

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
December 15, 2014**

MEMBERS PRESENT: Jim Williams, Doug Rinnert,  
Susan Hendel, Bruce Fisher,  
Jim Hahn

MEMBERS ABSENT: Art Hupp

STAFF PRESENT: Michael Juengling, Director  
Vicki Sparks, Administrative Assistant

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 9:58 p.m.

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

Minutes were presented from the Zoning Commission meeting from November 17, 2014 and approved as submitted.

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**Beckett Ridge-RFDP Lakota West High School, 12-14-A**

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Mr. Juengling presented the staff report and a PowerPoint presentation that included: aerials, the proposed Revised Final Development Plan, site plan, history of site, staff comments, and site views.

Mr. Juengling stated that the subject property is located on the east side of Union Centre Boulevard and on the north side of West Chester Road, which was rezoned to Residential Planned Unit Development on June 5, 1975 as a portion of the Beckett Ridge Development. He stated that a Final Development Plan was approved on July 17, 1995 for a 250,000 square foot high school and related facilities, and two building additions were approved in August 2006.

Mr. Juengling stated that the applicant is requesting Revised Final Development Plan approval for a 50' x 60' lacrosse practice area, which includes a masonry wall that is 50' long and 15' tall. He stated that the initial construction will be a bare concrete block wall surrounded by natural grass. He stated that future improvements will include painting the wall and the installation of synthetic turf.

He stated that the applicant has stated that there is no intention of installing lights for the practice facility and the practice area would only be used during normal daylight hours.

Mr. Juengling stated that the Zoning Commission is to approve, approve with modification, or deny the submitted Revision to a Final Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: Stefan Spinosa  
6391 Belmont Park Circle  
West Chester, Ohio**

Mr. Spinosa reviewed the sport of Lacrosse. He stated that this proposed practice facility will allow for