

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
October 21, 2024**

MEMBERS PRESENT: Jim Hahn, Jose Alvarez, William Brock, Larry Whited  
Brian Asbrock (seated)

MEMBERS ABSENT:

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. Alvarez made a motion to affirm the September 16, 2024 minutes, seconded by Mr. Whited. Mr. Dawson called the roll. Motion carried 5-0.

Mr. Hahn made a motion to affirm ZMA06-24 EnterTRAINment Junction; Place of Worship Development and Resolution No. 24-14. Motion carried 5-0.

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

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**FDP10-24-A Red Oak Commons; Grandway**

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The applicant is requesting a Final Development Plan approval for 122 single-family residential lots (landminimums) with seven open space lots on 24.34 acres located at 6815 Hamilton Mason Road. Parcel #'s: M5610-025-000-033, 034, 035, 064, 091

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 Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Brock asked for clarification of the density from the Preliminary Development Plan to the Final Development Plan.

Mr. Dawson compared the two plans for the Board.

Mr. Alvarez asked a question regarding the sidewalks in the development

Mr. Dawson stated the applicant is providing a sidewalk connectivity throughout the subdivision however it is only on one side of the street with an interconnecting path through the open space. The staff is asking for connectivity all the way to the east and west property lines.

**Applicant**                    **Brent Wilkins**  
   **M/I Homes**

Mr. Wilkins gave his presentation for the development and discussed their proposals for the site.

**Proponents**                **Raymond Reynolds**  
   **6879 Hamilton Mason**

Mr. Reynolds stated he was the owner of the proposed property. The only thing he asked was that the large trees be saved.

**Opponents**                **Timothy Day**  
   **6801 Hidden Ridge Dr.**

Mr. Day stated he lived in the White Gate subdivision and addressed his concerns regarding lights, noises, and the creek in between the two subdivisions.

**James Trammell**  
**6829 Hamilton Mason Rd**

Mr. Trammell shared his concerns regarding lights and looking at their building from the back of his property, and buffers.

**Maureen Day**  
**6801 Hidden Ridge Dr.**

Mrs. Day stated her concerns regarding the enlarged creek bed from previous construction. Concerned about the water and runoff, from the creek, into their property which is eating away their property.

**Neutral**                    **None**

Mr. Hahn asked the applicant's engineer to the podium

**Applicant**                      **John Del Verne**  
**Bayer Becker/Engineer**

Mr. Hahn and Mr. Del Verne addressed several questions to Mr. Del Verne regarding the residents' concerns.

Mr. Wilkins was asked to return to the podium.

Mr. Hahn asked if additional landscaping could be added and Mr. Wilkins agreed.

**Deliberations**

Mr. Asbrock stated that after addressing the last few topics that were discussed the project should be okay.

Mr. Alvarez stated his concern was regarding the sidewalks however that was addressed earlier.

Mr. Brock asked if there were any problems or questions with the elevations that were presented tonight.

Mr. Dawson stated there were not any issues.

Mr. Whited stated the concerns he had regarding the project had been addressed.

Mr. Dawson stated if there's a motion, a modification needed to be add to section one to include "submit a revision of the landscaping plan of the east property line, determined to be adequate by Staff".

**Mr. Whited made a motion to approve Case # - FDP10-24-A Red Oak Commons; Grandway based on staff comments/changes as read and discussed and other agency recommendations. Mr. Alvarez seconded the motion.**

**Aye: Jose Alvarez, William Brock, Larry Whited, Brian Asbrock**

**Nay:**

**Abstain: Jim Hahn**

**Motion carried 4-0**



The applicant is requesting a Revised Final Development Plan approval to remove the previously approved hiker/biker path located at the NW corner of Brate Drive and Princeton Glendale Road.

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 Revised Final Development Plan unless additional information is deemed necessary to make an informed decision.

The Board Members asked Staff to review the path on the property.

Mr. Dawson went through the diagram of the paths.

Mr. Alvarez asked if the Township had other properties with bike/hiking paths that have liabilities.

Mr. Dawson stated there are.

**Applicant**                      **Ron Rosenbeck**  
   **Republic Wire**

Mr. Rosenbeck gave his presentation and stated that he didn't really want the path in the beginning. He shared his concerns about the safety/liability of providing the walking path.

Mr. Hahn stated there was a negotiation between Mr. Rosenbeck (applicant) and West Chester Township to help the applicant save money by not creating a separate pour and to create separation between the trucks and the bike path. He asked if that was correct.

Mr. Rosenbeck stated he did not remember that and there was not enough room.

Mr. Hahn asked that before there was any design, you knew that the bike path had to go in.

Mr. Rosenbeck responded that he did and that he only accepted that because he felt that he wouldn't get the zoning approval.

**Proponents**                      **None**

**Opponents**                      **None**

**Neutral**                              **None**

## Deliberations

Discussion was held among the Board Members.

**Mr. Brock made a motion to deny Case # - RFDP10-24-B Republic Wire based on staff comments. Mr. Asbrock seconded the motion.**

**Aye: Jose Alvarez, William Brock, Larry Whited, Brian Asbrock, Jim Hahn**

**Nay:**

**Motion carried 5-0**

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**MC07-24 Union Centre Pavilion; Domino's**

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The applicant is requesting a Major Change to the PUD to create an additional outlot for a 2,132 s.f. restaurant with a pick up window on 0.62 acres located at 4842 Union Centre Pavilion Drive. Parcel #: M5610-003-000-077

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.

No questions from the Board.

**Applicant**                      **Chris Hinkel**  
   **Dryden Builders**

Mr. Hinkel stated that Dryden Builders had worked with Domino's for over 25 years. He stated this is a desirable location. This location will have some indoor seating and will have a drive-thru window. He commented that there are no issues with staff comments.

**Proponents**                      **None**

**Opponents**                      **None**

**Neutral**                              **None**

**Deliberations**

Discussion was held among the Board Members; all members felt the project was pretty straight forward and a good use of the space

**Mr. Whited made a motion to approve Case # – MC07-24 Union Centre Pavilion; Domino's based on staff comments and other agency recommendations. Mr. Brock seconded the motion.**

**Aye: Jose Alvarez, William Brock, Larry Whited, Brian Asbrock, Jim Hahn**

**Nay:**

**Motion carried 5-0**

**Administrative Business:**

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The next ZC meeting is scheduled for Monday, November 18, 2024 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 7:25 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:



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Jim Hahn

Secretary:



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Timothy Dawson



**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 24-15  
RED OAK COMMONS; GRANDWAY – FDP (10-24-A)**

**WHEREAS**, on April 27, 2024, West Chester Township Board of Trustees approved a Zoning Map Amendment and Preliminary Development Plan (PDP) (09-2021) from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for one-hundred and twenty-two (122) multi-family units and a clubhouse on approximately 25.1 acres (4.86 units/ acre).

**WHEREAS**, on September 16, 2024, Bayer Becker submitted an application for a Final Development Plan, which included (122) single-family residential (landominium) lots on approximately 24.3 acres (5 units/ acre); and,

**WHEREAS**, on October 21, 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.) Revisions to the Final Development Plan (FDP) shall be submitted to the West Chester Township Community Development Department (WCTCDD) staff for approval within thirty (30) days with the following included:
  - a.) Illustrate the clearing limits on the proposed sheet of the plan (Sheet C3.1);
  - b.) The sidewalk located along the public frontage shall be illustrated on the FDP, to extend to the east and west property lines;
  - c.) Colored building elevation details, including all four (4) walls, shall be provided, which are consistent with any elevations presented to the Zoning Commission at the hearing; and
  - d.) Illustrate adequate landscape screening along the east property line to the extent of the clearing limits.
- 2.) All recommendations of the Traffic Impact Study shall be met, including any public right-of-way dedications as required by the Butler County Engineer's Office (BCEO) and (West Chester Township) WCT prior to a final zoning inspection.
- 3.) The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) prior to submission of the FDP in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes, to specifically include the following:



- a.) Street names shall be approved by the WCTFD prior to final approval of plans;
  - b.) Streets shall be designed to comply with the turning radius of fire department vehicles. Templates available upon request;
  - c.) Streets 20 - 26 feet in width shall be posted "NO PARKING - FIRE LANE" on both sides of the street. Streets 26-32 feet in width shall be posted "NO PARKING - FIRE LANE" on one side of the street;
  - d.) Water mains for fire protection shall be a looped system;
  - e.) Street names shall be visible at the time when building construction begins so as to provide direction for emergency services;
  - f.) Roads shall be maintained smooth and drivable to meet the weight capacity of fire department vehicles during construction;
  - g.) Roads shall not be blocked by construction materials, barricades or any other device that would impede emergency services. This is required throughout the construction period;
  - h.) All building addresses shall be visible at the street;
  - i.) Street "D" does not comply with the requirements of a dead-end street, which cannot exceed 150 feet without the provision of a turn-around method: (e) 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
- 4.) Any rights-of-way required per the Butler County Thoroughfare Plan shall be coordinated with the BCEO and incorporated into final civil engineering plans prior to the issuance of a zoning certificate.
  - 5.) Detailed grading plans, including a geotechnical study of the soils, and stormwater drainage plans and calculations shall be approved at the permitting stage and shall meet all OEPA, BCEO, and WCT requirements prior to the issuance of a zoning certificate.
  - 6.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and meet all requirements prior to the issuance of a zoning certificate.
  - 7.) A six (6) foot wide, public-use easement shall be documented and illustrated on the FDP and final plat, which shall be recorded with the document to properly establish the easement. The property owner shall grant a construction easement at which time future development to the west occurs.
  - 8.) Building setbacks shall be approved as illustrated on the FDP.

- 9.) Architectural plans, including all four (4) building wall elevations and floor plans shall be provided at the permitting stage, which shall be clearly labeled as to the model type on the plans.
- 10.) All buildings shall be consistent with the typical building elevations that were provided.
- 11.) All open space areas shall be designated as such on the recorded subdivision plat.
- 12.) One (1) subdivision entryway, monument sign shall be permitted as illustrated on the FDP and subject to the West Chester Township Zoning Resolution (WCTZR), Article 10.15 in regard to traffic visibility.
- 13.) The ground sign shall be permitted to be externally-illuminated by LED lighting at a maximum of a 3,000 level on the kelvin color scale.
- 14.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 15.) WCTCDD staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other reviewing agencies shall be subject to approval by the WCTCDD staff.
- 16.) The property owner/ home owners' association (HOA) 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.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommended approval. This action shall take effect this 21<sup>st</sup> day of October, 2024.

West Chester Township,  
Butler County, OH

Chairman:



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James Hahn

Secretary:



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Timothy Dawson  
Township Planner



**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 24-16  
REPUBLIC WIRE - RFDP (10-24-B)**

**WHEREAS**, on July 28, 2020, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) and B-2 (General Business District) to I-PUD (Industrial Planned Unit Development District) and a Preliminary Development Plan (25-2020) on July 28, 2020 for a 400,000 square foot building consisting of an office/ light industrial use on approximately 15.24 acres; and,

**WHEREAS**, on October 18, 2021, The West Chester Township Zoning Commission approved a Final Development Plan (21-15) for a 312,000 square foot building consisting of an office/ light industrial use on approximately 15.24 acres; and,

**WHEREAS**, on September 16, 2024, 4R Investments, LLC. submitted an application requesting a Revised Final Development Plan to remove the previously approved hiker/ biker path throughout the site; and,

**WHEREAS**, on October 21, 2024 the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

**NOW THEREFORE BE IT RESOLVED**, that on the basis of the above actions and findings, the West Chester Township Zoning Commission does hereby deny the aforesaid application.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommended approval. This action shall take effect the 21<sup>st</sup> day of October, 2024.

West Chester Township,  
Butler County, OH

Chairman:

  
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James Hahn

Secretary:

  
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Timothy Dawson  
Township Planner



**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 24-17  
UNION CENTRE PAVILION; OUTLOT E, DOMINO'S (MC 07-24)**

**WHEREAS**, on February 8, 2000, the West Chester Township Board of Trustees approved a Zoning Map Amendment from from B-2 (General Business District) and M-2 (General Industrial District) to C-PUD (Commercial Planned Unit Development District) and Preliminary Development Plan (2000-04) for a 211,000 square foot retail center and four (4) outlots (A, B, C, and D) on approximately 24.82 acres; and,

**WHEREAS**, on November 8, 2002, the West Chester Township Zoning Commission approved a Revised Preliminary Development Plan for a lot split of Outlot D creating a total of five (5) retail outlots (A, B, C, D1 and D2); and,

**WHEREAS**, on November 8, 2002, the West Chester Township Zoning Commission approved a Revised Preliminary Development Plan for for the use of Outlot D2.

**WHEREAS**, the West Chester Township Zoning Commission approved numerous Final Development Plans and Revised Final Development Plans for new and existing uses within the site to allow for accessory uses, such as outdoor seating areas; and,

**WHEREAS**, on September 16, 2024, Sunrise Pavilion Properties, LLC. submitted an application requesting a Major Change to the PUD for a 1.58 acre lot split of Outlot E, which contains a 10,150 square foot retail use, within the original 18.78 lot containing the retail center; and,

**WHEREAS**, on October 8, 2024, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended denial; and,

**WHEREAS**, on October 21, 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 approval the aforesaid application as submitted with the following conditions:

- 1.) This approval grants changes to the layout as reflected on the plan. However, all of the original conditions of the Zoning Map Amendment and Preliminary Development Plan (PDP) approvals, as specified in Resolutions 04-2000 and 03-05 shall still apply to this approved PDP.

- 2.) Detailed grading plans and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all Ohio EPA, Butler County Engineer's Office, and West Chester Township requirements prior to the issuance of a zoning certificate.
- 3.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) prior to the issuance of a zoning certificate.
- 4.) All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall meet all West Chester Township Fire Department (WCTFD) and WCTCDD requirements prior to the issuance of a zoning certificate to ensure the site accommodates emergency services.
- 5.) Adequate pedestrian connections shall be illustrated throughout the PUD and illustrated on the Final Development Plan (FDP).
- 6.) Detailed building elevations and floor plans shall be provided at the FDP stage, which shall reflect a minimum of 50% brick, or stone, or masonry siding materials throughout the building. As required by the WCTCDD staff, colored elevations for all sides of the buildings shall be provided and the specific exterior building materials shall clearly be labeled on the plan.
- 7.) Street light locations and light fixture details, which are consistent with the previous FDP approvals, shall be provided at the FDP stage.
- 8.) A detailed landscaping plan shall be provided at the FDP stage, which shall illustrate adequate landscaping requirements, to include the building, dumpster enclosure, and signage perimeters and all other landscaping and amenity elements within the common spaces.
- 9.) Dumpster enclosure details shall be provided at the FDP stage. The enclosures shall be pursuant to the West Chester Township Zoning Resolution (WCTZR), Articles 10.031 and 20.043. The enclosure(s) shall be consistent with the high-quality, masonry building materials of the principle building.
- 10.) All building signage shall be pursuant to the West Chester Township Zoning Resolution, Article 20 in regard to display area.
- 11.) Any ground-mounted, monument sign shall be pursuant to the West Chester Township Zoning Resolution, Article 20 in regard to location, height, and display




area; constructed with quality building materials matching the principle building; and meet the traffic engineer's line of sight requirements.

- 12.) A draft reciprocal easement agreement (REA), which establishes vehicular cross-access throughout the site, shall be provided at the FDP stage for approval and shall be recorded prior to the issuance of a zoning certificate.
- 13.) The property owner or a recorded property owners' association for the overall PUD 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.
- 14.) All zoning and property maintenance violations shall be abated and determined to be in conformance prior to the submission of the FDP.


**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval. This action shall take effect this 21<sup>st</sup> day of October, 2024.

West Chester Township,  
Butler County

Chairman:

  
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James Hahn

Secretary:

  
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Timothy Dawson  
Township Planner