

Record of Proceedings: February 28, 2017
West Chester Township Board of Trustees - Regular Meeting

Convene: President Welch convened the meeting at 6:01 p.m.
Roll Call: Mr. Welch, Mr. Lang, and Mr. Wong responded.
Pledge of Allegiance: Repeated by those present.

Citizen's Comments

David Brown, representing Auditor Roger Reynolds, said March 3rd is the deadline for filing the CAUV application, March 9th is the deadline for paying property taxes to the Butler County Treasurer, and March 31st is the deadline for filing with the Board of Revision. He commented that the Auditor has rolled out a new website. Lastly, he said March 1-7 is National Weights & Measures Week.

Pam Jones, 9238 Pilgrim Court, said the Township allocated \$20,000 to REDI Cincinnati last year, \$10,000 the year before, and suggested the money could be better spent elsewhere while allowing the free market to bring jobs to West Chester.

Presentations

There were no presentations.

Action Items – For Approval by Motion

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for January 24, 2017. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for February 14, 2017. Discussion: none. **Motion carried unanimously.**

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

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

Requisitions – Greater than \$2,500.00

- | | | |
|--------|-------------|--|
| 1. Adm | \$29,850.00 | Butler County Sheriff's Office – Purchase annual radio maintenance |
| 2. Adm | \$23,666.76 | Butler County Emergency Management Agency – Remit annual fee for operational services |
| 3. Adm | \$7,823.50 | N. Harris Corporation – Subscribe to Enterprise Output Manager for financial software printing (CIP #1290) |
| 4. Adm | \$3,849.00 | ESRI Inc. – Renew annual license and maintenance for ARC-GIS for mapping and asset management software |

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|----|--------|------------|--|
| 5. | Adm | \$3,825.00 | Center for Local Government – Renew 2017 membership and remit payment |
| 6. | Adm | \$3,495.00 | AP Technology LLC – Upgrade to secure check to print purchase orders and checks (CIP #1306) |
| 7. | Fire | \$4,833.00 | VFIS of Ohio/ Ohio Public Risk Insurance – Renew annual Accident & Sickness Insurance policy |
| 8. | Police | \$3,000.00 | Michael Bruce - reimburse tuition in accordance with Article 20 of the collective bargaining agreement and Township guidelines |

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve payment of requisitions 1 through 6, and 8. Discussion: Mr. Lang had explained that he had a possible conflict with item 7, therefor he motioned to exclude that item, enabling him to vote on the other items, yet abstain in a separate motion for item 7. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisition 7. Discussion: none. **Motion carried. Mr. Lang abstained.**

Personnel Items

Mrs. Boyko introduced the next item saying the applicant had successfully completed the applicable testing and procedures.

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve the revised job description for assistant fire chief - operations as illustrated in the attached supporting documentation and to hire Mr. Stephen Oughterson to the vacant position of assistant fire chief - operations effective March 13, 2017, at the annual exempt salary of \$88,000.00 with a one year probationary period, and contingent upon successful completion of applicable testing and procedures. Discussion: none. **Motion carried unanimously.**

Thereupon a badge pinning ceremony was performed before the audience with Mrs. Oughterson pinning her husband, accompanied by Chief Prinz.

Mrs. Boyko introduced the next item noting this transfer will create a vacancy in the role of EMS Captain.

MOTION made by Mr. Wong, seconded by Mr. Lang, to transfer Captain Troy Bonfield to the position of Captain of Risk Management effective March 1, 2017, at his current exempt salary of \$89,022.27 with a one year probationary period, and contingent upon successful completion of applicable testing and procedures. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Lang, seconded by Mr. Wong, to authorize the 2017 hiring of a complement of 16 seasonal employees all at the hourly rate of 11.25 and contingent upon successful completion of applicable testing and procedures at actual start date of work: 15 Seasonal – Laborer employees: nine April – October and six May – September, One Seasonal – Events and Facilities employee April – October. Discussion: none. **Motion carried unanimously.**

Business Items

Mrs. Boyko introduced the next item saying REDI Cincinnati is the assigned economic development entity for the Greater Cincinnati area.

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve Steward Investor Level for 2017 with and remit payment to REDI Cincinnati for regional economic development initiatives – \$20,000.00. Discussion: Mr. Wong and Mr. Lang observed the recent successes of REDI Cincinnati. Mr. Welch said REDI Cincinnati enables West Chester Twp. to reach far beyond what we could were we to pursue economic development alone. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying the Sustaining Sponsorship Program has been in existence since 2001.

MOTION made by Mr. Wong, seconded by Mr. Lang, to renew Silver Sustaining Sponsorship for 2017 with and remit payment to the West Chester/Liberty Chamber Alliance – \$5,000.00. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying this is the last year of the Board's agreement to provide a five year declining scale of contributions to this entity, and it was recognized in the budget.

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve financial contribution for 2017 and remit payment to the National Voice of America Museum of Broadcasting – \$50,000.00. Discussion: Mr. Lang said the Township inherited this property from the federal government and the Board has worked to avoid the burden on taxpayers of maintaining it. The purpose for the contribution was to serve as seed money to enable it to make the property self-sustaining. Mr. Wong hoped the Board would make the museum a success. Mr. Welch said we need to honor our commitments, adding that the VOA is accountable to the Board of Trustees with respect to how these funds are spent. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying this item was initiated by one of the owners of the property whose tenant businesses requested limited parking as a means of better serving their customers.

MOTION made by Mr. Lang, seconded by Mr. Wong, to commence process to limit 15 minute parking at identifiable spaces along Town Centre and Centre Pointe drives and schedule a public hearing for March 28, 2017 at 7:00 p.m. Discussion: Mr. Welch asked how they came up with only six spots given all of the possible spots. Mrs. Boyko said there was no formula, rather it reflects what was requested. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying this was initiated by the Board of the West Chester Baseball Partnership, providing the background and history of the discussions. She said the Board authorized this as a project at its December 20, 2016 meeting and authorized advertising for bids at its January 10th meeting. She provided some of the terms of the contract.

MOTION made by Mr. Wong, seconded by Mr. Lang, to accept bid and to approve contract with Prograss LLC for the installation of synthetic turf infields on fields #1 and #4 at the West Chester Baseball Complex per the specifications as advertised, not to exceed \$456,382.50, and to authorize the Township Administrator to make non-substantive changes with Law Director approval and to execute said contract and all other necessary documents to effectuate the project (CIP #1387).

Discussion: Mr. Lang said these ballfields were something this Board inherited, it was not within the core competencies of government, but posed significant cost to the Township. The Board then created a Board to manage the complex as a vehicle for it to become self-sustaining. He said the Board recognized the Partnership needs these new fields in order to be competitive.

Motion carried unanimously.

During discussion of the previous motion, Mrs. Boyko said the next item provides for the West Chester Baseball Partnership to pay back 50% of the cost of the turf with equal payments over the next ten years. The agreement, however, expires in 2019 and if the West Chester Baseball Partnership does not wish to renew the agreement they will be required to pay off the balance of the 50%. She confirmed for Mr. Welch that it would be paid from TIF money, and that it is TIF eligible because there will be resultant economic benefits to businesses in the TIF district. While introducing this item, Mrs. Boyko gave more details of the amendment, including a penalty fee feature were hotel stays not realized in the future. Furthermore, the Partnership is required to provide the Township data that would enable the Township to consider other opportunities.

MOTION made by Mr. Welch, seconded by Mr. Lang, to approve an amendment to the first renewal concession agreement in substantially the same form as attached between the West Chester Township Board of Trustees and the West Chester Baseball Partnership to establish revised terms for the management, use, operation, and maintenance of the West Chester baseball complex, and to authorize the township administrator to make non-substantive changes with law director approval and to execute said agreement after approval granted by the National Park Service. Discussion: none. **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying this provision is according to statute and the collective bargaining agreement.

MOTION made by Mr. Lang, seconded by Mr. Wong, to transfer ownership of canine Rex to Police Officer Scott Lovett for the fee of \$1.00 pursuant to Ohio Revised Code Section 9.62 and the current Collective Bargaining Agreement Article 20, Section 4 and to authorize the Township Administrator to make non-substantive changes to the applicable ownership agreement with Law Director approval and to execute the agreement and any and all other necessary documents to effectuate said agreement. Discussion: Mr. Wong noted Rex's accomplishments over his nine year career. Mr. Lang and Mr. Welch expressed appreciation for Rex's service. **Motion carried unanimously.**

MOTION made by Mr. Lang, seconded by Mr. Wong, to not object to a new D5I liquor permit for TKJB Inc. dba Buffalo Wings & Rings, 4782 Plum Square. Discussion: no. **Motion carried unanimously.**

MOTION made by Mr. Lang, seconded by Mr. Wong, to not object to a new D5I liquor permit for Chuys OPCO Inc dba Chuys, 9538 Civic Centre Boulevard. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Lang, to not object to a new D2 liquor permit for Thai Koon Kitchen Inc. dba Thai Koon Kitchen, 9114 West Chester Towne Center Drive. Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

Mrs. Boyko introduced the next item saying this Resolution accompanies the zoning provisions the Board adopted on December 20, 2016.

Mrs. Boyko read Resolution No. 06-2017 rescinding and replacing Resolution No. 15-2011 to govern and regulate sexually oriented businesses and employees pursuant to Sections 503.51 and 503.52 of the Ohio Revised Code and as authorized by the Township Limited Home Rule provisions of Ohio Revised Code, Chapter 504. The Board had no questions.

Mrs. Boyko introduced the next item saying these transfers from the General Fund had been presented to the Board as part of the 2017 Operational Budget.

Mrs. Boyko read Resolution No. 11-2017 adopting and certifying the Township 2017 permanent appropriations and authorizing the transfer of funds from the General Fund to the Road and Bridge Fund and to the Cemetery Fund, and declaring an emergency and dispensing with the second reading. The Board had no questions.

Citizen's Comments

Marci Meyer Addington, 9581 Semaphore Court, said she previously worked for the federal government and she objected to the Christian invocation prior to the meeting, calling it "inappropriate". She said other faiths should be invited.

Dennis Bradbury, 9023 Cincinnati-Dayton Road, bought President Donald Trump T-shirts at the presidential inauguration and presented them to the Board. He said he felt honored to be at the inauguration and represent West Chester, Ohio.

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

MOTION made by Mr. Lang, seconded by Wong, to declare Emergency Resolution No. 11-2017 an emergency and dispense with the second reading. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Lang, seconded by Mr. Wong, to approve Resolution No. 11-2017 as read and as already declared an emergency. Discussion: none. **Motion carried unanimously.**

Discussion Items & Elected Official Comments

Mrs. Boyko, responding to the comment by Ms. Addington, said staff arduously contacts all the people of faith in West Chester and, regardless of denomination, invites them to participate prior to the meetings. She noted Muslims and Sikhs have previously participated.

Mr. Jones expressed his appreciation for and experience with the Voice of America. He also encouraged people to look at the January 17, 2017 Budget Work Session minutes in order to get an idea of the Township's needs and priorities. Lastly, he wished Mr. Welch happy birthday.

MOTION made by Mr. Wong to adopt Robert's Rule of Order for the Trustee meetings. He said his motion was due to commotions at recent meetings. Mr. Welch said he thought the Board

already followed them. Mr. Lang asked Mr. Wong what he would like to see done differently. Mr. Wong referenced the inconsistency of who could and who could not speak, and having an “orderly” meeting. Mr. Lang asked Mr. Wong for examples and he, Mr. Wong said the Board was currently selective in enforcing the rules. Mr. Welch explained to Mr. Wong that, aside from West Chester residents, property owners, or business owners, the consensus of the Board determined who could speak. There was not a second to the motion. Mrs. Boyko wanted the motion disposed of. There was a vote on Mr. Wong’s motion. **Motion defeated:** Mr. Welch and Mr. Lang voted in opposition, and Mr. Wong voted in favor.

MOTION made by Mr. Wong to annually rotate the positions of President and Vice President of the Board. Mr. Lang seconded for purposes of discussion. Mr. Lang said he wasn’t willing to rotate the positions because he didn’t complain during the five years Mr. Wong and Cathy Stoker kept him out of leadership. He said the people elect them and the process has served them well, and he thought the Board should stay as it is. Mr. Wong said Mr. Lang and Mr. Welch were in “cahoots” with each other. Mr. Lang said Mr. Wong and Ms. Stoker were in cahoots with each other, adding that Mr. Wong backed out of his agreement with Mr. Lang to support him for a position. Mr. Wong disagreed. Mr. Welch said he wasn’t in agreement with the proposal, adding that he agreed with Mr. Lang, saying Mr. Lang was out of leadership for five years. Mr. Welch said everyone was just a Trustee. All the President does is run the meeting. Mr. Wong suggested that someone needed to pull the records to confirm past leadership. Mrs. Boyko confirmed they searched the records and provided that research.

Mr. Jones, relative Mr. Wong’s rotation suggestion, asked if the Board would want the roll rotated when they vote on motions. Mr. Lang and Mr. Welch said they had no objection to rotating the roll. Mr. Wong however objected. Mrs. Boko interjected as a point of order that the Board reviewed meeting protocol about five years ago, but did not adopt it, and suggested the Board could review and adopt a document addressing comprehensive meeting protocol rather than addressing piecemeal. As a point of order, Mr. Wong said he had a motion on the floor. **Motion defeated:** Mr. Welch and Mr. Lang voted in opposition, and Mr. Wong voted in favor.

7:00 Public Hearing

At 7:10 pm Mr. Welch declared open the Public Hearing for Case # ZMA10-16 Cooper Meadows Self Storage and asked staff to make their presentation. Whereupon Mr. Tim Dawson proceeded to present with a PowerPoint presentation:

Staff report: Mr. Dawson reiterated for the record the case before the Board was Cooper Meadows Self Storage, and the applicant was Christopher Moore who was requesting a Zoning Map Amendment (ZMA) – from an R-PUD to a C-PUD - and a Preliminary Development Plan (PDP). The PDP calls for six self-storage buildings totaling 76,895 sq. ft. He identified the property as located along Cincinnati-Columbus Road (US 42), approximately 2,100 feet south of Dimmick Road. (Parcel M5610016000025 Section 14, Town 3, Range 2), consisting of 6.9 acres. He said the site consists of 6.9 acres and does not have any frontage, but has recorded a cross-access easement agreement with the adjacent property to the south in order to access US 42. Mr. Dawson gave the zoning history of the property dating back to April 27, 2004.

The Land Use Planning Committee (LUPC) considered the proposed land use - six, self-storage buildings, totaling 76,895 square feet, includes approx. 250 units; 80 of those are RV units, and no outdoor storage proposed.- to be consistent with the CLUP's recommended designation of the Office/ Residential Transitional land use classification. The committee considered the use to be consistent with the characteristics of a low-intensity retail use that adds an amenity to the surrounding neighborhoods. However, the committee's consideration was given upon the recommendation that the proposed buildings are consistent with the CLUP's recommended residential architectural characteristics, which includes pitched roofs and high-quality building materials that are compatible with the surrounding residences.

Mr. Dawson said the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment and Preliminary Development Plan.

Mr. Welch then solicited questions or need for clarification from staff from the Board. Mr. Wong asked that the purpose be repeated and what kind of controls are proposed for traffic. Mr. Dawson, said ODOT proposed an analysis be performed to determine the merits of a decelerating right turn lane for southbound traffic. Mrs. Boyko said there's currently a middle, left turn only lane.

Mr. Welch then invited the applicant to address the Board:
John Millium, 5300 Socialville-Foster Road, Mason, serving as legal counsel for the applicant, said he wanted to be available to answer any questions posed by the Board.

Mr. Welch asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: Amy Dunly, 7305 Willowood Drive, said she lives right behind the property and was concerned with lighting on the property and coming and going traffic. Mr. Dawson responded to her concerns.

In response to Mr. Welch's question as to whether either of his peers had any additional questions, neither had any.

Hereupon Mr. Dawson read the First Reading of Resolution 07-2017:

"Resolution No. 07-2017 approving a zoning map amendment from R-PUD to C-PUD and Preliminary Development Plan for Case # ZMA10-16, Cooper Meadows Self Storage. 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 Zoning Map Amendment from R-PUD to C-PUD and Preliminary Development Plan with the following conditions", noting there were 15 conditions.

Thereupon Mr. Welch declared closed the Public Hearing for Case # ZMA10-16 Cooper Meadows Self Storage.

Mr. Welch declared open the Public Hearing for Case # ZMA11-16 New Life Chapel. Whereupon Mr. Tim Dawson proceeded to present with a PowerPoint presentation:

Staff report: Mr. Dawson reiterated for the record the case before the Board was New Life Chapel, the applicant was Choice One Engineering, and they were requesting a Zoning Map Amendment from R-1 to B-1, the purpose was for the permitted land uses in the B-1 zoning district. He said the property is located along Cincinnati-Dayton Road approximately 230 feet north of Cresthaven Avenue. (Parcels M5610023000040, M5610023000039, M5610023000038 and M5610023000037, Section 22, Town 3, Range 2), and consists of 18.1 acres having approximately 875 feet of frontage along Cincinnati-Dayton Road. Mr. Dawson said the proposed zoning map amendment is consistent with the Comprehensive Land Use Plan's recommended Neighborhood Retail land use classification for the subject site. Mr. Dawson said the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment. The Board had no questions for Mr. Dawson.

Mr. Welch then invited the applicant to address the Board: Michael Seeger, 203 West Loveland Avenue, Loveland, said he was the applicant on behalf of New Life Church, and he was there to answer any questions the Board had for him. Mr. Wong asked how big the church would be, and Mr. Seeger said he didn't have any plans until after this application was approved. They would then submit plans. Mrs. Boyko commented that, unlike a Planned Unit Development Plan, this application does not include a Preliminary Development Plan. Rather, it's a straight zoning change and they could develop the property any way the B-1 zoning permits. Mr. Welch asked Mr. Seeger why they didn't file for a PUD. Mr. Seeger said they felt they could meet the requirements for B-1 zoning, and they would potentially sell excess acreage for B-1 purposes once the needs for a church is realized.

Mr. Welch asked for comments as follows:

Proponent Comments: none.

Opponent Comments:

John Coby, 231 Oliver Road, Cincinnati, said he was one of the owners of the farm across the street from the Holiday Inn. He said they were wondering about traffic "on that narrow road" resulting from the subject property when there are church functions.

Steve Means, 6667 Cresthaven Avenue, said he was concerned about drainage, noting damage to the side of his property from run off from the subject property.

Barbara Bass, 6682 Cresthaven Avenue, said she was also concerned about drainage. She said they've had extensive water damage. She's also concerned about having businesses in her backyard and lighting, and asked "why does it have to be zoned like that".

Neutral Comments:

Pat Hoelscher, 5680 Tylersville Road, identified herself as the owner of the southern-most property at issue. She gave a history of the development and drainage issues in that immediate area. Mrs. Hoelscher said part of the drainage problem is attributable to the drain underneath Cresthaven being inadequate to properly drain. She addressed a previous comment that expressed concern with traffic by saying Cincinnati-Dayton Road was to be widened next year. Regarding drainage, she said she understood that, once the road is widened, the ditch on the west side of the road at Cresthaven is supposed to be run down past the post office, down to the creek, into the east fork of the Mill Creek. Lastly, she addressed concern about businesses moving in, she was always told, "that's progress". She didn't know about the possibility of businesses being built at the site until the applicant pursued the B-1 zoning, adding that the Township might be able to impose restrictions.

Carol Monson, residing at 4385 Logsdon Woods Drive, but she's the property owner of 6654 Cresthaven Avenue. She hoped the developer would be responsible to homeowners.

In response to Mr. Welch's question as to whether either of his peers had any additional questions. Mrs. Boyko responded to Mr. Lang's request for her input by saying some of the concerns spoke to the reason the Township generally prefers the planned unit development process, especially for property in close proximity to residential properties. She said the Board had no means of regulating or applying conditions because of the straight zoning process. She said, if the Board agreed with the Zoning Commissions recommendation of approval, the Board would have no means of managing the concerns that have been expressed. Rather they would be relying solely on the property owner to address those concerns. She said the applicant was aware of the option to pursue a PUD, but they opted to pursue a straight zoning change. She said it would take a majority of the Board to change the Zoning Commissions' recommendation.

Hereupon Mr. Dawson read the first reading of the resolution:

"Resolution No. 08-2017 approving a zoning map amendment from R-1 and B-1 for Case # ZMA11-16, New Life Chapel. Now therefore, be it resolved 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 Zoning Map Amendment from R-1, Suburban Residence District, to B-1, Neighborhood Business District", adding that there were no conditions.

Thereupon Mr. Welch declared closed the Public Hearing for Case # ZMA11-16, New Life Chapel.

Mr. Welch declared open the Public Hearing for Case # MC12-16 Keefe; Tract 1; Lot 1; Chick-Fil-A and asked staff to make their presentation. Whereupon Mr. Tim Dawson proceeded to present with a PowerPoint presentation:

Staff report: Mr. Dawson said the applicant was GBC Design, Inc., they were requesting a Major Change and Planned Unit Development (PUD) and Preliminary Development Plan (PUD), and the purpose for the application was to split Lot 1 of the PUD for a 4,594 sq. ft. with a drive-thru and outdoor seating. He said the subject site is located along Liberty Way, Tylers Place Boulevard, Trailside Drive, and Cabela Drive approximately 1,400 feet west of the I-75/ Liberty Way interchange (Parcel M5620040000105, Section 18, Town 3, Range 2), and consists of 1.16 acres.

Mr. Dawson identified a number of concerns expressed regarding traffic, including that the BCEO and WCT recommended a re-evaluation of a traffic signal warrant at the intersection of Preserve Place and Tylers Place Boulevard when Tracts 2 and 3 are developed. He also reviewed a detailed zoning history of the property, stating that the Trustees most recently approved a Zoning Map Amendment application from C-PUD to SP-PUD and Preliminary Development Plan on February 9, 2016 for a mixed-use development of retail, restaurant, office, and residential land uses on 19.31 acres. Mr. Dawson responded to questions posed by the Trustees.

Mr. Dawson said the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment and Preliminary Development Plan.

Mr. Welch then solicited questions or need for clarification from staff from the Board.

Mr. Welch then invited the applicant to address the Board:

Alan Wiley, GBC, Design, 6565 White Pine Drive, Akron, responded to questions about traffic and traffic options.

Mr. Welch asked for comments as follows:

Proponent Comments: none.

Opponent Comments:

Kevin Cox, 7353 Preserve Place, identified himself as the President of the Preserves at Wetherington HOA. He said they are opposed to this Chick-Fil-A primarily due to traffic impact. He gave extensive detail regarding West Chester zoning, and expressed significant concern about ingress and egress onto Tylers Place from the Preserve Place and Trailside Drive intersection.

Mr. Welch asked Mr. Cox, as did Mr. Wong later, if he was proposing as a solution the implementation of a four way stop at the Tylers Place from Trailside Drive intersection. Mr. Cox said he didn't know if it was his job to be the solution. He said the BCEO said his neighborhood of 36 homes was insignificant relative the greater good of the surrounding development. In response to Mr. Welch's question, Mrs. Boyko said a traffic light at Tylers Place from Preserve Place and Trailside Drive would be subject to approval of the BCEO. There ensued a discussion about a round-a-bout at that intersection. Mr. Cox suggested there be an

updated traffic study by Becker & Bayer, and he would will meet with the Trustees and the BCEO.

Neutral Comments: none.

At Mrs. Boyko's suggestion, Mr. Welch asked the applicant if they had anything else to say: Mike Gilbert, 4209 Gallatin Pike, Nashville, Tn., said he's the development manager for the property owner. He commented on the traffic studies relative to ongoing development, saying the proposed development makes marginal difference as the concluding development in Tract 1, and any concerns should be addressed in the Tracts 2 and 3.

Hereupon Mr. Dawson read the first reading of resolution: "Resolution No. 09-2017 approving a Major Change to a Planned Unit Development and Preliminary Development Plan for Case # MC12-16 Keefe property; Tract 1; Lot 1; Chick-Fil-A. Now therefore, be it resolved 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 Major Change to the Keefe property, Tract 1, Planned Unit Development District and Preliminary Development Plan with the following conditions", noting there were 12 conditions.

Thereupon Mr. Welch declared closed the Public Hearing for Case # MC12-16 Keefe; Tract 1; Lot 1; Chick-Fil-A.

Mr. Welch declared open the Public Hearing for Case # ZMA13-16 Rinck Farm II and asked staff to make their presentation. Whereupon Mr. Tim Dawson proceeded to present with a PowerPoint presentation:

Staff report: Mr. Dawson said the applicant was Chris Wunnenberg, who was requesting a Zoning Map Amendment from B-1 to M-1, and the purpose for the application was for the permitted uses in the M-1 zoning district.

He said the subject site is located along Princeton-Glendale Road (SR 747) approximately 1,600 feet north of Union Centre Boulevard. (Parcel M5610008000037 and M5610003000056; Section 10, Town 2, Range 2), and consists of 1.8 acres having approximately 76 feet of frontage along Princeton-Glendale Road (SR 747).

The Board of Trustees approved a Zoning Map Amendment from M-2 (General Industrial District) to B-2 (General Business District) on April 11, 2006 on approximately 23.8 acres.

The proposed zoning map amendment is consistent with the Comprehensive Land Use Plan's (CLUP) recommended Office/ Light Industrial land use classification for the subject site.

The applicant has stated the purpose for the zoning map amendment is to combine the site with the adjacent property to the south, which was approved for a zoning map amendment from B-2 to M-1 on January 24, 2016.

Mr. Dawson stated that, in consideration of the character and intensity of the surrounding land uses, the proposed zoning map amendment to the M-1 (Light Industrial District) will be an extension of the 39.7 acre site to the south that was approved at the January 24, 2016 Board of

Trustees hearing. Both sites are intended for a warehouse/ distribution/ office land use that is compatible with the office, retail, and light industrial uses along the SR 747 corridor and provides a transition from the general industrial districts to the south and the residences to the north.

Mr. Dawson said the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment and Preliminary Development Plan.

Mr. Welch then solicited questions or need for clarification from staff from the Board.

Mr. Welch then invited the applicant to address the Board:

Chris Wunnenberg, 6355 Centre Park Drive, said he was the Director of Development for Schumacher Dugan. He termed this a “clean up” because they originally had the property zone B-2 in anticipation of a major retail development, but are now pursuing light industrial in accordance with the Land Use Plan.

The Board had no questions.

Mr. Welch asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

In response to Mr. Welch’s question as to whether either of his peers had any additional questions - neither had any.

Hereupon Mr. Dawson read the first reading of resolution:

“Resolution No. 10-2017 approving a zoning map amendment from B-2 and M-1 for Case # ZMA13-16, Rinck Farm II. Now therefore, be it resolved 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 Zoning Map Amendment from B-2, General Business District, to M-1, Light Industrial District”, noting there were no conditions.

Thereupon Mr. Welch declared closed the Public Hearing for Case # ZMA13-16, Rinck Farm II.

Discussion Items & Elected Official Comments


Mr. Lang wished his “much older” fellow Trustees a happy birthday, noting Mr. Welch’s birthday was February 27th and Mr. Wong’s is February 29th. He also responded to the Citizen’s Comments by Marci Meyer Addington, saying a person wouldn’t know if they’ve only attended

one or two meetings, but the Township regularly invites people from other faiths and does a very good job in this regard.

Adjournment

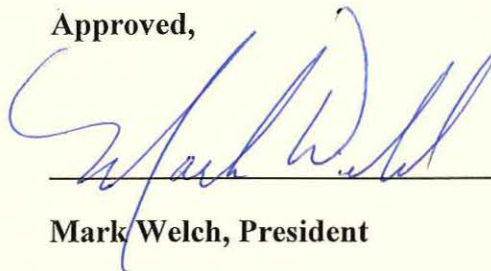
MOTION made at 8:59 p.m. by Mr. Lang, seconded by Mr. Wong, to adjourn the meeting.
Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Bruce Jones", written over a horizontal line.

Bruce Jones, Fiscal Officer

Approved,

A handwritten signature in blue ink, appearing to read "Mark Welch", written over a horizontal line.

Mark Welch, President