

WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
March 9, 2026 – Regular Meeting

MEMBERS PRESENT:

Mr. Sanchez, Mr. Mear, Ms. Kemp, Ms. Rogers, Mr. Hilton – Seated
Mr. Weston – Alternate not seated
Ms. Hendel – Not seated

STAFF PRESENT:

Elizabeth Fields – Planning Consultant
Jonathan Roach – Legal Counsel
Jeanne Campbell – Township
Beverly Worley – Township
Tonya Pointer – Interim Director

CALL TO ORDER:

The regular meeting of the West Chester Township Board of Zoning Appeals was held at West Chester Township Hall. The Chair called the meeting to order at approximately 6:00 PM. Roll call was conducted and a quorum was confirmed.

APPROVAL OF PREVIOUS MINUTES:

Approval of the February 9, 2026 minutes
Motion by: Mr. Mear
Seconded by: Ms. Kemp
Roll Call Vote:
Sanchez – Yes
Mear – Yes
Kemp – Yes
Rogers – Yes
Hilton – Yes
Minutes approved 5-0.

AFFIRMATION OF PREVIOUS RESOLUTIONS:

Resolution 26-01 – Skinner case (February 9, 2026)
Motion to Affirm
Roll Call Vote:
Sanchez – Yes
Mear – Yes
Kemp – Yes
Rogers – Yes

Hilton – Yes
Resolution affirmed 5-0.

Resolution 26-02 – RVP Engineering, LLC
Motion to Affirm
Roll Call Vote:
Sanchez – Yes
Mear – Yes
Kemp – Yes
Rogers – Yes
Hilton – Yes
Resolution affirmed 5-0.

SWEARING IN:

All individuals intending to provide testimony were sworn in and affirmed that their statements were true and correct to the best of their knowledge and belief.

NEW BUSINESS:

BZA 26-03 – Lori Williams – Seven Star Energy
Request for Conditional Use Approval for an Electronic Message Center
8573 Cincinnati Dayton Road

STAFF REPORT:

Staff reviewed the request for a conditional use approval for a 1-foot by 4-foot electronic message center located beneath the fuel pricing panel on an approved freestanding sign. The Board's review was limited to the electronic message center component, as the sign structure had already been approved.

APPLICANT PRESENTATION:

Lori Williams, representing CB Science Services, addressed the Board. The applicant explained the purpose of the sign, including displaying store hours, announcements, and promotional messaging. The sign would be remotely controlled, with adjustable brightness and message timing set at approximately five-second intervals.

PUBLIC COMMENT:

The Chair opened the public hearing. No speakers came forward.

BOARD ACTION:

Motion to Approve BZA 26-03
Motion by: Ms. Rogers
Seconded by: Mr. Hilton

Sanchez – Yes

Mear – Yes
Kemp – Yes
Rogers – Yes
Hilton – Yes
Motion approved 5-0.

ADMINISTRATIVE MATTERS:

The next regular meeting of the Board of Zoning Appeals will be held on April 13, 2026. This announcement shall serve as public notice of the meeting.

ADJOURNMENT:

Motion to adjourn
Motion by: Mr. Mear
Seconded by: Ms. Rogers

Sanchez – Yes
Mear – Yes
Kemp – Yes
Rogers – Yes
Hilton – Yes
Motion approved 5-0.
The meeting was adjourned at approximately 6:10 PM.

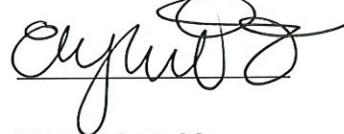
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under the supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.

BZA Chair

A handwritten signature in black ink, appearing to be 'Carlos Sanchez', written over a horizontal line.

Carlos Sanchez

BZA Secretary:

A handwritten signature in black ink, appearing to be 'Elizabeth Fields', written over a horizontal line.

Elizabeth Fields

March 9, 2026

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 26-03**

WHEREAS, Seven Star Energy filed application no. 26-03 on January 27, 2026 with the Board of Zoning Appeals under Article 11, Subsection 11.05.B of the West Chester Zoning Resolution, requesting conditional use approval from Article 9.03.G to permit an electronic message center as part of a freestanding sign as applied to the property located at 8573 Cincinnati Dayton Road, Parcel # M5610-023-000-060, Section 22, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on March 9, 2026, notice of which was given to parties of interest in writing and also by digital publication on the Township website and social media posts at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 11.03.D et. seq. of the West Chester Zoning Resolution empowers the Board to authorize conditional uses that will not be contrary to the public interest, and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested conditional use approval is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 9.03.G.

THEREFORE, BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a conditional use from Article 9.03.G.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted and journalized at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 13 day of April, 2026.

A stylized, handwritten signature in black ink, consisting of a large loop and a horizontal stroke extending to the right.

Carlos Sanchez,
Chair

A handwritten signature in black ink, featuring a large, stylized 'E' and 'F'.

Elizabeth Fields, Planning Consultant
BZA Secretary