

RESOLUTION NO. 01 - 2009

**RESOLUTION APPROVING CHANGES TO THE PROPOSED LAND USE MAP
AS CONTAINED IN THE COMPREHENSIVE LAND USE PLAN
FOR THE HAMILTON-MASON ROAD CORRIDOR, EAST OF I-75 FOR CASE #LUP 07-08**

WHEREAS, on August 10, 2004, the West Chester Township Board of Trustees approved a Revised Comprehensive Land Use Plan for West Chester Township; and,

WHEREAS, on May 27, 2008, the Land Use Planning Committee conducted a public meeting and initiated discussion on the Hamilton-Mason Road corridor, east of I-75; and,

WHEREAS, the Land Use Planning Committee noted several changes that have occurred, or will occur, in this area since the adoption of the Comprehensive Land Use Plan, including the new I-75/Hamilton-Mason Road interchange, the widening of Hamilton-Mason Road, the extension of Cox Road into Liberty Township and potential future development; and,

WHEREAS, it was determined that the federal restrictions relating to the acquisition of the Voice of America parkland that once applied to several of the subject properties no longer apply because they were transferred to a different property in Butler County; and,

WHEREAS, the Land Use Planning Committee determined that the current land use designations on the Proposed Land Use Map for the Hamilton-Mason Road corridor, east of I-75, are no longer appropriate; and,

WHEREAS, on November 13, 2008, the West Chester Land Use Planning Committee continued the public hearing regarding the Proposed Land Use designations in the Hamilton-Mason Road corridor, east of I-75, and recommended approval of the of the following changes (see attached *Exhibit A* for a graphic representation of the recommended changes).

SECTION 1. The property on the north side of Hamilton-Mason Road, east of I-75 to just before the Heritagespring retirement facility, and the 3.37 acre triangular shaped parcel on the southwest corner of the Hamilton-Mason Road/Cox Road intersection, shall be changed from the existing "Public & Institutional" designation to "Office/General Retail".

SECTION 2. The two parcels on the north side of Hamilton-Mason Road that are currently occupied by the Heritagespring retirement facility, and the two adjacent parcels to the east, shall be changed from the existing "Residential Transitional" and "Estate Single-Family" to "General Office".

SECTION 3. The remaining parcels on the north side of Hamilton-Mason Road, east of the aforementioned properties to Butler-Warren Road shall be changed from the existing "Estate Single-Family" to "Office/Residential Transitional".

WHEREAS, on December 15, 2008, the West Chester Zoning Commission conducted a public hearing and concurred with the recommendation of the Land Use Planning Committee for changes to the Hamilton-Mason Road corridor as stated above and does hereby recommend approval of said changes to the Proposed Land Use Map; and,

WHEREAS, by advertisement, a public hearing for the aforesaid changes to the Proposed Land Use Map was held before the West Chester Township Board of Trustees on January 13, 2009 as initiated by the West Chester Land Use Planning Committee; and,

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto.

NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendations of approval of the West Chester Township Land Use Planning Committee and the West Chester Zoning Commission and does hereby approve the aforementioned changes to the Proposed Land Use Map as contained in the Comprehensive Land Use Plan.

BE IT FURTHER RESOLVED, that all plats, plans and other data submitted are hereby incorporated in this recommended approval.

Adopted this 10th day of February, 2009.



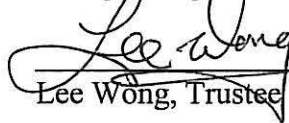
Catherine Stoker, President

YES
Yes / No

Absent

George Lang, Vice President

—
Yes / No



Lee Wong, Trustee

Yes
Yes / No

ATTEST:



Patricia Williams, Township Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director

EXHIBIT A

