

**Record of Proceedings: January 23, 2024**  
**West Chester Township Board of Trustees - Regular Meeting**

Convene: Chairperson Wong convened the meeting at 5:02 p.m.  
Roll Call: Mr. Wong, Mr. Welch, and Mrs. Becker responded.  
Pledge of Allegiance: Repeated by those present.

At 5:03 p.m., Mr. Wong motioned to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) Considering dismissal or discipline of a public employee or official. O.R.C. 121.22(G)(1); (2) considering confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance or negotiating with other political subdivisions respecting requests for economic development assistance. The information to be discussed is directly related to a request for economic development assistance that is to be provided under any of the Revised Code provisions set forth in O.R.C.

121.22(G)(8)(a), or involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.

Mr. Wong then requested that Mr. Jones conduct a roll call to determine that executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project and that the criteria specified in O.R.C. 121.22(G)(8)(a) and (b) apply. All Trustees responded affirmatively to the roll call.

**MOTION** made by Mrs. Becker, seconded by Mr. Welch to recess the Regular meeting and go into Executive Session. Discussion: none. **Motion carried unanimously.** Mr. Wong said the Board would return to adjourn the Executive Session and to resume the Regular meeting. Mr. Wong declared the meeting in recess.

**Post Executive Session/ Adjournment**

Pledge of Allegiance: Lead by a local Boy Scout troop and repeated by those present.

**MOTION** made at 6:00 p.m. by Mrs. Becker to adjourn the Executive Session and resume the January 23, 2024 Regular meeting, seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**

**Citizen's Comments**

Dale Fenn, 7596 Nordan Drive, and Kelli Dennison, 7453 Princess Court, noted the expansion of pickleball courts in Middletown and said West Chester needs more courts.

Don Crain, 7182 Champions Lane, thanked Randy Simmons for his tribute to Aaron Wiegand at the previous meeting. He also read a letter he wrote to Jessica Wiegand as a means of grieving over the passing of her husband. Mr. Crain also recommended that donations be made to Aaron's son's college fund.

Presentations

There were no presentations.

Personnel Items

Mr. Jones swore in Cassie Csendes as a West Chester Township Police Officer, accompanied by Chief Herzog and Assistant Chief Rehholz. The Trustees than praised the West Chester Township Police Officer, wished Ms. Csendes well, and thanked her family members that were present.

Action Items – For Approval by Motion

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for January 9, 2024. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to approve payment of bills. Discussion: none. **Motion carried unanimously.**

Mr. Burks submitted the following requisitions greater than \$7,500:

Requisitions – Greater than \$7,500.00

- 2. CIT      \$20,980.00 ESRI, Inc. - Renew annual license and support for GIS software
- 3. Fire      \$7,669.65 Lexipol LLC - Renew annual agreement for online subscription services for Fire Department Policy Manual and training resources
- 4. Police    \$13,347.50 Intoximeters, Inc. - Purchase new Intoxilyzer (CIP 2009)
- 5. Police    \$12,057.00 Leadsonline LLC - Upgrade Leadsonline package and forensic digital data mapping

**MOTION** made by Mr. Welch, seconded by Mrs. Becker, to approve payment of requisitions 2 through 5. Discussion: none. **Motion carried unanimously.**

Business Items

**MOTION** made by Mrs. Becker seconded by Mr. Welch, to approve Resolution 06-2024 authorizing the acceptance of the proposed Agreed Final Entry resolving West Chester Township’s Zoning Enforcement case against the property located at 7950 Ruth Court, West Chester, Ohio 45069. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to approve license agreement between West Chester Township Board of Trustees and EDGE Teen Center for use of Township property at 9285 Centre Pointe Drive, and ancillary and adjacent public roadways, for the production and presentation of the Shamrock Shuffle 5K Walk/Run and Block Party. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to dispose of abandoned vehicles by auction or salvage dealer. Discussion: Mr. Welch observed that the auctioneer for these vehicles is Manheim Cincinnati on Muhlhauser Road. Mr. Burks said the vehicles were salvage vehicles. **Motion carried unanimously.**

**MOTION** made by Mr. Welch, seconded by Mrs. Becker, to not object to a TRFO D1 liquor permit from Big Dogs Pizza LLC, dba Big Dogs Pizza & Patio, 7967 Cincinnati Dayton Road, Suite M, to Mega Dog Pizza LLC, dba Big Dogs Pizza & Patio, 7967 Cincinnati Dayton Road, Suite M. Discussion: none. **Motion carried unanimously.**

**MOTION** made by Mrs. Becker, seconded by Mr. Welch, to not object to a D5J, D6 STCK liquor permit change for Dingle House LLC, 1st Floor & Patio, 9102 West Chester Towne Centre Drive. Discussion: none. **Motion carried unanimously.**

#### First Reading of Resolutions & Reading of Emergency Resolutions

(Resolution 07-2024 approving Zoning Map Amendment for Case # ZMA10-23 Southview-Honerlaw Farms; Honerlaw Estates was read at the Public Hearing immediately after the conclusion of this regularly scheduled meeting.)

#### Citizen's Comments

There were no citizen's comments.

#### Second Reading & Vote on Pending Resolutions & Vote on Emergency Resolutions

There was no Second Reading & vote on pending resolutions & vote on emergency resolutions.

#### Discussion Items & Elected Official Comments

Mr. Jones advised that real estate tax bills will be arriving early the next week. He also extended a happy birthday to his predecessor, Pat Williams, would be celebrating her 101<sup>st</sup> birthday the following week.

Mr. Burks congratulated Finance Director Ken Keim and his staff for receiving the GFOA Award of Excellence.

#### Adjournment

**MOTION** made at 6:24 p.m. by Mr. Welch, seconded by Mrs. Becker, to adjourn the January 23, 2024 Regular meeting. Discussion: none. **Motion carried unanimously.**

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**MOTION** by Mr. Welch, seconded by Mrs. Becker, to open the Public Hearing. Discussion: none. **Motion carried unanimously.**

**Public Hearing**

Case # ZMA10-23 Southview-Honerlaw Farms; Honerlaw Estates

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation, aerials, directional views, site conditions, recommended Land Use, current zoning, proposed development/civil engineering, a proposed roundabout at West Chester Road and McCauley Road, as well as staff considerations and comments. Mr. Dawson addressed the Trustee questions.

Mr. Wong then invited the applicant to address the Board:

Justin Liam, representing MI Homes, 9349 Waterstone Blvd., gave an introduction to MI Homes. He confirmed they were seeking a zone change to an R-PUD. He provided details about their proposed development.

Mr. Wong then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

Hereupon Mr. Dawson read the First Reading of Resolution 07-2024:

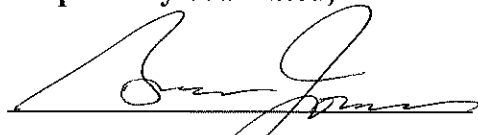
“This is a Resolution approving a Zoning Map Amendment from R-1A to R-PUD and a Preliminary Development Plan for Case # ZMA10-23 Southview-Honerlaw Farms; Honerlaw Estates:

Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby approve the proposed Zoning Map Amendment from R-1A to R-PUD. There are 17 conditions”.

**MOTION** made by Mrs. Becker, seconded by Mr. Welch to adjourn the Public Hearing  
Mr. Wong declared the Public Hearing closed at 6:39 p.m.

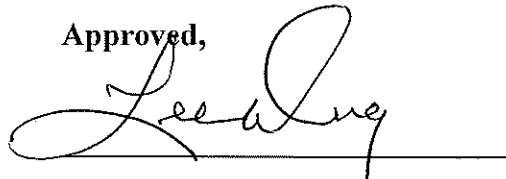
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**Respectfully Submitted,**



**Bruce Jones, Fiscal Officer**

**Approved,**



**Lee Wong, Chairperson**