

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
September 16, 2024**

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

MEMBERS ABSENT: Brian Asbrock (not-seated)

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

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

A moment of silence was held for Mr. Doug Rinnert.

Mr. Brock made a motion to affirm the August 19, 2024 minutes, seconded by Mr. Alvarez. Mr. Dawson called the roll. Motion carried 4-0.

Mr. Hahn made a motion to affirm MC 05-24 The Gateway of West Chester; site D and Resolution No. 24-13. Motion carried 4-0.

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

ZMA06-24 EnterTRAINment Junction; Place of Worship Redevelopment

The applicant is requesting a Zoning Map Amendment from SP-PUD (Special Purpose Planned Unit Development) to C-PUD (Commercial Planned Unit Development) for commercial alteration to an 80,000 s.f. building for a place of worship on six acres located at 7379 Squire Court. Parcel #: M5620-172-000-017

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.

Mr. Alvarez asked for clarification regarding the extension.

Mr. Dawson stated we should defer to the applicant for a more detailed answer.

Mr. Hahn asked what is being requested for signage.

Mr. Dawson stated that as it's drafted now, it's subject to Article 17.

Applicant **Michael Spillane**
 CMRS Law

Mr. Spillane stated the applicant is in agreement with the Staff Report. Mr. Spillane addressed the concerns regarding the unique traffic flow. The applicant felt the parking was sufficient for the number of members. He stated if an event would consist of an overflow of parking, they would seek out additional assistance.

Mr. Dawson asked if Mr. Spillane could explain the difference between the temple and the assembly hall on the floor plan.

Mr. Spillane replied that the temple would be the more religious area; the assembly area would be a gathering area to mingle.

Applicant **Mork Lachniet**
 CT Consultants

Mr. Lachniet explained the building elevations and setting some parameters.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

Mr. Alvarez stated he didn't see anything different in parking or intensity from what exists now.

Mr. Brock did not have any concerns.

Mr. Whited did not have any concerns.

Mr. Hahn asked Staff about a traffic study.

Mr. Dawson stated a traffic study should be completed before the Final Development Plan is submitted along with the grading and storm water

Mr. Hahn made a motion to approve Case # - ZMA 06-24 EnterTRAINment Junction; Place of Worship Redevelopment based on staff comments and other agency recommendations. Mr. Whited seconded the motion.

Aye: Jim Hahn, Jose Alvarez, William Brock, Larry Whited
Nay:
Motion carried 4-0


Administrative Business:

The next ZC meeting is scheduled for Monday, October 21, 2024 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:20 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. 24-14
ENTERTAINMENT JUNCTION; PLACE OF WORSHIP REDEVELOPMENT –
ZMA & PDP (ZMA 06-24)**

WHEREAS, on June 27, 2006, the West Chester Township Board of Trustees approved a Zoning Map Amendment from M-1 (Light Industrial District) to SP-PUD (Special Purpose Planned Unit Development District) and a Preliminary Development Plan (26-2006) for a redevelopment of the existing building for a railroad-themed museum and entertainment center on approximately 6 acres; and,

WHEREAS, on October 16, 2006, the West Chester Township Zoning Commission approved a Final Development Plan (06-40) for a railroad-themed museum and entertainment center on approximately 6 acres; and,

WHEREAS, on March 15, 2010, the West Chester Township Zoning Commission approved a Revised Final Development Plan (10-02) for an outdoor train ride on the south and west sides of the building; and,

WHEREAS, on August 16, 2024, Michael Spillane, on behalf of Tri-State Umiya Dharma, submitted an application requesting a Zoning Map Amendment from SP-PUD (Special Purpose Planned Unit Development District) to C-PUD (Commercial Planned Unit Development District) and Preliminary Development Plan for the redevelopment of the existing 80,000 square foot building for the use of a place of worship and corresponding accessory uses on approximately 6 acres; and,

WHEREAS, on September 10, 2024, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, on September 16, 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 adopt and affirm this Resolution and the following conditions, in issuing its approval of the aforesaid case.

- 1.) The permitted uses shall only include the principle use of a place of worship and those accessory uses as approved on the Preliminary Development Plan (PDP), which include the following:
 - a.) A principle worship facility, including auditorium/ temple, kitchen, dining, office and recreational activity areas; excluding public/private elementary schools, high schools, and universities; and

- b.) An accessory office facility for church staff and related accessory uses; and
- 2.) Any outdoor recreational area shall be subject to the West Chester Township Zoning Resolution (WCTZR), Article 22.0212.
- 3.) Outdoor audio speakers shall be prohibited.
- 4.) All recommendations of the preliminary traffic study and requirements of the Butler County Engineer's Office (BCEO) and West Chester Township (WCT) shall be incorporated into the FDP.
- 5.) It shall be the responsibility of the property owner to coordinate with West Chester Township Community Development Department (WCTCDD) and the West Chester Township Police Department in order to make the appropriate accommodations for high traffic volume times and during major events, to include the following:
 - a.) Provide additional personnel and resources to facilitate movement of on-site traffic movement and parking; and
 - b.) Provide off-duty law enforcement to facilitate traffic movement and access to the site from the Kingsgate Way and Squire Court public right-of-ways during major events; and
 - c.) Provide for off-duty law enforcement to facilitate traffic movement and access to the site from the Kingsgate Way and Squire Court public right-of-ways, at which time deemed necessary by WCT agencies; and
 - d.) All parking in connection with the site shall be contained within the site.
- 6.) All access ways and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes shall be coordinated with the WCTCDD and the WCTFD and shall be incorporated into the FDP phase to ensure the site accommodates emergency services. Fire hydrants shall not be physically or visually obstructed.
- 7.) Detailed grading plans, stormwater drainage plans and calculations, and water and sanitary utility plans addressing all preliminary review requirements shall be provided at the FDP stage and shall meet all requirements of WCT and all other applicable reviewing agencies.
- 8.) Detailed floor plans and building elevations shall be provided at the FDP stage.
- 9.) Dumpster and donation enclosure locations and details shall be provided at each FDP stage. The enclosures shall comply with the provisions of the West Chester Township Zoning Resolution (WCTZR), Articles 10.031 and 20.043 and shall be

consistent with the high-quality building materials of the principle building. Dumpster enclosures shall be located in a manner to reduce detrimental impacts to the adjacent residential subdivision.

- 10.) A detailed landscaping plan shall be provided at the FDP stage, which shall illustrate adequate screening elements along the south property line, determined by the WCTCDD staff to be necessary, to include an adequate tree plantings along the frontage of the site.
- 11.) The property owner or a recorded property owners' association 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 detention areas perform the designated function; and all landscaping shall be well maintained in good condition and all major landscaping shall be irrigated with a permanent system prior to the issuance of a zoning certificate.
- 12.) All signs shall be pursuant to the WCTZR Article 17, excluding ground sign locations and internally-illuminated building signs. Internally-illuminated building signs shall be prohibited on the south building wall elevation. All sign structures shall be consistent with the exterior building materials of the principle building.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommendation of approval. This action shall take effect this 16th day of September 2024.

West Chester Township,
Butler County

Chairman:

Secretary:


James Hahn


Timothy Dawson,
Township Planner