

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
April 08, 2024 – Regular Meeting**

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

MEMBERS ABSENT: None

STAFF PRESENT: Bryan Hellard – Property Advisor
Katy Kanelopoulos – Interim Director, Comm. Development
Beverly Worley – Administrative Professional III
Jon Roach - FBT

CALL TO ORDER: 6:05 PM

ADJOURNMENT 7:00 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. Riddell explained the meeting process to attendees.

Mr. Riddell swore in staff.

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

Old Business:

Approval meeting minutes from 3-11-24

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

Nay: None

BZA 24-04 Lakota Robotics, LLC – 6856 Dimmick Rd

Mr. Hellard presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, and staff comments. Mr. Hellard stated the applicant has requested a conditional use to permit public buildings and properties of an administrative, cultural, recreational or service type including such buildings to house not-for-profit organizations as part of an approved principal use in an A-1 (Agricultural) District per Article 28.033.

April 8, 2024

Mr. Simmons asked if Lakota Robotics was associated with the Lakota School system. Mr. Hellard stated the applicant should answer that.

Mr. Reisen inquired about the PUD to the west of the property and if it was currently under development. Mr. Hellard confirmed the property is currently under development. Mr. Reisen further asked about the PUD's prior zoning. Mr. Hellard confirmed the prior zoning was A-1

There were no further questions for staff.

Applicant: **Jimmy Nichols**
 6123 Dawson Dr, Liberty Township, OH

Mr. Riddell swore in the applicant.

Mr. Nichols said that Lakota Robotics used to be associated with Lakota schools but split off in 2011 and became a not-for-profit organization. Mr. Nichols then described the intent of the building and the Lakota Robotics program.

Ms. Glenn enquired about the maximum number of students they would have at any one time. Mr. Nichols answered that there are 70 members with 35 to 40 being active, but expected the organization to grow. Ms. Glenn followed up by asking about tournaments. Mr. Nichols states there would be 12-15 teams and their families, but less people then would have been in the former church during service. Mr. Nichols stated that the tournament was only once a year.

Mr. Simmons asked about the intended hours of operation they normally keep. Mr. Nichols stated their normal schedule through the year. Mr. Simmons then asked if all activities were inside. Mr. Nichols confirmed everything would be indoors.

Mr. Reisen asked if the applicant was the sole owner of the property. Mr. Nichols stated that Lakota Robotics, LLC will be the property owner. Mr. Reisen asked why Grace Baptist Church was still listed as the property owner. Mr. Nichols stated that their purchase was contingent on the result of this BZA hearing.

Mr. Sanchez asked if there was a peak season to which Mr. Nichols replied it was between January and April.

Proponent: **Sue Tanner**
 6075 Taylor Ridge, West Chester, OH

Mr. Riddell swore in the proponent.

Ms. Tanner stated she is involved with the program and said a few words about it in support. She explained the history behind the organization and their desire for a permanent location.

Mr. Simmons asked about the ages of the students in the program. Ms. Tanner answered that they start at the kindergarten age through high school age. Mr. Simmons then asked about graduation and job placement. Ms. Tanner replied with information about scholarships and how some former students come back as mentors.

Mr. Sanchez asked how long the organization has been separate from Lakota Schools. Ms. Tanner answered since 2011. Mr. Sanchez asked about funding to which Ms. Tanner replied about sources of funding.

Proponent: Kevin Heidt
6998 Butterwood Dr, West Chester, OH

Mr. Riddell swore in the proponent.

Mr. Heidt stated he has children in the program and is a mentor. He described his experience with the program and is a proponent of the case.

Proponent: Michael Knowlin
8068 Vegas Ct., West Chester, OH

Mr. Riddell swore in the proponent.

Mr. Knowlin stated that he and his family have been involved with the organization for two years, described his experience, the existing facility and is a proponent of the case.

Proponent: Lisa Phair
4843 Long Dr., Liberty Township, OH

Mr. Riddell swore in the proponent.

Ms. Phair is a real estate agent involved with the transaction of the property and described her experience getting to know the organization. She stated the building fits the purpose for their use and feels it is in line with Article 8. She feels it will add to the neighborhood and is a proponent of the case.

Proponent: Zoey Heidt
6998 Butterwood Dr., West Chester, OH

Mr. Riddell swore in the proponent.

Ms. Heidt is a current student and described her experiences with the organization. She is a proponent of the case.

Proponent: David Sharp
10260 Montgomery Rd., Montgomery, OH

Mr. Riddell swore in the proponent.

Mr. Sharp is a parent and mentor and described the organization's current building size and the program itself. He is a proponent of the case.

Mr. Simmons asked about the composition of the student base.

Laura (inaudible) of 5803 Kyles Station Rd, Liberty Township, was sworn in to answer the question. She explained the composition of the student base. She further described other details of the program she felt hadn't been addressed. She is a proponent of the case.

Proponent: **Daniel Stuart**
 5616 Selu Dr., Liberty Township, OH

Mr. Riddell swore in the proponent.

Mr. Stuart described his experience with Lakota Robotics. Mr. Stuart states there will be no traffic impact and is a proponent of the case.

Opponents: **None**

Neutral: **None**

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

Board Deliberation

Mr. Reisen commented on the property zoning and use.

Ms. Glenn approves of the staff comment regarding outdoor activity ending by 10pm.

Mr. Simmons commented on the open mindedness of diversity and businesses in West Chester. He thinks the conditional use would make a fantastic contribution to the community.

Mr. Sanchez commented that he sees no reason why this shouldn't pass.

Mr. Riddell stated he shares the sentiment with others. He also addressed the standards and didn't see any problems and agreed with the 10pm outdoor activity ending time.

Mr. Reisen made a motion to approve case BZA 24-04 Lakota Robotics, LLC with the condition that any outdoor activities conclude before 10:00pm.

Mr. Sanchez seconded the motion.

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

Nay: None

The application was approved.

ADMINISTRATIVE MATTERS

Approval of Resolutions:

BZA Approval Resolution 24-04 Lakota Robotics, LLC.

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

Nay: None

The resolution was approved.

Chair Appointment

Mr. Simmons made a motion to appoint Ms. Glenn as Chair Person.

Mr. Reisen seconded the motion.

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

Nay: None

Vice Chair Appointment

Ms. Glenn made a motion to appoint Mr. Reisen as Vice Chair

Mr. Simmons seconded the motion

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

Nay: None

There are two confirmed cases for the May 13, 2024 meeting.


The Board adjourned the April 8, 2024 meeting at 7:00 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.

BZA Chair:


Meridy Glenn

BZA Secretary:


Bryan Hellard

April 8, 2024

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 24-04**

WHEREAS, Lakota Robotics, LLC on March 4, 2024, filed application no. BZA 24-04 with the Board of Zoning Appeals under Article 8, subsection 8.04 of the West Chester Township Zoning Resolution, seeking a conditional use to permit public buildings and properties of an administrative, cultural, recreational or service type including such buildings to house not-for-profit organizations as part of an approved principal use in an A-1 (Agricultural) District per Article 28.033, as applied to the property located at 6856 Dimmick Road, Parcel M5610-022-000-011, Section 15, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on April 8, 2024, 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

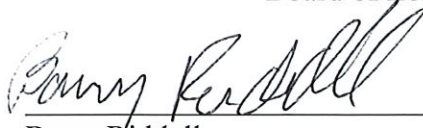
WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, conditional uses or special exception zoning certificates for those uses which are specified as such by the Resolution; and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested conditional use will not be contrary to the public interest and, is consistent with the standard for conditional use set forth in the Zoning Resolution, paying particular attention to Section 8.054


THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a conditional use to permit public buildings and properties of an administrative, cultural, recreational or service type including such buildings to house not-for-profit organizations as part of an approved principal use in an A-1 (Agricultural) District.

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

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of April, 2024.



Barry Riddell
BZA Chairman



Bryan Hellard
BZA Secretary