

Record of Proceedings: February 9, 2016
West Chester Township Board of Trustees - Regular Meeting

Convene: Vice President Lang convened the meeting at 6:00 p.m.

Roll Call: Mr. Lang and Mr. Wong responded. Mr. Lang said Mr. Welch had an excused absence.

Pledge of Allegiance: Led by resident Randy Simmons and repeated by those present.

Citizen's Comments

There were no citizen's comments.

Presentations

There were no presentations.

Action Items – For Approval by Motion

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve the Trustee Meeting Minutes for January 26, 2016. Discussion: none. **Motion carried.**

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve payment of bills. Discussion: none. **Motion carried.**

Mrs. Boyko submitted the following requisitions greater than \$2,500:

Requisitions – Greater than \$2,500.00

1. Adm \$27,531.70 Frost Brown Todd, LLC – Legal services through December 2015
(various departments)
2. Fire \$3,035.00 Camp Safety Equipment Company – Replace control box on preemption
system for Medic Unit 609-1

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve payment of requisitions 1 and 2. Discussion: none. **Motion carried.**

Personnel Items

There were no personnel items.

Business Items

Mrs. Boyko introduced the next item noting the sale is about \$10,000.

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve Resolution No. 05-2016 finding SWAT firearms and accessories are not needed or are unfit for public use; authorizing the sale of said equipment to Vance's Law Enforcement Supply; and crediting the sale price of said equipment to the purchase of additional necessary equipment. Discussion: none. **Motion carried.**

Mr. Lang commended that he's West Chester Township's representative on the Butler County Emergency Management Agency Board, they have a meeting at 7:00 that evening, and he may need to leave early.

Mrs. Boyko introduced the next item saying the Township has budgeted approximately \$325,000 for concrete curb replacement.

MOTION made by Mr. Wong, seconded by Mr. Lang, to advertise for 2016 curb replacement program (CIP #960). Discussion: none. **Motion carried.**

First Reading of Resolutions & Reading of Emergency Resolutions

There were no first readings of resolutions or readings of emergency resolutions.

Citizen's Comments

There were no citizen's comments.

Second Reading & Vote on Pending Resolutions & Vote on Emergency Resolutions

Mrs. Boyko noted the Board conducted a Public Hearing at its last meeting.

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve Resolution No. 03-2016, approving a Major Change and Preliminary Development Plan for Case #MC-11-15 – WCP RPUD, Chesterwood Village. Discussion: Mr. Lang complimented the Dixons for creating such a great product and said they have been a world class corporate citizen. **Motion carried.**

Mrs. Boyko observed that this was the Board's Second Hearing. She further identified this matter as, "Resolution 04-2016, approving a Zoning Map Amendment from CPUD to SPPUD and Preliminary Development Plan for the Keefe property: 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 proposed Zoning Map Amendment and Preliminary Development Plan for Case #ZMA-08-15 – Keefe Property, Tracts 2 & 3, for this application with the following conditions . . . " Mr. Lang noted there were multiple conditions.

MOTION made by Mr. Wong, seconded by Mr. Lang, to approve Resolution No. 04-2016. Discussion: Mr. Lang referred to the partnership of Great Traditions and Steiner as "the Dream Team", and said their development will take West Chester to the next level. He said Yaromir

Steiner and Justin Leyda from Steiner + Associates met with some of the neighbors to devise a solution for the concerns they expressed at the previous Public Hearing. Mr. Lang then proposed that Section 13 of the conditions read as follows: "A detailed landscape plan shall be submitted at the Final Development Plan stage which depicts existing trees, and all proposed mounding, landscaping, and tree planting which shall provide extensive screening along the west and south property lines." Mr. Lang proposed this be supplemented with, "The developer will attempt to work with adjacent homeowners and neighborhoods from Wetherington, The Preserves of Wetherington, and Harbour Towne Village to address site line concerns and the developer will attempt to mitigate such concerns. All major landscaping areas shall be irrigated with permanent system prior to the issuance of a zoning certificate." Mr. Lang commented that some of the modification may be on land Steiner does not own, consequently Steiner will not be expected to install an irrigation system on land they do not own. Mr. Wong and Mr. Lang then **withdrew** their motion and second respectively.

Subsequently a **MOTION** was made by Mr. Wong, seconded by Mr. Lang to approve Resolution No. 04-2016 with the conditions as listed and the modifications as outlined in Section 13 as stated above. Discussion: Mr. Wong said Steiner was a responsible and good developer, and this project will be a great development. Mr. Lang concurred. **Motion carried.**

Discussion Items & Elected Official Comments

Mr. Jones commented that the filing deadline to get registered to vote in the March 15th Presidential primary is two days after Valentine's Day, February 16th.

Adjournment

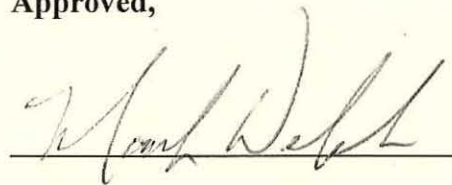
MOTION made at 6:14 p.m. by Mr. Wong to adjourn the Regular meeting, seconded by Mr. Lang. Discussion: none. **Motion carried.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Mark Welch, President