

RESOLUTION NO. 04 - 2008

**RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM "B-1" TO "B-2"
FOR CASE #04-07 - 9443 CINCINNATI-COLUMBUS ROAD (SAMVEL MNATSAKANIAN)**

WHEREAS, on December 20, 2007, an application was submitted to the West Chester Township Zoning Commission by Samvel Mnatsakanian for a Zoning Map Amendment from "Neighborhood Business District" (B-1) to "General Business District" (B-2) for .656 acres of land; and,

WHEREAS, on January 8, 2008, the Butler County Planning Commission held a public hearing for said Zoning Map Amendment and recommended approval of the proposed request; and,

WHEREAS, on January 28, 2008, the West Chester Township Zoning Commission held a public hearing for said Zoning Map Amendment and recommended approval of the proposed request; and,

WHEREAS, by advertisement, a public hearing for the aforesaid Zoning Map Amendment was held before the West Chester Township Board of Trustees on February 26, 2008 as applied for by Samvel Mnatsakanian; 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 recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the application for a Zoning Map Amendment from "B-1" to "B-2" for the aforesaid application.

BE IT FURTHER RESOLVED, that because car sales lots are often characterized by on-site attention capturing devices not authorized under West Chester Township zoning; a reminder that the property shall be maintained in compliance with the minimum standards as set forth in the West Chester Township Zoning Resolution and Property Maintenance Code, and in particular, that the property shall remain free of prohibited uses such as temporary signage, portable signage, flag streamers, banners, and/or other devices not authorized under the West Chester regulations.

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

Adopted this 11th day of March, 2008.

George Lang
George Lang, President

Yes
Yes / No

Catherine Stoker
Catherine Stoker, Vice President

YES
Yes / No

Lee Wong
Lee Wong, Trustee

Yes
Yes / No

ATTEST:

Patricia Williams
Patricia Williams, Township Fiscal Officer

APPROVED AS TO FORM:

Donald L. Crain
Donald L. Crain, Law Director

CERTIFICATE OF PUBLICATION

<u>February 26, 2008</u>	First Reading
Date	
_____	Emergency Reading
Date	
<u>March 11, 2008</u>	Second Reading
Date	
<u>March 17, 2008 Journal News</u>	First Publication
Date and Newspaper	(After Approval)
<u>March 20, 2008 Pulse Journal</u>	

<u>March 24, 2008 Journal News</u>	Second Publication
Date and Newspaper	(After Approval)
<u>March 27, 2008 Pulse Journal</u>	

<u>Patricia Williams 4/30/08</u>	Certificate of Publication
Township Fiscal Officer Signature & Date	