

RESOLUTION NO. 45 -2004

**RESOLUTION APPROVING A MAJOR CHANGE
TO AN EXISTING RESIDENTIAL-PLANNED UNIT DEVELOPMENT DISTRICT
FOR CASE #08-04, WEST CHESTER SERVICES DEPARTMENT – BECKETT PARK**

WHEREAS, a Residential Planned Unit Development District and Preliminary Development Plan (PDP) was approved by the Butler County Board of Commissioners on June 5, 1975 for the development of the Beckett Ridge Planned Residential/Golf Course Community with neighborhood commercial uses; and,

WHEREAS, on May 17, 2004 the West Chester Service Department submitted an application requesting a Major Change to an existing R-PUD for Revised Preliminary Development Plan approval for Beckett Park, containing an internal roadway system a baseball complex, Muhlhauser Senior/Conference Center, lakes/wetlands and other miscellaneous recreational activities; and,

WHEREAS, on June 8, 2004, the Butler County Planning Commission recommended approval of the proposed request; and,

WHEREAS, on June 21, 2004, the West Chester Township Zoning Commission recommended approval of the proposed request with a condition; and,

WHEREAS, by advertisement, a public hearing for the aforesaid application was held before the West Chester Township Board of Trustees on July 13, 2004 as applied for by West Chester Services Department; 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 agree with the recommendation of approval by the West Chester Township Zoning Commission for the Major Change to an existing Planned Unit Development District.

HOWEVER, BE IT RESOLVED, that the Board of Trustees does hereby agree to modify Zoning Commission's condition of approval, stating that the Zoning Commission Chairman shall be authorized to approve minor changes to the approved park plan.



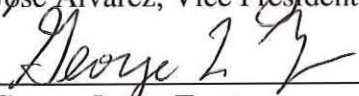
THEREFORE BE IT FURTHER RESOLVED, that the Board of Trustees relies on the Zoning Commission members to make land use and zoning amendment recommendations; however, the Board determines that minor revisions to the development of the Township's park and recreational amenities can best be evaluated and approved by a member of the Township staff, namely the Township Administrator and the Board of Trustees does hereby approve the application for the aforesaid Major Change to an existing R-PUD and Preliminary Development Plan consistent with the submitted site plan and does hereby unanimously agree to modify Zoning Commission's condition of approval with the following condition:

SECTION 1. The West Chester Township Administrator, or designee, shall be authorized to approve park modifications and revisions to the approved Preliminary Development Plan.


SECTION 2. Any amplified sound generated by an artificial source shall not be heard beyond the limit of the park to the best of the users' ability.

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

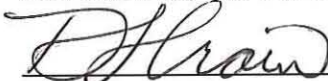
Adopted this 27th day of July, 2004.

 Catherine Stoker, President	<u>YES</u> Yes / No
 Jose Alvarez, Vice President	<u>yes</u> Yes / No
 George Lang, Trustee	<u>YES</u> Yes / No

ATTEST:


Patricia Williams, Township Clerk

APPROVED AS TO FORM:


Donald L. Crain, Law Director

