

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
October 16, 2023**

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

MEMBERS ABSENT: Jose Alvarez, Doug Rinnert

STAFF PRESENT: Timothy Dawson, Township Planner
Aaron Wiegand, Community Development Director
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. Hahn made a motion to approve the September 18, 2023 minutes, seconded by Mr. Asbrock. Mr. Dawson called the roll.

Mr. Asbrock made a motion to approve FDP 08-23-A The Gateway, Ellington at Union Centre and Resolution 23-10.

Mr. Hahn stated that the applicant for ZMA 06-23 Crossings of Beckett; Phase 2 requested a continuance to the November 20, 2023 meeting.

Mr. Whited made a motion to approve the continuance to the November 20, 2023 meeting, seconded by Mr. Grow. Motion carried 4-0. Mr. Hahn stated that the Board will not approve another continuance.

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

ZMA 07-23 McNally Property

The applicant is requesting approval for a Zoning Map Amendment from R-1 (Suburban Residence District) to B-1 (Neighborhood Business District) located at 8662 Cincinnati Dayton Road. Parcel # M5610-023-000-034

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/Preliminary Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board

Applicant **Flor McNally**
 De Maria Homes

Ms. McNally stated she purchased the abandoned property and have renovated it. The change would not be detrimental to the area.

No questions from the Board

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

Mr. Hahn asked if the applicant received the Olde West Chester Architectural overlay.

Mr. Dawson stated the Olde West Chester corridor did not extend to this property.

Mr. Whited made a motion to approve Case # - ZMA 07-23 McNally Property based on staff comments and other agency recommendations. Mr. Grow seconded the motion.

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

Nay:

Motion carried 4-0

Administrative Business:

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

Mr. Hahn adjourned the meeting at 6:12 p.m.

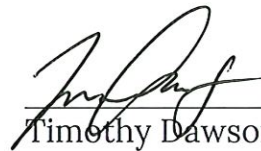
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

Chairman:



Jim Hahn

Secretary:



Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 23-12
ZONING MAP AMENDMENT -
MCNALLY PROPERTY, 8662 CINCINNAT-DAYTON ROAD (PARCEL #
M5610023000034) - ZMA 07-23 (R-1 to B-1)**

WHEREAS, on September 8, 2023, James & Flor de Maria McNally submitted an application requesting a Zoning Map Amendment from R-1 (Suburban Residence District) to B-1 (Neighborhood Business District) on approximately .86 acres; and,

WHEREAS, on October 10, 2023, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,


WHEREAS, on October 16, 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 findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application.

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 this 16th day of October, 2023.

West Chester Township,
Butler County, OH

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner