

West Chester

— OHIO —

ZONING COMMISSION

April 20, 2026

MEMBERS PRESENT: Jose Alvarez, William Brock, Hadil Lababidi, Larry Whited

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

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

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

Mr. Brock made a motion to affirm the March 16, 2026 minutes, seconded by Mr. Alvarez. Ms. Fields called the roll. Motion carried 4-0.

Mr. Whited made a motion to affirm FDP 03-26-A The Boulevard and Resolution No. 26-3. Motion carried 4-0.

Mr. Whited made a motion to affirm ZMA 01-26 Nexus 42 The Village North and Resolution No. 26-4. Motion carried 4-0.

Mr. Whited swore in staff and case participants.

MC 02-26 Crossings of Beckett, Outlots 1, 2, & 3

Applicant has requested a continuance to the May meeting due to not having 5 board members present. West Chester Township staff has approved the request.

Mr. Whited made a motion to approve Case #: MC 02-26 Crossings of Beckett, Outlots 1, 2, & 3 to be heard at the May 18th Zoning Commission meeting, seconded by Mr. Alvarez. Ms. Fields called the roll. Motion carried 4-0.

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.

Applicant	Jeff Flaherty Cardinal Engineering
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Mr. Flaherty discussed his conversation with the Butler County Engineers Office regarding the connection of the road and their alternative. Mr. Flaherty showed the materials of the building, interior flooring and cabinetry.

Mr. Alvarez clarified that the roads will be private and the applicant will maintain them.

Mr. Flaherty agreed.

Proponents	None
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Opponents	None
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Neutral	None
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Deliberations

Mr. Whited opened by emphasizing how drastically the final development plan differed from the originally approved preliminary development plan. He explained the history.

Mr. Mumma informed the Board it was in their discretion to deny the case and suggest they reapply as a Major Change.

Each Board Member shared and discussed their thoughts on the project.

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

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

Nay: Mr. Alvarez

Motion carried 3-1 to deny the case.

Mr. Whited recommended that the applicant resubmit the project as a Major Change / Preliminary Development Plan.

Administrative Business:

The next ZC meeting is scheduled for Monday, May 18, 2026 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Whited adjourned the meeting at 6:45 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.

Vice Chairman:



Larry Whited

Planning Consultant:



Liz Fields