

Record of Proceedings: September 10, 2024
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Wong convened the meeting at 5:00 p.m.
Roll Call: Mr. Wong, Mr. Welch, and Mrs. Becker responded.
Pledge of Allegiance: Repeated by those present.

MOTION made at 5:01 p.m. by Mrs. Becker, seconded by Mr. Welch, to recess the Regular meeting and go into Executive Session with legal counsel for the purpose of: (1) To consider the purchase of property for public purposes, the sale of property by competitive bid, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code. O.R.C. 121.22(G)(2); (2) Conference with an attorney for the Township concerning disputes involving the Township that are the subject of pending or imminent court action. O.R.C. 121.22(G)(3); (3) To consider the appointment public employee or official. O.R.C. 121.22(G)(1). 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

MOTION made at 6:11 p.m. by Mrs. Becker to adjourn the Executive Session and resume the Regular meeting, seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**

Citizen's Comments

There were no citizen's comments.

Presentations

There were no presentations.

Personnel Items

Mr. Burks introduced the Personnel Items consisting of, (1) hiring Benjamin Kemper to the full-time position of Firefighter/EMT effective September 23, 2024 at the hourly rate of \$25.67; (2) hiring Hire Mathew Hayes, Jr. to the full-time position of Firefighter/EMT effective September 23, 2024 at the hourly rate of \$25.67; (3) hiring Hannah Hanbury to the full-time position of Firefighter/EMT effective September 23, 2024 at the hourly rate of \$25.67; (4) hiring Shane McNally to the full-time position of Firefighter/EMT effective September 23, 2024 at the hourly rate of \$25.67; (5) hiring Matt Greatorex to the full-time position of Firefighter/EMT effective September 23, 2024 at the hourly rate of \$25.67; (6) hiring Simon A Boyce to the position of Laborer Operator effective September 3, 2024 at the non-exempt hourly rate of \$23.18. These were identified on the agenda as Personnel Items 1 through 6.

MOTION made by Mr. Welch, to approve Personnel Items 1 through 6, seconded by Mrs. Becker. Discussion: The Trustees expressed praise for the new firefighter/EMTs courage, noted the opportunity before them, and recognized their family members in attendance. **Motion carried unanimously.**

Thereupon Fiscal officer Jones administered the Oath of Office to the new Firefighter/EMTs, accompanied by Chief Prinz.

Action Items – For Approval by Motion

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for August 27, 2024. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch Mrs. Becker, seconded by Mr. Welch Mrs. Becker, to approve payment of bills – August 19, 2024 through August 30, 2024. Discussion: none. **Motion carried unanimously.**

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

Requisitions – Greater than \$7,500.00

- 9. CIT \$106,939.39 Infrascala Inc - Replace Township network backup hardware and software (CIP 1966)
- 10. Fire \$23,917.70 Vogelpohl - Purchase six Sensit G3 atmospheric monitors (CIP 1893)

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve payment of requisitions 9 and 10. Discussion: none. **Motion carried unanimously.**

Business Items

MOTION made by Mrs. Becker seconded by Mr. Welch, to approve Resolution 35-2024 Accepting the Amounts and Rates as determined by the Butler County Budget Commission and authorizing the necessary tax levies, and certifying them to the Butler County Auditor. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to advertise proposal and request for qualifications (RFP/RFQ) for a classification, compensation and benefits study. Discussion: Replying to Mr. Welch's question, Mr. Burks estimated the cost of such a study to be \$20,000 to \$30,000, and include performance conditions. In response to Mr. Wong's question, Ms. Brown estimated the study would take three to four months. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to not object to a new D3 liquor permit for Pizza King and Wing LLC, dba Pizza King and Wings, 8262 Princeton- Glendale Road. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to advertise Request for Proposals solar panels for the administration building. Discussion: In response to Mr. Welch's concerns

about the “pay back” relative to the warranty, and alternative solar panel systems, Mr. Burks said these solar panels would serve as an experiment as to the feasibility for other township applications. He also said all options were being considered. **Motion carried unanimously.**

MOTION made by Mr. Welch Mrs. Becker, seconded by Mr. Welch Mrs. Becker, to advertise request for replacement roof for the administration building. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve agreement between West Chester Township Board of Trustees and The Durable Slate Company not to exceed \$21,600.00 and; authorize Township Administrator to make non-substantive changes with Law Director approval (CIP 1605). Discussion: In response to Mr. Welch’s question, Mr. Burks said the replacement would occur before winter. **Motion carried unanimously.**

Resolutions

(Fiscal Officer Note: Read at public hearing later that evening- Resolution 33-2024 approving Major Change for Case # MC 04-24 Beckett Ridge, Swim & Tennis Site; Solara at Beckett Ridge)

(Fiscal Officer Note: The applicant for Resolution 36-2024 approving Major Change for Case # MC 05-24 The Gateway of West Chester; Site D, waived the statutory timeline and the public hearing will be held October 8, 2024, at 6:00 p.m.)

MOTION to recess the Regular meeting made by Mrs. Becker, seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**

MOTION made by Mrs. Becker, seconded by Mr. Welch, to open the Public Hearing for Case # MC 04-24. Discussion: none. **Motion carried unanimously.**

Public Hearing

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

Staff report: Mr. Tim Dawson presented the staff report with a PowerPoint presentation, noting aerials, site history, the applicant’s revised plans, as well as staff considerations and comments. Mr. Dawson then responded to Trustee questions.

Mr. Dawson concluded by saying the Trustees were to either approve the application, approve with modifications, or deny the submitted Major Change.

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

Justin Landum, representing MI Homes, gave the history of MI Homes and current, local construction sites. He noted the current zoning, landscape plan, density, design & character of

the proposed homes, and the revisions made from their previous submittal. Mr. Landrum responded to Trustee questions.

Mr. Wong then asked for comments as follows:

Proponent Comments: none.

Opponent Comments:

Sue Tanner, 6075 Taylor Ridge Drive, said she previously submitted her comments to the Trustees, reiterating many of her objections, including that the project adds no value to the community. She asked the Trustees to deny the application as had the West Chester Zoning Commission unanimously.

Debbie Steele, 6018 Eaglet Drive, observed some of the applicant's revisions, alleged pricing variations, and read comments she attributed to the property owner. She noted she previously submitted her comments to the Trustees. After additional comments, she asked the Trustees consider denying the application on behalf of hundred of residents and petitioners.

Mike Ecke, 8001 Woodglen Drive, said, as a matter of safety, golfers would hit the homes with their balls given the proximity to the fairway.

Jessica Rivinius, 8499 Deer Path, explained how she and her husband aspired to live in Becket Ridge and how she values its current aesthetics.

Wayne Schleimer, 8852 Timberchase Court, asked questions of the Trustees, specifically expressing a need for a traffic study. He also questioned the zoning. He was advised that the zoning he was referencing did not pertain to Planned Unit Developments.

Margaret Jendrek, 7826 Woodglen Drive, suggested the land should be used for parks, questioned how the property could have its zoning changed, and said this housing isn't needed given the housing vacancies in the township.

Eric Thyen, 7858 Drawbridge Court, noted the number of traffic incidents on Beckett Ridge Blvd. last year. He also had 431 signatures opposed to the development. Lastly, he said MI Homes was poorly rated by the Better Business Bureau.

Don Carrelli, 5560 Millstone Cr., asked if there was going to be a traffic light to regulate traffic. He also commented on potential traffic.

Terri Davis, 5375 Pine Castle Court, criticized the landscaping plan. She asked the Trustees to carefully consider each comment and data provided by the residents.

Therese Puglielli, 8263 Coppernail Way, questioned the safety of children given the "drainage pond".

Deborah Freland, 8235 Bay Tree Court, said the schools are already at capacity, and commented on the existing neighborliness.

Mr. Wong interjected, asking about the drainage pond, to which Mr. Lundrum responded. He said the Butler County Engineer's Office had already evaluated the proposed pond, and the area playground was on the other side of the golf course. Mr. Welch added that there were numerous ponds within a mile radius, none of which had a fence. He also said they were referring to a retention pond, and he explained the purpose for retention ponds.

Sue Tanner, 6075 Taylor Ridge Drive, then responded regarding retention pond comments, saying kids would walk by the ponds because they're dropped off close to it by their school bus.

Mrs. Becker interjected, questioning whether there's adequate parking and whether the golf facility would be used for overflow parking. Mr. Landrum responded, saying each home would have four parking spaces, and there would be nine overflow parking spaces. Mrs. Becker questioned if they were going to outlaw birthday parties, adding a special occasion scenario, questioning where everyone would park.

Subsequently, the Trustees briefly discussed the process, with Mr. Burks and Mr. Dawson contributing. Mr. Dawson then advised he would conduct the First Reading, and the Trustees could then deliberate after they closed the Public Hearing.

Hereupon Mr. Dawson read the First Reading of Resolution 33-2024, a Resolution approving Major Change to the Beckett Ridge R-PUD:

“Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby approve or deny a Major Change to the existing R-PUD and Preliminary Development Plan, adding that the draft Resolution had 15 conditions.

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

Mr. Wong declared the Public Hearing closed.

MOTION made by Mrs. Becker, seconded by Mr. Welch, to resume the Regular meeting.

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve with changes Resolution 33-2024, Case #04-24, Beckett Ridge Swim & Tennis site, Solara at Beckett Ridge. Discussion: Mrs. Becker expressed her concerns with the development and other possibilities. Mr. Welch expressed his thoughts about the history of Beckett Ridge, as well as other significant considerations. Mrs. Becker asked him if parking was a concern of his and Mr. Welch said that was a matter he wanted time to research further and had hoped the vote would have been postponed. Mr. Wong noted the clubhouse that had been by proposed development was a liability, the property owner has rights, and noted the number of “not in my backyard” residents present. He said Mr. Landum was a very fair man, building good homes in the area. In response to resident's concerns, he said traffic is always going to be an issue. There was subsequent discussion about parking: Law Director Phillips interjected that the Trustees would need to address the matter of siding as a required condition at that time, however they could approve the application subject to revised parking that would be acceptable to staff in the Final Development Plan. In response to Mrs. Becker's question, having noted the parking limitations, Mr. Dawson said the homes would have two additional parking spaces per unit and the development would have eight or none extra parking spaces. He identified them on the Revised Plan. Chief Prinz said a secondary access would be required. Mr. Landrum also responded to the siding configuration, suggesting a higher grade of siding could be an option. He said Hardy board siding has a shorter warranty and greater maintenance. As the Trustees discussed siding options, Mr. Burks interjected his opinion, favoring a durable siding on the fairway side of the development. Mr. Dawson said an agreement would need to be created with the Beckett Ridge

HOA regarding errant golf balls, as now exists everywhere in Beckett Ridge. He also explained current siding polices and practices in West Chester developments. Mr. Dawson said the Trustees could gave their input in the Final Development phase regarding the siding. Mr. Dawson defined the motion as “a motion to approve with modification of two conditions in regard to parking and the percentage of high quality masonry”.

MOTION made by Mrs. Becker “to amend (the existing motion) with those two conditions addressed by Mr. Dawson”, seconded by Mr. Welch. “Role call on the amendments” **carried unanimously**. “Roll call on the project”, per Mr. Wong, was **Denied**, with Mr. Welch voting in the affirmative.

Citizen’s Comments

Shelley Rankin, 8215 Bent Tree Drive, expressed her appreciation for everyone’s input, adding that Beckett Ridge is a “glacial marine”, which makes it very unique. She asked for healing.

Sue Tanner, 6075 Taylor Ridge Drive, expressed her appreciation that the Board listened to the residents, but objected to Mr. Welch’s response to resident’s concerns.

Bruce Rankin, 8215 Bent Tree Drive, said Beckett Ridge is much more “organic” in its design though the site of the proposed development could be modified to better assimilate.

Mr. Burks interjected that the Board had set a two minute limit on citizen’s comments.

Tommy Vosky, 8323 Whispering Way, asked for clarification; what was the outcome of the vote. He was advised the proposed development application was denied.

Discussion Items & Elected Official Comments


Mrs. Becker reminded residents that a burn ban was in effect due to the drought. She also asked residents to respond to the survey mailed to 3,000 resident that asked for their input on township matters. Lastly, she advised residents that they could watch the meetings live via the township’s app, as well as West, East football games and soccer matches.

Mr. Jones commented on the solar panel matter, observing they’re predominately manufactured in China, adding that substantial American dollars are already being sent to China. He cited many uses of our money by China against America. Mr. Wong asked if he was making a political statement and objected to the references to China. Mr. Jones asked Mr. Burks if the Request for Proposals for solar panels would require that they’re manufactured in America. Mr. Burks explained how they’ll process the Request for Proposals. Mr. Wong asked Mr. Jones if everything must be manufactured in America. Mr. Jones said Mr. Wong was a defender of China. Mr. Wong said he was an American, and Mr. Jones responded he never said otherwise. Mr. Burks reiterated Mrs. Becker’s request that residents respond to the survey being mailed.

Adjournment

MOTION made at 9:10 p.m. by Mrs. Becker, seconded by Mr. Welch, to adjourn the September 10, 2024 Regular meeting. Discussion: none. **Motion carried unanimously**.

Respectfully Submitted,


Bruce Jones, Fiscal Officer

Approved,


Lee Wong, Chairperson