning Appeals to order.

Mr. Wiegand called the role. A quorum was established.

Mr. Hackney made a motion to approve meeting minutes of the August 14, 2023 meeting. Mr. Simmons seconded. Motion was approved unanimously.

Mr. Riddell swore in staff.

BZA 23-10 Shaun Walker for Chick-fil-A – 9414 Civic Centre Boulevard

Mr. Wiegand presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments and case history. Mr. Wiegand stated the applicant has requested three variances from setback requirements in the CBD (Central Business) District per Article 31.062.

Mr. Wiegand explained that the applicant was seeking to construct a new facility on Civic Centre Boulevard. The three variances include

- 1) A variance from the side yard setback to allow a drive-thru canopy along the southern property line
- 2) A variance to permit a new monument sign along Civic Centre Boulevard
- 3) A variance to allow new paved parking along Civic Centre Boulevard within the required landscape buffer.

The Board discussed the history of the existing setbacks. Mr./ Wiegand noted the current building was likely built before CBD zoning.

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The Board asked about the current occupancy of the buildings. Mr. Wiegand noted Verizon is a current occupant.

Mr. Hackney clarified that Chick-fil-a would be building a new facility.

Applicant: **Bill Skebba – Kimley-Horn**
 7965 N High St, Suite 200, Columbus, OH

Shaun Walker – Chick-fil-A
 5200 Buffington Rd, Atlanta, GA

Mr. Riddell swore in the applicants.

Ms. Walker stated this new facility would be based on years of experience in developing their restaurant concepts. Most of the new development is related to controlling drive-thru traffic. The proposed West Chester facility will be two-lanes throughout their drive-thru.

Mr. Skebba clarified the building would be completely new construction and the current Verizon store would be moving to a new location.

Mr. Reisen asked the employment of a typical Chick-fil-A. Ms. Walker noted a typical store has 60-80 employees. Ms. Walker also stated this store would be a new franchisee to the area.

Proponents: **None**

Opponents: **None**

Neutral: **None**

Board Deliberation – Shaun Walker for Chick-fil-A

With no further comments, the public comments were closed and the Board moved into deliberation.

In general the Board had no issue with the application.

Mr. Simmons made a motion to approve case BZA 23-10 Shaun Walker for Chick-fil-A

Ms. Glenn seconded the motion.

Aye: Mr. Simmons, Mr. Riddell, Mr. Reisen, Mr. Hackney, Ms. Glenn

Nay: None

The case was approved as submitted.

ADMINISTRATIVE MATTERS

Approval of Resolutions:

Mr. Hackney made a motion to approve BZA Approval Resolutions 23-10 Shaun Walker for Chick-fil-A. Ms. Glenn seconded.

Aye: Mr. Hackney, Ms. Glenn, Mr. Reisen, Mr. Riddell, Mr. Simmons
Nay: None

The resolution was approved.

The Board adjourned the September 11, 2023 meeting at 6:25 p.m.

The next meeting will be held on Wednesday, October 11th to accommodate the Columbus Day holiday.

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.

BZA Chairman:


Barry Riddell

BZA Secretary:


Aaron Wiegand

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 23-10**

WHEREAS, Shaun Walker on behalf of Chick-fil-A on August 15, 2023, filed application no. 23-10 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, requesting a variance from Article 31.062 for three separate setback variances, as applied to the property located at 9414 Civic Centre Boulevard, Parcel # M5620-449-000-006, Section 27, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on September 11, 2023, notice of which was given to parties of interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variances are not contrary to the public interest and are consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053.

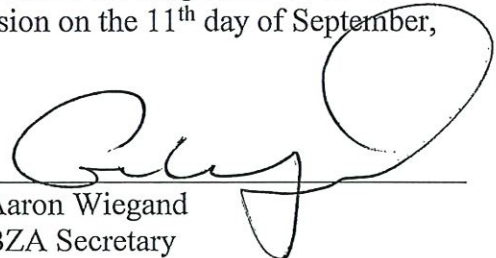
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Article 31.062 to permit a drive-thru canopy on the west property line, paved parking along Civic Centre Boulevard and a new monument sign along Civic Centre Boulevard.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted and journalized at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 11th day of September, 2023



Barry Riddell
BZA Chairman



Aaron Wiegand
BZA Secretary