

West Chester

— OHIO —

ZONING COMMISSION

March 16, 2026

MEMBERS PRESENT: Jose Alvarez, William Brock, Hadil Lababidi

MEMBERS ABSENT: Jim Hahn, Larry Whited, Gerry Stoker,
Brian Asbrock (not-seated)

STAFF PRESENT: Liz Fields, Planning Consultant
Charles Galvin, FBT; Legal Representation
Tonya Pointer; Interim Director
Beverly Worley; AP III

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

Mr. Brock called the meeting to order. Ms. Fields called the roll. A quorum was established.

Mr. Alvarez made a motion to affirm the January 21, 2026 minutes, seconded by Ms. Lababidi. Ms. Fields called the roll. Motion carried 3-0.

Mr. Brock swore in staff and case participants.

The applicant is requesting a Final Development Plan approval for owner occupied units (condominiums) consisting of ten (10) buildings, two units each on a total of 4.9 acres located at 6964, 7037, 7064, 7070, 7086 Tylersville Rd. Parcel #'s: M5610-025-000-010, M5640-129-000-084, M5640-129-000-085, 086, 087, 088, 089

Ms. Fields presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

Action

The West Chester Township Zoning Commission is to recommend approval, approve with modifications, or deny the submitted Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Alvarez asked – if there was a second entrance, if the Fire Dept. reviewed the plan, and if a traffic signal would go in at the entrance?

Ms. Fields stated there was not a second entrance approved at the PDP stage. Ms. Fields stated that the Fire Dept. did not specify a requirement for a second entrance and she would defer to the applicant regarding a traffic light.

Ms. Lababidi asked if there were going to be any sidewalks/pathways from the road to the building.

Ms. Fields stated she would defer to the applicant.

Mr. Brock asked for confirmation regarding signage plan and if the open space was meeting the Township requirement.

Ms. Fields stated that a signage plan was not submitted with the application and that she was confident it met the open space requirement; the applicant didn't specify.

Applicant **Shane DeLong**
 RVP Engineering

Mr. DeLong gave a description of the sidewalks/pathways. He also stated that there was not ample grading & safety for sidewalks along Tylersville Rd. He stated that he was in agreement with most of the report except for the Fire Department requirement of 26' drives. They use the County standard of 24'.

Mr. Brock stated that the applicant would need to address the drive size issue with the Fire Department since they are requiring a specific drive footage.

Ms. Fields stated that the board could condition the approval to have the applicant work it out with the Fire Department.

Mr. DeLong showed the Board the materials for the units.

Mr. Brock stated the applicant still needed to provide the signage and lighting plan if they had not done so.

Mr. Brock asked about the location change of the detention and grading.

Mr. DeLong discussed the changes.

Ms. Lababidi asked about a traffic study.

Mr. DeLong stated that Matt Laufer, Butler County Engineer's Office said one was not needed.

Proponents **None**

Opponents **Ken Mikkelson**
7733 Shady Tree Drive

Mr. Mikkelson shared his concern regarding the impact on the creek, taking away the green space, and buffering between properties.

Neutral **None**

Deliberations

Mr. Alvarez had no strong argument against the case. His concern was the egress/ingress, the impacted traffic, and no signage plan.

Ms. Fields reminded the Board that the Township have requirements in the code that would need to be met before approving the permit.

Ms. Lababidi felt the concerns were being addressed and there would not be an issue.

Mr. Brock made a motion to recommend approval for Case # FDP 03-26-A The Boulevard based on all comments and staff recommendations and to include the addition of the walkway from the interior drive around to the side of each building. Mr. Alvarez second the motion.

Aye: Mr. Alvarez, Mr. Brock, Ms. Lababidi

Nay:

Motion carried 3-0

The applicant is requesting a Zoning Map Amendment and Preliminary Development Plan approval from R-3 (Transitional Residence District) to R-PUD (Residential Planned Unit Development) for 82 townhomes on a total of 11.402 acres located at 9074 Cox Rd. Parcel #'s: M5610-012-000-111 & M5610-012-000-052

Ms. Fields presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

Action

The West Chester Township Zoning Commission is to recommend approval, approve with modifications, or deny the submitted Zoning Map Amendment/Preliminary Development Plan unless additional information is deemed necessary to make an informed decision.

Ms. Lababidi asked for clarification of the setbacks.

Ms. Fields stated the standard is 60'. The Board would need to take the 15' request into consideration in the review.

The Board questioned a possible privacy fence, the connection between 42 and Cox and no parking signs.

Ms. Fields stated that this should be deferred to the applicant and could be part of the approval of the Preliminary Development Plan and that the parking signs would vary on the size of the road.

Mr. Brock stated the plans are showing a gated access at Cox Road.

Applicant **Justin Lanham**
 M/I Homes

Mr. Lanham gave a presentation of the project. He stated the only residential access will be off of 42. TIS was completed and given to Butler County for review. The gated access off of Cox will be for emergency vehicles only. This is a state fire code requirement if reaching a certain threshold of units. HOA will maintain all the open space, dog park, all landscaping, sidewalk and roads.

He stated the Fire Dept. also requested the 26' wide pavement. They will do their best to meet that requirement and will work with the Fire Dept.

Regarding the sidewalk along 42 and Cox Rd. Currently there are no sidewalks. Not opposed to do it but asked if it was an actual requirement.

Mr. Lanham stated that they would like to receive consideration to change the outside of the

masonry requirements as proposed in the application.

Mr. Brock asked if the applicant had any issues with the 10' right-of-way along the eastern property line.

The applicant stated there was no issue.

Mr. Alvarez asked if there was going to be a light at this intersection.

Nick Selhorst
Choice One Engineering

Mr. Selhorst stated that no traffic signal or turn lanes are warranted. ODOT is reviewing to determine that it is the case. TIS was sent to both ODOT and Butler County Engineering

Proponents **None**

Opponents **Phil Sieber**
9079 Quentin Ct.

Mr. Sieber shared his concerns regarding how bad the traffic backs up

Robert Thomas
9093 Quentin Ct

Mr. Thomas shared his concerns regarding traffic.

Mary Anne Fifarek
7731 Jonathan Ct

Ms. Fifarek shared her concerns regarding traffic. She also commented there's no room for sidewalks; not even enough room for cars/traffic.

Kristen Neu
9088 Quentin Ct

Ms. Neu shared her concerns regarding traffic on Cox Rd. not just on 42.

David Sanders
7899 Tara Dr.

Mr. Sanders shared his concerns regarding safety. He shared the statistics he obtained from the West Chester Police Department. He also stated his concerns regarding water run-offs. He submitted to the Board a letter and a petition against the project.

William Shepherd
7887 Tara Dr.

He stated he shared the same concerns from the neighbors that had already spoke and added the flooding along Tara Dr with the hardscape decreasing.

Jim Jones
7865 Tara Dr.

Mr. Jones felt the project is too big for the area and that the townhouses should be deed restricted. He also suggested a wall not a privacy fence for separation and to keep the light out.

Lindsey West
8791 Cox Rd

Ms. West stated that traffic was a huge concern and the people cut through the shopping centers. Another concern is the safety surrounding detention ponds/flooding.

Neutral **None**

Deliberations

Ms. Lababidi asked how many units can go in based on the current zoning and acreage.

Ms. Fields stated the minimum lot size for a single family is 6000 sq. ft. which would yield 82 units without any roads. She stated knowing there needs to be a road that would roughly yield 50-60 units.

Mr. Alvarez asked about the water run-off concerns.

Ms. Fields noted that detailed engineering drawings and studies are not necessary at the preliminary stage and that the meeting's purpose was to approve or deny the zoning change with the proposed project in mind.

Mr. Brock commented that the 50% masonry is in the resolution and needed to be adhered to.

Mr. Alvarez made a motion to recommend approval for Case # ZMA 01-26 Nexus 42 based on all comments and staff recommendations. Mr. Brock second the motion.

Aye: Mr. Alvarez, Mr. Brock, Ms. Lababidi
Nay:

Motion carried 3-0

FDP 03-26-B The Lofts at Union Centre

The applicant is requesting a Final Development Plan approval for the development of 252 units and related amenities on a total of 10.4923 acres located at 6230 Allen Rd.
Parcel #: M5610-027-000-102.

The proposed development is located within the moratorium boundaries. If the FDP is approved, no construction can occur until the moratorium expires.

Ms. Fields presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

Action

The West Chester Township Zoning Commission is to recommend approval, approve with modifications, or deny the submitted Final Development Plan unless additional information is deemed necessary to make an informed decision.

Ms. Lababidi asked why the applicant didn't provide the second access that was required with the previous approval plan.

Ms. Fields stated she would defer that to the applicant.

Ms. Fields read an opposing letter received into the record.

Mr. Alvarez needed clarification regarding the second access entrance and asked if staff was concerned with it.

Ms. Fields stated that the second access was deemed necessary and that also there are a number of changes that could be determined a major amendment to the PUD if it continues as proposed. She also stated a significant amount of information had not been provided.

**Applicant Jeff Flaherty
 Cardinal Engineering**

Mr. Flaherty stated this project was proposed under a different owner. Mr. Dawson stated that as long as they followed the previous required resolution, they could use the previous preliminary plan. He explained why they couldn't connect the second access. He had discussions with Mr. Dawson regarding an emergency gated access.

Mr. Brock stated that there were several items that were not included in the plan submission: dumpster enclosure, signage, striping on paving, decorative pedestrian elements, street lights and several other items. This is the final development plan and the items are needed to move forward.

Mr. Flaherty stated that should not be an issue to provide the required information.

Mr. Brock mentioned that in the PDP, a 10' pedestrian path, they were proposing a 5'. Why the reduction in size?

Mr. Flaherty stated when he discussed it with Mr. Dawson, he said that as long as they stayed under the density of the previous approved plan, the proposed plan would be fine.

Mr. Brock asked if there were any improvements from the TIS on Allen Rd.

Mr. Flaherty stated that the applicant wanted to put in a deceleration lane.

Mr. Brock asked if the applicant would agree to continue the case to address the undefined areas.

Mr. Flaherty stated yes as long as they received a list of the items needed.

Proponents **None**

Opponents **None**

Neutral **Nick Draginoff**
 6164 Village Central Ave.

Mr. Draginoff shared his concerns: traffic, run-off, and the pond/buffering

Mr. Brock suggested Mr. Draginoff come back to the next meeting if the case would be continued.

Deliberations

All board members are in agreement that the case needed to be continued. The submittal was not complete to make a determination.

Mr. Brock made a motion to continue Case # FDP 03-26-B The Lofts at Union Centre. Ms. Lababidi second the motion.

Aye: Mr. Alvarez, Mr. Brock, Ms. Lababidi

Nay:

Motion carried 3-0 to continue the case

Administrative Business:

The next ZC meeting is scheduled for Monday, April 20, 2026 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Brock adjourned the meeting at 8:00 p.m.

These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under 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.

Chairman:

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

William Brock

Planning Consultant:

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

Liz Fields

WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 26-3
The Boulevard – FDP (03-26-A)

WHEREAS, on June 24, 2025, the West Chester Township Board of Trustees approved a Zoning Map Amendment from R-2 (Single Family Residential) to R-PUD (Residential Planned Unit Development) and a Preliminary Development Plan for the construction of 10 buildings, each with two units.

WHEREAS, on March 16, 2026, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above actions and findings, the West Chester Township Zoning Commission does hereby approve the aforesaid application with the following conditions:

- 1.) Revisions to the Final Development Plan shall be submitted to the West Chester Township (WCT) staff for approval.
- 2.) If not specifically conditioned with an approval of this FDP, all subsequent Final Development Plan (FDP) applications shall otherwise remain subject to the conditions as previously and last approved.
- 3.) Detailed grading plans and stormwater drainage plans and calculations shall be approved by the Butler County Engineers Office (BCEO) and shall meet all WCT and BCEO requirements prior to the issuance of a zoning certificate.
- 4.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and shall meet all BCWSD requirements prior to the issuance of a zoning certificate.
- 5.) The applicant shall coordinate with the WCT Fire Department at the permitting stage in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane requirements; and all other applicable building and fire codes.
- 6.) Signage shall be subject to the WCTZR, Article 9.
- 7.) Any dumpster locations and dumpster enclosure locations shall be provided at each FDP stage. The enclosures shall be pursuant to the WCTZR, Articles 2.10 and 4.02.7. Dumpster enclosures that are located along the public frontages shall be adequately screened with landscaping and meet proper line of sight requirements.

- 8.) WCT staff shall have the ability to require additional internal traffic signage as deemed necessary by the WCT staff
- 9.) The property owner shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition.
- 10.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 11.) WCT staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other reviewing agencies shall be subject to approval by the WCT staff.
- 12.) A temporary construction road and vehicle staging area shall be illustrated on the site plan at the permitting stage, which shall be designed to support all construction traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc. due to the construction of the site.
- 13.) Any outdoor demolition and/or construction for the entire subject site shall only occur between the hours of 6:00 AM and 9:00 PM.
- 14.) Sidewalks shall be installed leading from the access road/driveways to the front door of each unit.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval. This action shall take effect the 16th of March, 2026.

West Chester Township,
Butler County, OH

Chairman:



William Brock

Secretary:



Liz Fields
Planning Consultant

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 26-4
NEXUS 42 – ZMA (01-26)**

WHEREAS, on February 18, 2026, Justin Lanham, M/I Homes, submitted an application requesting a Zoning Map Amendment from R-3 (Transitional Residence District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for 19 buildings consisting of 82 single-family residential units on approximately 11.4 acres.

WHEREAS, on March 16, 2025, the West Chester Zoning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and,

NOW THEREFORE BE IT RESOLVED, that on the basis of the above actions and findings, the West Chester Township Zoning Commission hereby approves the aforesaid application with the following conditions:

- 1.) The residential density shall be subject to the Preliminary Development Plan approval.
- 2.) A Traffic Impact Study (TIS) and/or traffic analysis shall be approved prior to the FDP approval.
- 3.) All site civil engineering plans shall be coordinated with the Butler County Engineer's Office (BCEO) and shall meet the requirements prior to the Final Development Plan (FDP).
- 4.) All water and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and meet all requirements prior to the issuance of a zoning certificate.
- 5.) The applicant shall coordinate with the Butler County Soil and Water District (BCSWD) prior to submission of the FDP.
- 6.) Any stormwater runoff from the site shall be mitigated using either a retention or detention facility and such facility shall be designed to minimize the flowrate as much as possible.
- 7.) The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) prior to submission of the FDP in regard to access ways

and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes.

- 8.) All internal road circulation, road design, parking, vehicular cross-access connections and facilities, and central activity area shall be approved at the FDP stage.
- 9.) The amount of open space shall only be approved at the FDP stage. The percentage of open space for the overall PUD site shall be noted on the initial FDP and the percentage open space shall be noted for each subsequent FDP site.
- 10.) All pedestrian connections shall be approved at the FDP stage, as required by the WCT staff.
- 11.) All pedestrian facilities, located on private property shall have a public-use easement illustrated along the extent of the facilities and shall be recorded on the final plat, as required by Butler County.
- 12.) All open space lots shall be designed as such on the record, subdivision plat.
- 13.) Building setbacks shall be approved at the FDP stage.
- 14.) Detailed building elevations shall be provided at the FDP stage, which shall reflect a minimum of 50% high-quality exterior building materials (brick and stone). As required by the West Chester Community Development Department (WCTCDD) staff, colored elevations for all sides of the buildings shall be provided and the specific exterior building materials shall clearly be labeled on the plan.
- 15.) Detailed floor plans and specific details regarding the unit sizes shall be provided at the FDP stage, which shall include size (measured in square feet) and floor plans.
- 16.) Detailed plans and descriptions of any common/ public, exterior amenities and elements shall be provided at each FDP stage.
- 17.) All light locations, light fixture details, and photometric analysis shall be provided at each FDP stage to ensure a consistent design that minimizes glare and light spillover and meets the WCTZR, Article 8.
- 18.) A detailed landscaping plan shall be provided at the FDP stage, which consists of adequate landscape screening of any building perimeters; throughout any

open space areas/ recreational areas; and ground sign perimeter landscaping detail.

- 19.) Any residential development identification sign shall be illustrated on the FDP with setback dimensions. All signage details in regard to height, area, illumination, colors, and materials shall be provided at the FDP stage, which shall be pursuant to the WCTZR, Articles 9.
- 20.) Ground signs shall only be permitted to be externally-illuminated by LED lighting at a maximum of a 4,000 level on the kelvin color scale.
- 21.) Any outdoor demolition and/or construction for the entire subject site shall only occur between the hours of 6:00 AM and 9:00 PM.
- 22.) All measures to reduce detrimental effects to the adjacent properties due to construction activities shall be stated within a document and provided at the FDP stage.
- 23.) The draft Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE), which also establishes the home owners' association (HOA), for the subject residential subdivision. shall be provided to the WCTCDD for review at the FDP stage. The DCCRRE shall include the record, subdivision plat as a supplemental exhibit to the DCCRRE. A copy of the recorded DCCRRE shall then be provided to the WCTCDD for the case file records prior to the issuance of zoning certificate.
- 24.) A temporary construction road and vehicle staging area shall be illustrated on the FDP, which shall be designed to support all construction traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc., due to the construction of the site.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval. This action shall take effect the 16th of March, 2026.

West Chester Township,
Butler County, OH

Chairman:



William Brock

Secretary:



Liz Fields
Planning Consultant