

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
November 20, 2023**

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

MEMBERS ABSENT: Richard Grow, 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: 6:05 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 October 16, 2023 minutes, seconded by Mr. Asbrock. Mr. Dawson called the roll. Motion carried 4-0

Mr. Hahn made a motion to approve ZMA 07-23 McNally Property and Resolution 23-12. Motion carried 4-0

Mr. Whited made a motion to approve the September 18, 2023 minutes, seconded by Mr. Asbrock. Mr. Dawson called the roll. Motion carried 4-0

Mr. Hahn made a motion to approve FDP 08-23-A The Gateway, Ellington at Union Centre and Resolution 23-10. Motion carried 4-0

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

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**MC 08-23-A Fields at Liberty Way; Phase 3**

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The applicant is requesting approval for a Major Change for four (4) lots consisting of 49,600 s.f. retail / service uses on 7.1 acres located along Liberty Way. Parcel #'s: M5610-015-000-031, M5610-020-000-002

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 Major Change unless additional information is deemed necessary to make an informed decision.

No questions from the Board

**Applicant**                    **Mork Lachinet**  
   **CT Consultants**

Mr. Lachinet stated, that in general, they are in agreement with most of the recommendations from staff and Butler County Planning Commission. Mr. Lachinet explained their requests regarding the enjoinder of all the access points within the area and the additional signage requests.

Mr. Whited asked for clarification regarding the highway signage for 16 lots.

Mr. Lachinet explained that the signage would become one of the new modern LED panel boards that would change the display.

Mr. Alvarez asked if West Chester allows that type of signage.

Mr. Dawson explained the code and recommended that be determined at the Final Development stage for research to be done.

Mr. Alvarez asked the applicant about the signage that the current establishments have.

Mr. Lachinet stated that some do have existing signage however the Butler County Engineer's Office has asked for the enjoinder of signage.

**Proponents**                    **None**

**Opponents**                    **None**

**Neutral**                        **Carissa Heard**  
   **Midwest Properties**

Ms. Heard stated she is representing the property next to the applicant property at 7700 Service Center (the building that encompasses Four Corner Church). The concern is the on-going maintenance of the road from the increased traffic.

**Jim Skull**  
**Cabling Specialists**

Mr. Skull stated that his building is south of the development facing Cox Rd. He shared his concerns that they may be forced into giving up some of their property (parking spaces) for

an entrance/exit street.

Mr. Lachinet returned to the podium.

Mr. Lachinet stated the plans have not been finalized nor have they been approved from Butler County Engineer's Office. We will negotiate with all the users

### **Deliberations**

All Board members were in agreement with the resolution as written with the exception of all signage to be approved at the Final Development stage.

**Mr. Hahn made a motion to approve Case # – MC 08-23 Fields at Liberty Way; Phase 3 based on staff comments including the change to signage and other agency recommendations. Mr. Whited seconded the motion.**

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

**Nay:**

**Motion carried 4-0**

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### **MC 09-23-A Sharma; Gates of West Chester**

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The applicant is requesting approval for a Major Change to expand the existing SP-PUD (Special Purpose Planned Unit Development) district. Expansion will be to the north on 2.84 acres for an additional commercial outlot consisting of 6,710 s.f. retail use and six (6) additional single-family residential lots (landminimums). Overall density of 6.26 units per acre. Parcel #'s: M5610-016-000-026, M5610-016-000-023.

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

Mr. Dawson interjected that he received a call from Mrs. Dunlap, who is the holder of the trust located at 9797 Cincinnati Columbus Rd. She stated the house holds a National Historic registry. She is concerned with any new development being detrimental to the property value and/or the registry. In his research, it seemed that most of the instances where historic properties lost it's registry was due to the owner doing something to change the criteria not from an adjacent property developing.

### **Action**

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

Legal Counsel stated this project would not be detrimental to the stated property.

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Mr. Alvarez asked for clarification of the egress and ingress areas.

Mr. Dawson pointed them out on the presentation.

**Applicant**                    **Ranjit Sharma**  
   **David Lorei**

Mr. Lorei stated that he’s not been able to make contact with Bureau Chief Brooks to discuss if a secondary access is needed.

**Proponents**                **None**

**Opponents**                **Michael Johnston**

Mr. Johnston is representing an adjoining neighbor. He stated he is a licensed engineer by profession. He stated his concerns regarding the current land use plan vs the proposed project. The neighbor is not against the project; they would like to see it done properly and according to required code.

**Wyatt Dolce**  
**Resident**

Mr. Dolce stated he purchased his home in May of 2023. Mr. Dolce stated his concerns regarding the housing quantity doubling from the original approval. He stated that basically he purchased his home under false pretenses. He’s tried to shield his property but if this is built, people will see into his property. He also shared his concerns with traffic, noise, and light penetration. He didn’t have many complaints with the original plan but this is significantly different.

**Andrew Johnston**  
**Resident**

Mr. Johnston stated the name of the subdivision is Tall Timber’s Estates. However, there are hardly no tall timber’s left; and proposing to take more down. Mr. Johnston stated the neighborhood is for development but they want it done correctly. There will be no privacy and his children will not have a safe place. Please add into the conditions a proper easement to protect the neighborhood. He also asked until the development begins, please have the applicant take care of the property as the adjoining properties pride themselves in taking care of their property.

**Neutral**                    **None**

**Deliberations**

Mr. Alvarez asked staff if there were discussions regarding easement/barrier.

Mr. Dawson explained that this is a preliminary development plan and a basic concept at its best. At this stage, landscaping is not really considered; this is done at the final development plan stage. The county engineers will approve all grading and clearing plans.

Mr. Whited asked for clarification on what a medium density range would include.

Mr. Dawson explained the medium density range.

The Board had several issues/concerns regarding the proposed preliminary development plan.

**Mr. Hahn made a motion to continue Case # – MC 09-23 Sharma; Gates of West Chester to the December meeting to provide additional information in respect to the Fire Department and density concerns. Mr. Alvarez seconded the motion.**

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

**Nay:**

**Motion carried 4-0**

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### **ZMA 06-23 Crossings of Beckett; Phase 2**

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Mr. Hahn stated there were numerous emails from neighboring properties that are on record. The Board has read the emails.

Mr. Hahn also explained the duties of the Zoning Commission Board. Zoning Commission make recommendations only. Only the Board of Trustees can make decisions. The Zoning Commission adhere to the zoning code. Zoning Commission do not make decisions on traffic, storm water is not in the code. West Chester Township relies on the professionals at Butler County to make those decisions.

The applicant is requesting approval for a Zoning Map Amendment from C-PUD (Commercial Planned Unit Development) to SP-PUD (Special Purpose Planned Unit Development) and a Preliminary Development Plan for nine (9) three-story multi-family buildings totaling 194 units and a 6,000 s.f. club house and additional outdoor amenities on 10.84 acres. This also contains (3) three previous approved commercial outlots totaling 21,000 s.f. on 3.8 acres located along Tylersville Road and Princeton Glendale Road; Parcel #'s: M5620-474-000-030, M5610-004-000-086, M5610-004-000-089

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 unless additional information is deemed necessary to make an informed decision.

No questions from the Board

**Applicant**                    **Ryan Silverman**  
   **Silverman and Company**

Mr. Silverman provided a presentation.

**Graham Kalby**  
**New Republic Architecture**

Mr. Kalby spoke about the Architectural design intent.

**John DelVerne**  
**Bayer Becker**

Mr. DelVerne spoke about AM/PM traffic impacts and sewer capacity.

Mr. Silverman returned to the podium to answer questions.

Mr. Whited asked about parking; the applicant is providing 1.6 where 2 is required.

Mr. Silverman stated from their experience they provided 1 space per bedroom. The unit mix will be between 55-60% 1 bedroom units; 40-45% 2 bedroom units.

**Proponents**                    **None**

**Opponents**                    **Karla Hoggard**  
   **Resident**

Ms. Hoggard shared her concerns about the project and what could happen in the future if the economy starts to fall.

**David Kozlowski**  
**Resident**

Mr. Kozlowski shared his concerns regarding the landscape areas and the density of the property. It's compromising the original consent decree. I do commend the Board on it's planning of the original Crossings of Beckett. It has a nice aesthetic.

**Peter Hilton**  
**Resident**

Mr. Hilton stated he is the president of the HOA in the Foxgrove Community. He said he was not speaking on behalf of the entire HOA but he does speak to a lot of the neighbors. In addition to the parking concerns, he's concerned about the green space being reduce. He stated the plan is a very nice plan but it would be in the wrong location.

**Dawn Mansour**  
**Resident**

Ms. Mansour is concerned about the direction the Township is going. She felt this project would fit better at 741 and UCB instead of the abandoned Kroger building. She is also concerned about the traffic and the noise in the area. She felt West Chester needs to maintain the welcoming and beauty that it currently has.

**Tom Eggert**  
**Resident**

Mr. Eggert shared his concerns regarding density. In 2016, we had a beautiful agreement; why are we going through this now.

**Tony Lingardo**  
**Resident**

Mr. Lingardo stated his 2<sup>nd</sup> floor bedroom overlooks the entire development. How can you allow a 35' building? He stated he's all for development if it's done right. This project does not belong here.

**Kenneth Hintze**  
**Resident**

Mr. Hintze is very concerned about traffic (pedestrian concern). Hutzleman Farms bisects Village of Park Place. It is designated a private road. There's no speed limit signs, other signs are fading. Residents have to cross the road to get to the pool and clubhouse. Residents cross that road all the time. Also when semi's are unloading for businesses, that creates additional traffic issues. There are no sidewalks or speed limit when pedestrians walk to Kroger; they have to walk on the road. Sidewalks are needed on the south side also.

Mr. Hintze stated that a petition was submitted in September against this project.

**Mark Schroeder**  
**Resident**

Mr. Schroeder shared his concerns regarding noise, light penetration, and traffic.

**Pat Krummrich  
Resident**

Ms. Krummrich lives in the Epcon development. She shared many concerns of residents that live on Park Place. She understood that zoning commission does not regulate traffic; however she asked how residents can make comments to someone before it goes to the Trustees.

**Vicki Werden  
Resident**

Ms. Werden stated she lived right next to the proposed dog park and trash area. The picture Silverman presented was very deceiving. The trees are half dead and not full; this would not be a good buffer. If this project would be approved, she would appreciate the township asking them to move the dog park and trash area.

**Nancy Salzer  
Resident**

Ms. Salzer shared a comment regarding resident safety due to traffic jams. She also asked why rent these out; you can sell them outright.

**John Adamson  
Resident**

Mr. Adamson shared his concern regarding the honesty and integrity of the applicant based on the agreement in 2016.

**Eric Keith  
Resident**

Mr. Keith reiterated the concerns regarding traffic and noise. He didn't understand why there is a land use plan if it can be changed as needed. Mr. Keith also stated that the pictures presented are not true representation of what it looks like today.

**Bruce Hirsch  
Resident**

Mr. Hirsch was concerned about parking and open spaces. He stated the project is totally out of character for the area.

**Terri Benning  
Resident**

Ms. Benning stated she's been a realtor for over 25 years. She listed a variety of apartment complexes in the area; there are just too many in the area as it is. In addition to the noise and congestion; what will happen when there are not enough tenants to fill these buildings.



Ms. Benning stated she's lived in West Chester for 29 years. She doesn't want to see it become a mini city.

**Katie Mechlin  
Resident**

Ms. Mechlin commented that she didn't consider a dog park and a dumpster to be green space. Locating them in that area is a punishment to the adjoining properties.

**Dawn Mansour  
Resident**

Ms. Mansour stated that she called Butler County to ask how many accidents have been at Tylersville and 747. They couldn't tell her how many because that's not how they are logged. In addition, most intersections are perpendicular, this is not; it's angled. Traffic is really horrendous.

**Neutral                      None**

**Deliberations**

Mr. Whited stated that this does not match the comprehensive use plan.

Mr. Alvarez stated that although the project looked very nice; it's being placed in an area that is not conducive for it. The proposed project is not agreeing with the original consent decree.

Mr. Asbrock doesn't understand why there was so much effort in 2016 and now they want to change it. It doesn't make sense.

Mr. Hahn thought the overall plan was awesome and beautiful. It doesn't fit in the proposed location. It is not consistent with the current aesthetics.

**Mr. Whited made a motion to recommend denial Case # - ZMA 06-23 Crossings of Beckett; Phase 2. Mr. Alvarez seconded the motion.**

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

**Nay:**

**Motion carried 4-0**

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**Administrative Business:**

The 2024 Zoning Commission Meeting Dates were presented and approved. The dates are as follows:

MEETING DATE
*JANUARY 17, 2024*
*FEBRUARY 21, 2024*
MARCH 18, 2024
APRIL 15, 2024
MAY 20, 2024
JUNE 17, 2024
JULY 15, 2024
AUGUST 19, 2024
SEPTEMBER 16, 2024
OCTOBER 21, 2024
NOVEMBER 18, 2024
DECEMBER 16, 2024
*JANUARY 22, 2025*

The next ZC meeting is scheduled for Monday, December 18, 2023 @ 6:00 p.m. This serves as Public Notice for this meeting.


Mr. Hahn adjourned the meeting at 9:10 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:

Secretary:

  
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Jim Hahn

  
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Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 23-13  
THE FIELDS AT LIBERTY WAY; PHASE 3  
MAJOR CHANGE AND PRELIMINARY DEVELOPMENT PLAN -  
MC 08-23 (MC to C-PUD)**

**WHEREAS**, on September 13, 2016, the West Chester Township Board of Trustees approved a Zoning Map Amendment from M-1 (Light Industrial District) and A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (26-2016) for a four-story, extended-stay hotel on Lot 1, a five-story hotel on Lot 2, and 90,000 square feet of future development on approximately 13.35 acres; and,

**WHEREAS**, on October 17, 2016, the West Chester Township Zoning Commission approved a Final Development Plan (16-19) for a five-story, 70,490 square foot, 115 room hotel on approximately 2.2 acres; and,

**WHEREAS**, on November 20, 2017, a Final Development Plan (17-23) was approved for a five-story, 103,711 square foot, 136 room extended-stay hotel on approximately 4.06 acres; and,

**WHEREAS**, on November 21, 2012, a Revised Final Development Plan (22-12) was approved for a single-story, 3,630 square foot addition to expand the conference and wellness room, change in use within the lobby from meeting rooms to medical office rooms and a 608 square foot outdoor seating area located adjacent to the lobby on the east side of the building on the aforementioned 4.06 acres; and,

**WHEREAS**, on October, 2023, MNR Investments, LLC. submitted an application requesting a Major Change to the C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan to develop the existing open space within the PUD district, which include four (4) lots consisting of a total of 49,600 square feet of retail/ service uses on approximately 7.1 acres; and,

**WHEREAS**, on November 14, 2023, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

**WHEREAS**, on November 20, 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:

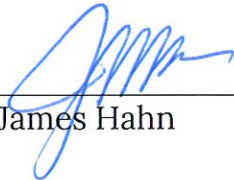
- 1.) This approval shall be subject to the previously approved Trustee Resolution 26-16 and corresponding conditions, unless specifically stated in the following conditions.
- 2.) An updated traffic analysis or any traffic requirements shall be coordinated with the Butler County Engineer's Office in order to address any traffic, access, and /or right-of-way dedications prior to the Final Development Pan (FDP) stage.
- 3.) 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.) All streets shall be designed to accommodate the turning radius of fire department vehicles. Templates available upon request;
  - b.) All streets between 20-26 feet in width shall be posted "NO PARKING - FIRE LANE" on both sides. All streets 26-32 feet in width shall be posted "NO PARKING - FIRE LANE" on one side (fire hydrant side);
  - c.) Parking areas and streets shall have no dead-end drives exceeding 150 feet without the use of an approved turn-a-round method (hammerhead, cul-de-sac, etc.);
  - d.) No building shall be located more than 400 feet from a fire hydrant
  - e.) All buildings shall be designed to applicable codes;
  - f.) Underground fuel tanks shall be permitted through the State of Ohio with courtesy copies of plans submitted to the West Chester Fire Department;
  - g.) All streets names shall be approved by the West Chester Fire Department prior to submittal to and approval by the Butler County Engineers Office; and
  - h.) All exterior portions of the buildings shall be located within 150 feet of a fire department access road.
- 4.) 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.
- 5.) Detailed water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department at the FDP stage.
- 6.) All internal road circulation, road design, parking, vehicular cross-access connections, and pedestrian connections and facilities shall be approved at the FDP stage.

- 7.) Detailed building elevations and floor plans shall be provided at the FDP stage. Building elevations 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.
- 8.) Any dumpster locations and dumpster enclosure details shall be provided at each FDP stage. The enclosures shall be pursuant to the West Chester Township Zoning Resolution (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 shall not be located along the public frontages and in a manner to reduce detrimental impacts to residents.
- 9.) 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.
- 10.) 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; streetscape details; and ground sign perimeter landscaping details.
- 11.) All signage shall only be approved at the FDP stage.
- 12.) An amended draft Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements (DCCRRE) for "Fields of Liberty Way" or a new DCCRRE, which establishes the property owners' association (POA) for subject site shall be provided to the WCTCDD for review at the FDP stage. The record DCCRRE shall also include a record, subdivision plat as a supplemental exhibit to the DCCRRE and a copy of which shall then be provided to the WCTCDD for the case file records prior to the issuance of the final zoning certificate.
- 13.) The property owner(s) and/ or the POA 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 all major landscaping beds shall be irrigated with a permanent system prior to the issuance of a final zoning inspection.
- 14.) A temporary construction road and vehicle staging area shall be illustrated on each 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 recommended approval. This action shall take effect this 20<sup>th</sup> day of November, 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. 23-11  
CROSSINGS OF BECKETT, PHASE 2  
ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN -  
ZMA 06-23 (C-PUD to SP-PUD)**

**WHEREAS**, on March 9, 2016, a Consent Decree was entered by the Butler County Court of Common Pleas upon agreement of the Plaintiffs and the Defendant (Case No. CV 2014 04 1006/ 2014 06 1623), which approved the aforesaid Zoning Map Amendment with modifications and conditions, which included the submission of a Revised Preliminary Development Plan (RPDP) to the West Chester Community Development Department for review; and,

**WHEREAS**, on May 10, 2016, the West Chester Community Development Department approved the aforesaid RPDP on the basis that it was consistent with the modifications and conditions of the Consent Decree. The RPDP consisted of two (2) attached buildings containing a 130,263 square foot Kroger MarketPlace and 15,000 square feet of multi-tenant retail use; a fuel station located along the frontage, three (3) attached buildings containing a total of 63,000 square feet of retail use; six (6) commercial use outlots located along the frontage; and three (3) open space lots; and,

**WHEREAS**, on July 18, 2016, the West Chester Township Zoning Commission approved a Final Development Plan (16-13) for Phase I, which included a 131,620 square foot Kroger Marketplace with an attached 15,000 square feet of retail use and a fuel center (re-platted as Lots 1 and 2); the layout of outlots 4, 5, and 6 on the RPDP (re-platted as outlots 3, 4, and 5); and a landscape buffer lot (re-platted as Lot 6); and,

**WHEREAS**, on January 18, 2019 the West Chester Township Zoning Commission approved a Final Development Plan (19-3) for a 7,400 square foot, multi-tenant building consisting of a bank, retail, and a drive-thru restaurant use (former outlots 3, 4, and 5 re-platted as outlots 8, 9, and 10. Additionally, outlots 8 and 9 re-platted for an expansion of outlot 8) on approximately 1.18 acres; and,

**WHEREAS**, on February 28, 2022, the West Chester Zoning Commission approved a Final Development Plan (22-1) for a 7,450 square foot, multi-tenant building consisting of two (2) medical office uses (outlots 9 and 10 re-platted as an expansion of outlot 9) on approximately .99 acres; and,

**WHEREAS**, on August 21, 2023, Silverman and Company, Inc. submitted an application requesting a Zoning Map Amendment from C-PUD (Commercial Planned Unit Development District) to SP-PUD (Special Purpose Planned Unit Development District) and a Preliminary Development Plan for nine (9), three-story buildings, consisting of a total of 194 multi-family units on 10.84 acres (18 units/ acre), a 6,000

square foot clubhouse and pool and common space areas, and the previously approved three (3) commercial outlots totaling 21,000 square feet of commercial use on 3.8 acres; and,

**WHEREAS**, on September 12, 2023, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended denial of the aforesaid application; and,

**WHEREAS**, on September 18, 2023, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and passed a motion to continue the case to the following hearing; and,

**WHEREAS**, on October 16, 2023, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and passed a motion to continue the case to the following hearing; and,

**WHEREAS**, on November 20, 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 denial 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 20<sup>th</sup> day of November, 2023.

West Chester Township,  
Butler County, OH

Chairman:

  
\_\_\_\_\_  
James Hahn

Secretary:

  
\_\_\_\_\_  
Timothy Dawson  
Township Planner