

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
June 15, 2015**

MEMBERS PRESENT: Jim Williams, Doug Rinnert,  
Art Hupp, Susan Hendel, Jim Hahn  
Brian Fisher - Alternate

MEMBERS ABSENT:

STAFF PRESENT: Michael Juengling, Director

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 8:00 p.m.

Mr. Williams called the meeting to order. Mr. Juengling called the roll.

April minutes were approved and submitted as record.  
May minutes are not available at this time.

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**West Chester Village-FDP Hutzelman Square, 06-15-A**

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Mr. Juengling stated that the property is located at Princeton-Glendale Road and Hutzelman Way. Applicant is Hutzelman Farms, Inc. The subject property is located within the West Chester Village development on the west side of State Route 747 north of Hutzelman Way. On March 13, 2001 the West Chester Township Trustees approved a district change from R1-A to C-PUD for land containing approximately 39.245 acres. A Preliminary Development Plan was also approved that contained a 145,000 s.f. multi-tenant retail building and five outlots. On February 28, 2011, a Final Development Plan was approved by the West Chester Zoning Commission for a Chase Bank with a drive-thru on the outlot located on the northwest corner of S.R. 747 and Hutzelman Way intersection. On April 21, 2014, a Revised Preliminary Development Plan was approved by the West Chester Zoning Commission for modifications to the original layout, which included reducing the size of the southern portion of the large multi-tenant retail center and creating a new outlot on the north side of Hutzelman Way. On October 20, 2014 the West Chester Zoning Commission approved a Revised Preliminary Development Plan for modifications to the original layout, which included an expanded development parcel along SR 747 for a children's learning center and reducing the size of the southern portion of the large multi-tenant retail center.

The applicant is requesting Final Development Plan approval for the extension of the private drives Market Place Drive and Plum Square as well as an additional parking lot with a connecting sidewalk north of the West Chester Music and Dance Academy. The applicant is also seeking FDP approval for a double faced (48 sf per face) Ground Directory Sign which varies from 14'-10" to 17'-10". FDP approval is also sought for trees planting on the north side of Plum Square and decorative street lighting along the north side of Plum Square and the west side of Market Place Drive.

**Staff Considerations:**

All street trees shall have a minimum trunk size of 2" caliper.  
All landscape areas shall have a permanently installed irrigation system. This system shall be installed prior to the issuance of a final zoning certificate.  
All applicable conditions which were part of previous approval will continue to apply.

**Other Agencies:**

*Butler County Engineer's Office* – the connection of the proposed yard drain to the proposed catch basin can occur as long as the pipe is a minimum of 12 inches in diameter.

The Zoning Commission is to approve, approve with modifications, or deny the submitted FDP unless additional information is deemed necessary to make an informed decision.

Applicant: Steven Hunt, Attorney  
2200 US Bank Tower  
Cincinnati, OH 45202

I represent Hutzelman Farms.

Clete Benken, MKSK Landscape Architects and Planners  
27 West 7<sup>th</sup> St.  
Covington, KY 41011

We have been coordinating with Children's Learning Adventure for the landscaping and walkway layout that they are doing with an eye toward a larger vision for this site to come together. We are trying to get all the fixtures, furniture, lighting, plant selections, and signing to be consistent across the project.

This case is really about getting everyone to come together on what the selections are. The family would like to set the stage. Picking up where we leave off and not re-invent the wheel. Proposing high efficiency LED light features, consistency in landscape, and signage.

We are fine with all the staff recommendations with the exception of the irrigation system. We propose not be installed in the first phase but when the new parking area / first next tenant building goes in. Concern that when construction starts the irrigation would get torn up.

Also setback requirements for existing plan – we are working with the county to get exact measurements to make sure that we are working with the measurements now and not from earlier requests.

Per Mike Juengling – neither issue will be a problem at this time. Issues just need completed at the time final zoning certificates are issued.

Mr. Hahn made motion to approve case # 06-15-A Hutzelman Square with staff and other agency recommendations. Ms. Hendel seconded the motion.

Case is approved 5-0

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**West Chester Village-RPDP Hutzelman Square, 06-15-B**

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Mr. Juengling stated that the property is located at Princeton-Glendale Road and Hutzelman Way. Applicant is Hutzelman Farms, Inc. The subject property is located within the West Chester Village development on the west side of State Route 747 north of Hutzelman Way. The applicant is requesting revisions to previously approved preliminary development plan. On March 13, 2001 the West Chester Township Trustees approved a district change from R1-A to C-PUD for land containing approximately 39.245 acres. A Preliminary Development Plan was also approved that contained a 145,000 s.f. multi-tenant retail building and five outlots. On February 28, 2011, a Final Development Plan was approved by the West Chester Zoning Commission for a Chase Bank with a drive-thru on the outlot located on the northwest corner of S.R. 747 and Hutzelman Way intersection. On April 21, 2014, a Revised Preliminary Development Plan was approved by the West Chester Zoning Commission for modifications to the original layout, which included reducing the size of the southern portion of the large multi-tenant retail center and creating a new outlot on the north side of Hutzelman Way. On October 20, 2014 the West Chester Zoning Commission approved a Revised Preliminary Development Plan for modifications to the original layout, which included an expanded development parcel along SR 747 for a children's learning center and reducing the size of the southern portion of the large multi-tenant retail center.

The applicant is requesting approval for a Revised Preliminary Development Plan which includes a total of 186,714 sf of mixed commercial, office and retail uses. This includes the already approved FDP areas of the Chase Bank (4,353 sf), West Chester Music and Dance academy (11,829 sf) and Children's learning Adventure (33,032 sf). The remaining portion of the development is to include six additional buildings totaling 137,500 sf. The entire development is to contain a total of 699 parking spaces. Based on the proposed uses 675 are required. Other proposed features include a signalized intersection at Market Place Drive and SR 747, pedestrian bridge and sidewalk connection to The Woods of West Chester Village, public square between Buildings A2 and A3, interior system of 5' wide concrete sidewalks connecting the buildings, square, adjacent condos and a five foot wide concrete sidewalk along the SR 747 frontage, street trees & landscaping, dry basin bio retention areas with native vegetation, decorative street lighting.

Staff Recommendations:

All applicable conditions placed on the development by previous approvals shall continue to apply as appropriate, including specified uses and setbacks.

Any requirements of the Butler County Engineers Office as they pertain to Traffic, road improvements, storm drainage and detention shall be met.

Any requirements of the Butler County Flood Plan Manager and the Butler County Flood Damage prevention regulations shall also be met. That's where you get into the setback requirements.

As shown on the Preliminary Development Plan, the development exceeds parking requirements. This is to be demonstrated at the Final development Plan stage also.

The submitted lighting, landscaping and signage is to be submitted for approval at the Final Development stage also.

All buildings shall contain a minimum of 50% brick/masonry.

Other Agencies:

*Butler County Engineer's Office (BCEO)*

The preliminary storm water calculations, as submitted on June 2, 2015, indicate that the storm water requirements can be met onsite. However, final review and approval cannot occur until construction drawings are submitted.

*Ohio Department of Transportation (ODOT)*

The Plum Square Drive access to SR 747 has been approved and constructed as a permanent right in/right out access point. The Market Place Drive access is approved as a temporary full access drive. Coordination shall occur with the property owners on the east side of SR 747 at such time when the Market Place Drive is connected to SR 747.

The Zoning Commission is to approve, approve with modifications, or deny the submitted RPDP unless additional information is deemed necessary to make an informed decision.

Mr. Williams – the retention pond they think is adequate for now? Yes it is. BC Engineers Office will do a more detail review when the construction drawings are submitted.

Applicant: Clete Benken, MKSK Landscape Architects and Planners  
27 West 7<sup>th</sup> St.  
Covington, KY 41011

Background – I was here in 2001; we had a market study showed that the development wasn't anywhere near as to what it is today. With the trends, activity, and wholesale changes that are taking place along SR 747, it was time to refresh the master plan for this site. While at the same time responding to the goals and visions of the family to leave a legacy for the township.

The plan we showed in October of last year was a step along the way. It brought something that was a game changer; pairing the Children's Learning Adventure with the dance academy. It's becoming a cultural arts campus. We want to look at it as a campus and less as a commercial development. We want to use building masses to create a street frontage; use sidewalks and trees and lighting to create a walkable street network.

If you approve this tonight, I've included a package of design guidelines and master plan that will be used to actively market to the types of users that we would like to see on the sight. Also be used to set the standards that future investors will have to use.

We can bring in sidewalk cafe spaces and dining spaces that are strategically located to support some upper floor tenants. We are looking at this intersection of Market Place and Plum Square as being kind of the civic for the gathering space of this campus.

The D, E, & F buildings will be more of the retail and dining uses. Building F might even have a 2<sup>nd</sup> floor.

We will have some branding of Hutzelman Square with the plum concept that you saw with the residential plans.

Mr. Benken showed various architectural buildings. They were not here to purpose what the buildings are; that will be part of any FPDP. We just wanted to show you what we are showing the tenants – what the standards are as far as the quality expectations.

This plan has nearly 2 acres more open space along the west property boundary than the original plan. The setbacks of buildings from the property line are larger on this plan than the original plan; original plan was 50' from the rear; we are now about 95'.

All dumpsters would have to have masonry surrounds with doors. We have standard for multi-tenant mailboxes. All mechanical equipment must be screened.

Mr. Hupp – you had me at submittal. The submittal is very complete. This is probably the most complete submittal that we've had. This really is a vision that will leave a legacy for this family. Are you intending these design guidelines to be part of this RPDP?

Mr. Benken – I believe we are.

Mr. Hupp – we don't really state that so much.

Mr. Juengling – no it didn't. We haven't brought that out yet.

Mr. Hupp – Bio filtration detention – is this going through the county?

Applicant: Etta Reed, Bayer-Becker  
6900 Tylersville Rd.  
Mason, OH 45040

We have submitted preliminary calculations. It contained both detention and water quality. The county has accepted both. Once we get into final design we will work with the county.

Applicant: Steve Hunt, representing the property owner  
2200 US Bank Tower  
Cincinnati, OH 45202

Finalized the presentation.

Proponents – None

Opponents – None

Neutral – Anne Holbrook  
7056 Barrett Rd.  
West Chester, OH 45069

I'm a retired teacher. When I heard about this project and that it was more like a campus and less like a commercial retail which was very encouraging. Knowing that they are including the residential area into this campus area, have they considered adding any bike trails; if they were encouraging people to come to that area or how the children were to get there. Most all campus' have a bike system.

Mr. Benken – we do have a trail connection that goes back into the Through the Woods project and a multi-purpose trail about a mile and half. We would love to see bike trail connections come through.

Closed to public forum.

Mr. Rinnert made a motion to approve West Chester Village-RPDP Hutzelman Square, 06-15-B with all comments by other agencies. Susan Hendel seconded the motion.

Case passes 5 – 0.

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## Oaks of West Chester – FDP Section 2, 06-15-C

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Mr. Juengling stated that the applicant is Rhein Gundler, LLC. The subject property is located off of Barret Road at the end of newly constructed Oakcrest Way. The property was rezoned by the West Chester Township Trustees on July 8, 2008 from A-1 to R-PUD and the Preliminary Development Plan was approved. On January 27, 2014 the West Chester Zoning Commission granted Final development plan approval of Section One of the development which included 26 lots. On March 11, 2014 The West Chester Township Zoning Commission approved a Revised Preliminary Development Plan for modifications and minor changes to the road layout.

The applicant is requesting Final development Plan approval for Section Two of the Oaks of West Chester development. Section Two will consist of twelve residential lots and one open space lot on Laurel Oaks Drive. Also being proposed is a 30' conservation easement along the south property and along the east property. This was added after the approval of section 1.

### Staff Recommendations

The exterior of all houses including garages shall be constructed of brick, stone, cultured stone, or other masonry determined to be substantially similar by staff.

The developer is to submit copies of the Home Owners Association documents to the West Chester Community Development office along with evidence that the documents have been recorded with the Butler County Recorder's office prior to the issuance of a Zoning Permit. (Actually this has been submitted and recorded).

Any requirements of the Butler County Engineers Office pertaining to road improvements and storm drainage shall be met.

Per the Preliminary Development Plan approval, a detailed landscaping plan shall be submitted with the Final Development Plans which shall include street trees on all roads. This shall be submitted and approved by the West Chester Community services Department and Community Development Department prior to issuing zoning permits. This was approved with section 1.

### Other Agencies:

#### *West Chester Fire Department*

Construction must be in accordance with all applicable codes and standards. All structures shall be within 400' of a fire hydrant.

#### *Butler County Environmental Services*

Water main looping is required on Barrett Road so they need to take it across the front of the development.

### Action:

The Zoning Commission is to approve, approve with modifications, or deny the submitted FDP unless additional information is deemed necessary to make an informed decision.

Applicant: John DeVerne, Bayer-Becker  
6900 Tylersville Rd.  
Mason, OH 45040

We concur with staff comments. We are here to answer any questions you may have.

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Proponents – None  
Opponents – None

Neutral – Daniel Leach  
7220 Susan Springs Dr.  
West Chester, OH 45069

Question regarding tree line – east side adjoining the property on Wintergreen. Is the plan to maintain that? I live on the corner which has the trail into the park. That tree line we would really like to see that properly maintained.

Mr. Williams asked the applicant to address Mr. Leach's comment.

Mr. Delverne – the buffer would be 30' in the conservation area. There will be restriction on the plat.

Neutral – Anne Holbrook  
7056 Barrett Rd.  
West Chester, OH 45069

I live in the first parcel; left corner. I bought the property in 1982 and became good friends with Mr. Gundler. The area is not attractive anymore since the tent was taken down and the trees were cut. Mr. Gundler's vision and treasures have turned into what this is today; this is very different than what Mr. Gundler had.

Also concerned about another entrance that the engineer's office told her about on Barret Rd.

Mr. Williams – that entrance is not on this case. This entrance would be submitted on the next case however we do understand your concern and the possible dangers.

Mr. Hahn has recused himself from this case and will abstain from voting on this case.

Public portion has been closed.

Ms. Hendel – stated that she really likes the development. I really like reading in the plans about the environmental part about saving the trees and the vegetation. We need to do more of that.

Mr. Rinnert – I like the looks of the homes and the other area of questions and concerns will come up in the FDP.

Ms. Hendel made a motion to approve case 06-15-C FDP will all the conditions that other agencies and staff have made. Mr. Rinnert seconded the motion.

Case passes 4-0; with 1 abstain.

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Annual Board appointments for chairman and vice chairman.  
Mr. Williams suggests that Mr. Hahn to be the chairman for the next year. Mr. Rinnert second it.  
Mr. Hahn has accepted.

Motion passes 5-0.  
Ms. Hendel nominates Mr. Hupp for Vice Chair and Mr. Rinnert second it.

Mr. Hupp has accepted.

Motion passes 5-0

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**Administrative Matters:**

**Communication & Miscellaneous Business**

Mr. Williams stated that the next scheduled meeting would be July 20, 2015 at 6:30 p.m.

Mr. Juengling made mention that the township has hired a new planner – Tim Dawson. He will be in attendance at the next meeting.

The Commission voted unanimously to adjourn.

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 audio tape 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:

  
James Williams

Secretary:

  
Michael Juengling



**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 15-16  
WEST CHESTER VILLAGE, FDP**

**WHEREAS**, an application of Hutzelman Farms, Inc. was approved by the West Chester Township Trustees on March 13, 2001 for a district change from R1-A to C-PUD for land containing approximately 39.245 acres, situated in Section 11, Town 2, Range 2. A Preliminary Development Plan was also approved that contained a 145,000 s.f. multi-tenant retail building and five outlots; and,

**WHEREAS**, on February 28, 2011, a Final Development Plan was approved by the West Chester Zoning Commission for a Chase Bank with a drive-thru on the outlot located on the northwest corner of S.R. 747 and Hutzleman Way intersection; and,

**WHEREAS**, on April 21, 2014, a Revised Preliminary Development Plan was approved by the West Chester Zoning Commission for modifications to the original layout, which included reducing the size of the southern portion of the large multi-tenant retail center and creating a new outlot on the north side of Hutzelman Way; and,

**WHEREAS**, on October 20, 2014, the West Chester Township Zoning Commission approved a Revised Preliminary Development Plan for modifications to the original layout, which included an expanded development parcel along SR 747 for a 29,600 SF daycare and reducing the size of the southern portion of the large multi-tenant retail center; and,

**WHEREAS**, on May, 2015, Hutzelman Farms, Inc. submitted an application requesting Final Development Plan approval for the extension of the private drives Market Place Drive and Plum Square as well as an additional parking lot with a connecting sidewalk north of the West Chester Music and Dance Academy. The application also included a double faced (48 sf per face) Ground Directory Sign which varies from 14'-10" to 17'-10". The application also included tree plantings on the north side of Plum Square and decorative street lighting along the north side of Plum Square and the west side of Market Place Drive.; and,

**WHEREAS**, on June 15, 2015, 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 approve said Revised Preliminary Development Plan consistent with the submitted site plan with the following conditions:

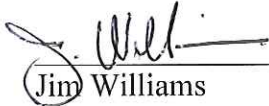
1. All street tree shall have a minimum trunk size of 2" caliper, and all landscape areas shall have a permanent irrigation system which shall be installed prior to the issuance of a Final Zoning Certificate
2. All of the original conditions of the Zoning Map Amendment and Preliminary Development Plan approval, as specified in Trustee Resolution No. 09-2001, shall still apply to this Final Development Plan.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 15<sup>th</sup> day of June, 2015.

West Chester Township  
Butler County

Chairman:

Secretary:

  
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Jim Williams

  
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Michael Juengling  
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 15-17  
WEST CHESTER VILLAGE, RPDP**

**WHEREAS**, an application of Hutzelman Farms, Inc. was approved by the West Chester Township Trustees on March 13, 2001 for a district change from R1-A to C-PUD for land containing approximately 39.245 acres, situated in Section 11, Town 2, Range 2. A Preliminary Development Plan was also approved that contained a 145,000 s.f. multi-tenant retail building and five outlots; and,

**WHEREAS**, on February 28, 2011, a Final Development Plan was approved by the West Chester Zoning Commission for a Chase Bank with a drive-thru on the outlot located on the northwest corner of S.R. 747 and Hutzleman Way intersection; and,

**WHEREAS**, on April 21, 2014, a Revised Preliminary Development Plan was approved by the West Chester Zoning Commission for modifications to the original layout, which included reducing the size of the southern portion of the large multi-tenant retail center and creating a new outlot on the north side of Hutzelman Way; and,

**WHEREAS**, on October 20, 2014, the West Chester Township Zoning Commission approved a Revised Preliminary Development Plan for modifications to the original layout, which included an expanded development parcel along SR 747 for a 29,600 SF daycare and reducing the size of the southern portion of the large multi-tenant retail center; and,

**WHEREAS**, on May, 2015, Hutzelman Farms, Inc. submitted an application requesting Revised Preliminary Development Plan approval for modifications to the original layout, which includes reconfiguring the site layout to consist of 6 buildings totaling 137,500sf of mixed commercial, office and retail uses in the undeveloped area north of the already approved FDP areas of the Chase Bank (4,353 sf), West Chester Music and Dance academy (11,829 sf) and Children's learning Adventure (33,032 sf); and,

**WHEREAS**, on June 15, 2015, 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 approve said Revised Preliminary Development Plan consistent with the submitted site plan with the following conditions:

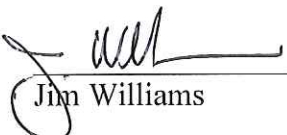
1. A revised plan shall be submitted within 30 days to reflect the "Dry Basin Bio Retention Areas" appropriately sized to meet the present county standards and reflected accordingly on the plan; The revised plan shall be subject to approval by the BCEO and the West Chester Community Development Department.
2. 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 approval, as specified in Trustee Resolution No. 09-2001, shall still apply to this approved Revised Preliminary Development Plan.

3. All Final Development Plans shall demonstrate that adequate parking is being provided for all proposed uses based on typical township parking standards, which shall be conveniently located to each building and is easily accessible to a useable entrance. If this cannot be demonstrated, the size of the uses/buildings should be reduced and/or the building design modified. The location and design of all interior drive aisles and curb-cuts shall be approved at the Final Development Plan stage and they shall generally align throughout the development.
4. All Final Development Plans shall closely examine the service traffic patterns and ensure that safe conditions are being provided for pedestrians, sufficient space is provided for deliveries without obstructing the access drive and appropriate turning radii are being provided for delivery trucks.
5. All Final Development Plans shall demonstrate that good interior pedestrian circulation is being provided to each use/building and throughout the site. The proposed square and concrete sidewalk connecting to The Woods of west Chester Village shall be constructed with Buildings A2 and A3. A Final Zoning Certificate shall not be issued for either building until the square and sidewalk connection are complete.
6. At the Final Development Plan stage, detailed building elevations shall be provided that demonstrate quality exterior building materials, such as brick and stone, are being utilized on all elevations. Special care should be taken for any buildings that are highly visible and/or that face the existing condominiums to the west, especially the two-story building, to ensure that the buildings do not detract from the existing residential use.
7. As reflected on the plan, a sidewalk shall be provided along the State Road 747 frontage connecting the existing sidewalk on the Chase Bank property to the south and the existing sidewalk on the multi-tenant retail center to the north.
8. All requirements of the Butler County Floodplain Manager and the Butler County Flood Hazard Prevention Regulations shall be met.
9. All concerns of the township, county and state agencies shall be adequately addressed to the satisfaction of the agency with the concern and shall be appropriately reflected on all Final Development Plans.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 15<sup>th</sup> day of June 2015.

West Chester Township  
Butler County

Chairman:

  
\_\_\_\_\_  
Jim Williams

Secretary:

  
\_\_\_\_\_  
Michael Juengling  
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 15-18  
THE OAKS OF WEST CHESTER – SECTION TWO, FDP**

**WHEREAS**, on July 8, 2008, the West Chester Board of Trustees, through Resolution No. 20-2008, granted approval of a Zoning Map Amendment from “A-1” to “R-PUD” for 85.011 acres of land and a Preliminary Development Plan containing 114 single-family residential lots, clubhouse with a pool and reserved open space areas; and,

**WHEREAS**, on March 22, 2011, the West Chester Board of Trustees, through Resolution No. 05-2011, granted a time limit extension for the Preliminary Development Plan from July 8, 2011 to July 8, 2014; and,

**WHEREAS**, on May 12, 2015, an application was submitted by Rhein Gundler LLC for Final Development Plan approval of Section Two of the residential development, which includes 12 single-family residential lots and one openspace lot that includes stormwater facilities; and

**WHEREAS**, on June 15, 2015, the West Chester Township Zoning Commission conducted a public hearing for said Final Development Plan.

**NOW THEREFORE BE IT RESOLVED**, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby approve said Final Development Plan for the aforesaid application consistent with the submitted site plan with the following conditions:

- 1 A Landscape Plan that includes street trees shall submitted and Prior to the issuance of a Zoning Certificate, all street trees shall be reviewed and approved by the West Chester Services Department to ensure that the species being used do not cause maintenance and services issues with the roadway maintenance.
2. Prior to the issuance of a Zoning Certificate, a Home Owner’s Association and Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements shall be created for Section Two, which shall be responsible for the following items, which shall be specified in the Home Owner’s Association declaration: 1)keeping all open space and green space areas free from litter and debris; 2)maintain all drainage ways and retention/detention basins to perform their designated function; 3)maintain all landscaping as approved on the Final Development Plan; 4)maintain the multi-purpose trail along Barret Road, and other pedestrian pathways through the subdivision and connecting into Keehner Park; 5)maintain all paver and/or decorative crosswalks; 6)maintain all entryway signs and fences in the open space; 7)maintain the clubhouse and pool; and, 8)the HOA document shall clearly define the areas that are prohibited for on-street parking, at all times and during times of snow emergency, and the HOA shall be responsible for the cost of all no-parking signage and the enforcement of the no parking areas. A draft copy of the Home Owner’s Association and Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements shall be submitted to West Chester Township Staff for review and approval, and must be recorded prior to the issuance of any Zoning Permit.
3. The submitted Tree Preservation Plan shall be required to be followed as approved. Additionally, the following measures shall be utilized to ensure maximum preservation: 1)the “Tree Preservation Fence” as illustrated on the plan shall be used to protect preserved groups of trees from construction damage; 2)the trees that are being removed shall be carefully marked for removal; 3)the identified trees and existing vegetation that are to be preserved, including during the construction of each residence, shall be preserved by the individual home builders and the property owners as modified by Condition 1 of this resolution; 4)Any revision to the

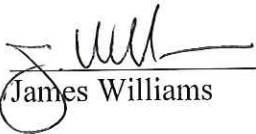
Tree Preservation Plan, whether it is a result of a required change from another agency or an in the field change, shall meet the approval of the township.

4. All roadways shall be constructed per the requirements of the Butler County Subdivision Regulations and standards for public roads. The reduced road widths shall be approved for the cul-de-sac roads as they are illustrated on the approved plan as long as on-street parking is prohibited on the side of the road with the fire hydrants, or as otherwise authorized by the West Chester Fire Department.
5. Building setbacks shall be approved as noted in the "Section Two Summary", unless otherwise noted on an individual lot. The five foot side yard setback shall be permitted as arranged and illustrated on the individual lots. At no time shall there be less than 20' between houses as noted.
6. The exterior building materials for all primary structures and detached garages shall be restricted to the following requirements: The entire first floor portion of the front, side and rear exterior wall areas shall be constructed of brick, stone, cultured stone, or other masonry finish determined to be substantially similar by Staff. The areas of the first floor portions expressly excluded from the above stated materials shall include areas where normal building practices prohibit the use of the materials stated above, including but not limited to gas fireplace insert cantilever, gables, overhangs, kitchen and other bays, and other types of protrusions that structurally preclude the use of the above stated materials. All other exterior wall areas may be constructed of the above listed materials. Any request for variation from these guidelines shall be reviewed by the developer and presented to the West Chester Township Planner. The West Chester Township Planner shall approve or deny the proposed variation in writing within ten (10) working days, however, failure to do so shall not constitute approval. In no event shall any exterior wall contain less than 50% coverage of the specified approved masonry materials. All Zoning Certificate applications shall provide calculations for each elevation to ensure it meets the above standards.
7. All open space areas shall be designated as such on the approved subdivision plat. Any open space area, landscaping or decorative crosswalk located within a road right-of-way shall be dedicated as public right-of-way but the maintenance shall be the responsibility of the HOA.
8. The sidewalks shall be constructed to Butler County Engineer Standards, with regard to materials and compaction. A public use easement shall be required for any portion of the sidewalks that are located outside of the right-of-way to ensure the general public's use. A draft copy of the easement shall be submitted for review and approval by the West Chester Community Development Department. Documentation of the recorded easement shall be provided to the West Chester Community Development Department, prior to the issuance of a Final Zoning Certificate. The public use easement may be included on the recorded subdivision plat.
9. All street names shall be approved by the West Chester Fire Department.
10. All concerns of the BCEO, West Chester Fire and Service Departments, and the Butler County Water & Sewer Department shall be addressed to the satisfaction of the agency with the concern.
11. The West Chester Community Development Department Staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other agencies (Butler County Engineers Office, Butler County Building Department, West Chester Fire Department, etc.) shall be subject to approval by the West Chester Township Community Development Department.

**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 15<sup>th</sup> day of June 2015.

West Chester Township  
Butler County

Chairman:

  
James Williams

Secretary:

  
Michael Juengling  
Township Planner