

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
July 15, 2024**

MEMBERS PRESENT: Jim Hahn, Larry Whited, Jose Alvarez,  
William Brock, Doug Rinnert

MEMBERS ABSENT: Brian Asbrock (not-seated)

STAFF PRESENT: Timothy Dawson, Township Planner  
Charles Gavin, FBT; Legal Representation  
Beverly Worley; AP III  
Katy Kanelopoulos, Community Development Director

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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Mr. Hahn called the meeting to order. Mr. Dawson called the roll. A quorum was established.

Mr. Rinnert made a motion to approve the June, 2024 minutes, seconded by Mr. Alvarez. Mr. Dawson called the roll. Motion carried 5-0.

Mr. Hahn made a motion to approve MC 02-24 BC TID at Liberty Way, Lot 2; Wawa and Resolution No. 24-9. Motion carried 5-0.

Mr. Hahn made a motion to approve FDP 06-24-A Sharma; Gates of West Chester, PH 2 and Resolution No. 24-10. Motion carried 5-0.

Mr. Hahn made a motion to approve MC 03-24 The Gateway of West Chester and Resolution No. 24-11. Motion carried 5-0.

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

Mr. Hahn explained that the Zoning Commission Board only makes recommendations to the West Chester Township Board of Trustees (WCT BoT). Only the Trustees can make a final decision.

He asked that comments be related to the Zoning Resolution; traffic and water retention are handled through Butler County.

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**MC 04-24 Beckett Ridge, Swim & Tennis Site; Solara at Beckett Ridge**

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The applicant is requesting a Major Change to the existing PUD (R-PUD) for 61 single-family residential lots (landminimums) on 8.73 acres located at 5555 Beckett Ridge Blvd. Parcel #'s: M5610-004-000-081 & M5610-034-000-056

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.

Mr. Hahn asked for clarification of the density.

Mr. Dawson stated 7 units per acre; lower scale of medium density

**Applicant**                      **Justin Lanham**  
   **MI Homes of Cincinnati, LLC**

Mr. Lanham gave a summary of the proposed modification to the existing PUD.

Mr. Hahn asked what the price point would be, if consideration had been given to the WCT Fire Department's request for a secondary entrance and what were the amenities for this project.

Mr. Lanham stated somewhere in the \$400,000. He stated there were a couple of solutions for the secondary entrance and that they are willing to work with the Fire Dept. if the project would move forward. Mr. Lanham stated with the profile they are working towards they felt the pedestrian connectivity, sitting space and proximity to the golf course would what would attract buyers.

Mr. Whited asked if the garages would be tandem.

Mr. Lanham stated that on the first floor there would be an option for a bedroom or the room could be converted into a tandem garage.

**Proponents**                      **None**

**Opponents**                      **Sue Tanner**  
   **6075 Taylor Ridge**  
   **Co-Own 8312 Whisper Way**

Ms. Tanner shared her concerns regarding the benefits of this Major Change. She did not see any benefit to the community. She was concerned with safety and liability issues along with taking away green space. Ms. Tanner questioned why there was an approval for a YMCA in 2013 but never built.

**Debbie Steel**  
6018 Eaglet Dr

Ms. Steel asked that the Township explore other uses of this land that would benefit the neighbor and the community. Ms. Steel shared her concerns regarding drainage issues to Shepherd's Farm One. She stated traffic is a big concern to residents.

**Debbie Olszowka**  
7858 Drawbridge Ct.

Ms. Olszowka shared her disagreement with the amount of time the notice was received. She also stated this project doesn't benefit the community nor does the community want it.

**Wayne Schleimer**  
8852 Timberchase Ct.

Mr. Schleimer shared his concerns regarding only one access to the project, proposed setbacks, traffic conditions, and the costs of the units.

**Jessica Rivining**  
8499 Deer Path

Ms. Rivining shared her positive reasons for moving to Beckett Ridge. She stated if this project is approved, her family will be looking elsewhere.

**Don Carrelli**  
5560 Millstone Circle

Mr. Carrelli shared his concerns with the clientele that this project would attract.

**Eric Thyen**  
5536 Dogwood Ct.

Mr. Thyen was concerned about the tax benefit, traffic study, and stated there were over a hundred incidents on the boulevard. Adding more people would only increase those numbers.

**Emily Flick**  
7858 Drawbridge Ct.

Ms. Flick shared her concerns with how this project would directly impact the schools, safety for the children, and traffic.



**Bruce Rankin**  
**8215 Bent Tree Dr**

Mr. Rankin asked for clarification regarding what the major change in this PUD means? He also shared his concern regarding the compromise and character of this project.

Mr. Dawson explained what the scope of this project.

**Matthew Schumacher**  
**5264 Stirrup Ct**

Mr. Schumacher shared his love for the Beckett Ridge neighborhood and the unique characteristics. Mr. Schumacher felt the project would diminish the character of Beckett Ridge.

**Larry Houston**  
**8141 Pepperwood Dr**

Mr. Houston endorsed the prior comments regarding traffic.

**John Tranovich**  
**8507 Deer Path**

Mr. Tranovich questioned the time frame of this project and asked why this project was even being brought forth to the Board.

Mr. Dawson explained that the Township does not control the land. This application, along with most applications, are initiated by a private property owner. The Township has a plan in place that gives the various Boards guidance to meet the Township needs when property owners apply for zoning applications.

**Ronda DuVall**  
**8310 Coppernail Way**

Ms. DuVall stated this project would not enhance the community.

**Mariah Kolpek**  
**5399 Waterford Ct**

Ms. Kolpek stated that she agreed with the prior comments. She wanted to encourage the Township and elected leaders to find a way to make that area of land a place where the community can come together and not build monstrosities that can't be taken back.

**Adam Lane**  
**8581 Eagleridge Dr**

Mr. Lane seconded everything that had been said. He didn't understand how the Zoning Commission had the ability to change what had been in existence for over 50 years.

**Gary Vick**  
**5370 Leaf Back Dr**

Mr. Vick stated the project proposed didn't match the current character of the community

**Matt Saurine**  
**8218 Eagleridge Dr**

Mr. Saurine asked if this project would be approved, would the golf course have the same permission to put up homes/condos.

**Angie Ledgerwood**  
**5789 Old Forest Ln**

Ms. Ledgerwood agreed with prior comments. She did not see a benefit to the community.

**Kent Slaughter**  
**8289 Coppernail Way**

He lives directly behind where the project would be built. He's shared his concern regarding the environment and drainage system.

**Debbie Steel**  
**6018 Eaglet Dr.**

Ms. Steel asked if more information could be included on the signage.

Mr. Hahn clarified that the Township posts the signs out of courtesy; they are not required by law.

**Mary Kinstedt**  
**7928 Woodglen Dr.**

Mrs. Kinstedt stated she thought this development did not belong in West Chester

**Neutral**                      **None**

**Deliberations**

Mr. Hahn asked how the swim club was previously funded.

Mr. Dawson shared the history as he knew it to be.

Mr. Whited stated that it is private property and everyone needed to respect the private

property rights. Marketing prevails.

Mr. Rinnert stated there have been several attempts to rectify the area. He also stated that he didn't care for the design of the project.

Mr. Alvarez stated that he respected private property and ownership. He didn't feel the proposed project fit the area.

Mr. Brock asked for clarification on the density.

Mr. Hahn stated one of his major concerns was that there were no amenities. He stated that there was ample time for someone else to step up and no one did. He said there will be development on this land at some point and time. He agreed the character and design gave off a big build for a small space.

Mr. Dawson stated the Board could make a recommendation to modify a condition on the masonry, if the case is to move forward.

**Mr. Hahn made a motion to recommend denial Case # - MC 04-24 Beckett Ridge, Swim & Tennis Site, Solara at Beckett Ridge based on staff comments and other agency recommendations. Mr. Rinnert seconded the motion.**

**Aye: Mr. Alvarez, Mr. Rinnert, Mr. Whited, Mr. Hahn, Mr. Brock**

**Nay:**

**Motion carried 5-0**

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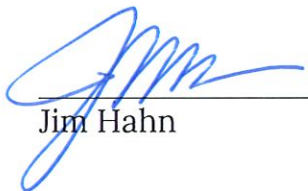
**Administrative Business:**

The next ZC meeting is scheduled for Monday, August 19, 2024 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 7:52 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. 24-13**  
**NORTH POINTE - STREETS NORTH – – THE GATEWAY; SITE D –**  
**MC & PDP (MC05-24)**

**WHEREAS**, on September 22, 2021, the West Chester Township Board of Trustees approved a Zoning Map Amendment from CBD (Central Business District) to SP-PUD (Special Purpose Planned Unit Development District) and a Preliminary Development Plan (15-2021) for approximately 497,000 square feet of commercial use, 870 multi-family units, and a 140 room hotel (Sites A-O) on approximately 98.6 acres; and,

**WHEREAS**, on November 21, 2022, the West Chester Township Zoning Commission recommended denial for a Phase 2, Final Development Plan (22-13) (Site D) for a 6,369 square foot fueling station and convenience store and a 3,500 square foot carwash on 4.13 acres; and,

**WHEREAS**, on April 17, 2023, the West Chester Township Zoning Commission recommended denial for a Phase 2, Final Development Plan (23-4) (Site D) for a 6,369 square foot fueling station and convenience store and a 3,500 square foot carwash on 4.13 acres; and,

**WHEREAS**, both of the aforementioned applications were withdrawn prior to the Board of Trustees hearings based on the previous recommendations; and,

**WHEREAS**, on June 17, 2024, the West Chester Township Zoning Commission recommended denial for a Major Change and Preliminary Development Plan for the previously approved Site D (24-11) for a 4,650 square foot fueling station and convenience store on 2.42 acres and a 2,300 square foot drive-thru restaurant with outdoor seating on 1.71 acres; and,

**WHEREAS**, the aforementioned application was withdrawn prior to the Board of Trustees hearings based on the previous recommendations; and,

**WHEREAS**, on July 15, 2024, United Properties Development, LLC. submitted an application requesting a Major Change and Preliminary Development Plan for a 4,824 square foot fueling station and convenience store on 2.42 acres and a 3,600 square foot, multi-tenant retail building with outdoor seating on 1.71 acres; and,

**WHEREAS**, on August 13, 2024, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended **approval**; and,

**WHEREAS**, on August 19, 2024, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.



**NOW, THEREFORE BE IT RESOLVED**, that the West Chester Township Zoning Commission does hereby recommend denial of the aforesaid application as submitted.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this denial. This action shall take effect this 19<sup>th</sup> day of August, 2024.

West Chester Township,  
Butler County, OH

Chairman:



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James Hahn

Secretary:



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Timothy Dawson  
Township Planner