

Record of Proceedings: October 8, 2024
West Chester Township Board of Trustees - Regular Meeting

Convene: Vice Chairperson Welch convened the meeting at 6:00 p.m.
Roll Call: Mr. Welch and Mrs. Becker responded. Mr. Wong was absent.
Pledge of Allegiance: Repeated by those present.

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) accepting various employee resignations per an attached report, and (2). Fire Promote Nicholas Combs to the position of Fire Lieutenant at the hourly rate of \$35.56.

MOTION made by Mr. Welch, to approve the Personnel Items 1 and 2, seconded by Mrs. Becker. Discussion: The Trustees each expressed praise for the West Chester Fire Department and the service they perform. **Motion carried.**

Thereupon Fiscal officer Jones administered the Oath of Office to Fire Lieutenant Combs, accompanied by Chief Prinz.

Action Items – For Approval by Motion

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve the Trustee Meeting Minutes for September 24, 2024. Discussion: none. **Motion carried.**

MOTION made by Mr. Welch, seconded by Mrs. Becker, to approve payment of bills – September 14, 2024 through September 27, 2024. Discussion: none. **Motion carried.**

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

Requisitions – Greater than \$7,500.00

- 5. Adm \$25,000.00 BluePaz LLC - Purchase Peer Support training
- 6. Adm \$20,000.00 The Wonder Within LLC - Purchase quarterly wellness sessions
- 7. Adm \$10,290.00 MP Digital LLC - Purchase user licenses
- 8. CIT \$28,910.00 Strategic Sourcing, Inc. - Replace mobile computers for EMS patient care reporting (CIP 1892)
- 9. Fire \$11,399.40 Vogelpohl Fire Equipment, Inc. - Purchase fire hose (CIP 1633)
- 10. Fire \$10,367.03 John Dsuban Spring Service - Repair rear axle on Vehicle 1118 11.
- 11. Services \$57,636.93 Neyra Construction - Resurface driveway at Voice of America (CIP

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12. Services \$52,334.34 Emcor Facilities Services, Inc. - Install parking lot lights at Muhlhauser Barn (CIP 1455)

MOTION made by Mrs. Becker, seconded by Mr. Welch, to approve payment of requisitions 5 through 12. Discussion: Mrs. Becker said it was good to keep our first responders healthy, physically and otherwise. In response to Mr. Welch's question about the EMS mobile computers, Communications & IT Director Dennis Dick noted they realize significant wear and tear. It was confirmed for Mr. Welch that the VOA roadwork would be completed this year. **Motion carried.**

Business Items

MOTION made by Mrs. Becker seconded by Mr. Welch, to not object to a new D3 liquor permit for Pho Pham LLC, dba Tasty Pho, 7741 Tylers Place Boulevard. Discussion: none. **Motion carried.**

Resolutions

(Resolutions 38-2024, approving Major Change for Case #MC 05-24 The Gateway of West Chester- Site D, and Resolution 39-2024, approving Major Change for Case #ZMA 06-24 - EnterTRAINment Junction- Place of Worship Redevelopment, were read later during the Public Hearing.)

Citizen's Comments

There were no citizen's comments.

Discussion Items & Elected Official Comments

Mr. Welch extended prayers for the Florida hurricane victims. He also noted the start of early voting.

Mr. Jones extended prayers for the hurricane victims in Appalachia. He also noted the forthcoming road closure of West Chester Road.

Mr. Burks referred people the Butler County Engineer's Office for a listing of road closures. He also wished Mr. Wong well because he was in Florida as the hurricane was approaching.

Adjournment

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

Public Hearing

Case #MC 05-24 The Gateway of West Chester; Site D

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation, aerials, site history, as well as staff considerations and comments. Mr. Dawson addressed questions from the Board.

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

Shawn Suiter, attorney for United Properties, and Nicole Fontaine, Development Manager for United Properties commented on the site history, the changes they're proposing since their original submittal in June, as well as improved landscaping. Mr. Welch questioned the facility orientation and the feasibility of a drive-thru.

Mr. Welch then asked for comments as follows:

Proponent Comments: Michael Kopfer, UCB North/Hills Properties, expressed his total support for the proposal, noting the previous proposal and the better view given the new orientation. Mr. Dawson then addressed Board questions.

Opponent Comments: none.

Neutral Comments: none.

Hereupon Mr. Dawson read the First Reading of Resolution 38-2024:

This is a Resolution 38-2024 for a approving a Major Change for The Gateway of West Chester, SP-PUD and Preliminary Development Plan, Site Dm Case # MC 05-24:

“Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees hereby approve or deny the existing Major Change to the SP-PUD. If approved there would be 13 conditions.”

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

Public Hearing

Case #ZMA 06-24 EnterTRAINment Junction; Place of Worship Redevelopment

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation, aerials, site history, Land Use Plan compatibility, fulfillment of parking requirements, as well as additional staff considerations and comments. No one on the Board had any questions.

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

Michael Spillane, attorney representing the applicant, said the flow of traffic as a Hindu facility would be less regimented. In response to Mr. Welch's question, he said Entertrainment Junction would cease operation after Christmas, have a brief period to disassemble its operation, and the facility should be operational for the new owners by March or late spring.

Mr. Welch then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.


Neutral Comments: In response to Mr. Welch's request, the current owner, Don Oeters, 7379 Squire Court, addressed the Board. He said the contents – the trains – would all be sent to Las Vegas for continued use. He concluded by thanking the Board for their help through the years.

Hereupon Mr. Dawson read the First Reading of Resolution 05-2021:
This is a Resolution 39-2024 for a Zoning Map Amendment from SP-PUD to C-PUD and Preliminary Development Plan for Entertainment Junction; Place of Worship Redevelopment: "Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby approve or deny the Zoning Map Amendment from SP-PUD to C-PUD and a Preliminary Development Plan with 12 conditions if approved."

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

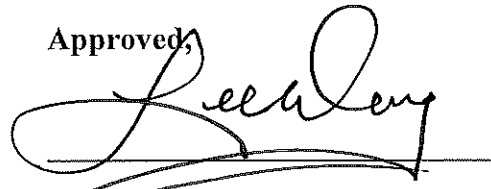
Thereupon Mr. Welch declared the Public Hearing closed.

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Lee Wong, Chairperson