

West Chester

— OHIO —

ZONING COMMISSION

January 21, 2026

MEMBERS PRESENT: Jim Hahn, Jose Alvarez, Larry Whited
Gerry Stoker, William Brock

MEMBERS ABSENT: Brian Asbrock (not-seated), Hadil Lababidi (not-seated)

STAFF PRESENT: Timothy Dawson, Senior Planner
Charles Galvin, FBT; Legal Representation
Tonya Pointer; Interim Director
Beverly Worley; AP III

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

Mr. Stoker called the meeting to order. Mr. Dawson called the roll. A quorum was established.

Mr. Alvarez made a motion to affirm the November 17, 2025 minutes, seconded by Mr. Brock. Mr. Dawson called the roll. Motion carried 5-0.

Mr. Dawson was sworn in. Mr. Dawson swore in case participants.

Mr. Dawson stated that the applicant requested a continuance due to some changes they would like to make to the plan. He didn't know the extent of the changes so he asked that the applicant speak to the extent of the changes. He stated that the board could consider whether they want to continue the case to the next month or have the applicant withdrawal the case.

**Applicant Mr. Pilla
 Swadeshi**

Mr. Pilla stated that due to the changing requirements and their needs, he anticipated that they would be needing a larger footprint than what was being proposed in the current plan.

They are evaluating their options now and he felt it would be premature to move forward with this proposal.

Mr. Stoker made a motion to withdraw Case # RFDP 01-26-A University Pointe; TGI Friday's, Swadesi based on the applicant's statement of changes to the existing proposal. Mr. Hahn second the motion.

**Aye: Mr. Alvarez, Mr. Asbrock, Mr. Stoker, Mr. Whited, Mr. Hahn
Nay:**

Motion carried 5-0

The applicant is requesting a Final Development Plan approval for two multi-tenant buildings (A & B) to include a 2,080 s.f. drive-thru restaurant and a 3,378 s.f. restaurant on Lot 2. On Lot 11 will be two 2,014 s.f. future tenant shell buildings located at Oak and Foster Lanes. Parcel #'s: M5620-461-000-031 and M5620-461-000-040

Mr. Dawson 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 **Aaron Scott**
 Steiner & Associates

Mr. Scott stated they would need to review the sidewalk request on the west side of Oak Lane; the area is very narrow. The east side would not be an issue.

Ashley Wallis
Bayer Becker

Ms. Wallis agreed with Mr. Scott that the sidewalk request would need further review to make sure it complied with ADA requirements.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board members shared their concern with the sight design of the access way located so close to the main road.

Mr. Galvin (legal counsel) stated that the Board can recommend approval with minor modifications.

Mr. Stoker asked the applicant to return to the podium. He asked Ms. Wallis if they would be willing to review/study and possibly make changes to ensure safety issues.

Ms. Wallis agreed to review/study the concerns for an applicable solution.

Mr. Stoker made a motion to recommend approval for Case # FDP 01-26-B Keefe Property, Tract 2 & 3; Lots 2 & 11 based on all comments and staff recommendations. Mr. Alvarez second the motion.

Aye: Mr. Alvarez, Mr. Asbrock, Mr. Stoker, Mr. Whited, Mr. Hahn
Nay:

Motion carried 5-0

Administrative Business:

No new cases were received for the February meeting. February meeting is cancelled.

The next ZC meeting is scheduled for Monday, March 16, 2026 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Stoker adjourned the meeting at 6:35 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:



Gerry Stoker

Legal Counsel:



Charles Galvin

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 26-2
KEEFE; TRACT 2, LOTS 2 & 11 – FDP (01-26-B)**

WHEREAS, on February 9, 2016, the West Chester Township Board of Trustees approved a Zoning Map Amendment from C-PUD (Commercial Planned Unit Development District) to SP-PUD (Special Purpose Planned Unit Development District) and Preliminary Development Plan for Tracts 2 and 3 (04-2016) for a mixed-use development of retail, restaurant, office, and residential land uses, to include 150,395 square feet of commercial use and 104 multi-family units on 18.15 acres; and,

WHEREAS, on December 16, 2019, the West Chester Township Zoning Commission approved a Final Development Plan for Tract 2, Lot 5 (19-22), which included a 4,176 square foot GE Credit Union with a drive-thru on approximately .99 acres; and,

WHEREAS, on June 21, 2021, the West Chester Township Zoning Commission approved a Final Development Plan for Tract 2, Lot 6 (21-10), which included a 9,816 square foot daycare on approximately .9 acres; and,

WHEREAS, on October 17, 2022, the West Chester Township Zoning Commission approved a Final Development Plan for Tract 2, Lots 1, 4, and 6 (22-10), which included three (3) business park identification signs located along the frontages of Liberty Way and Tylers Place Boulevard; and,

WHEREAS, on September 23, 2025, The West Chester Township Board of Trustees approved a Major Change to the Wetherington Pointe (Keefe) SP-PUD (Special Purpose Planned Unit Development District) and Preliminary Development Plan for Tract 2 (26-2025), which consisted of a re-plat of Lot 9 as Lot 1 and 2 and request for a 45,150 square foot retail building on Lot 1 (.9 acres); a 5,679 square foot multi-tenant building consisting of a retail and drive-thru restaurant on Lot 2 (1.5 acres) and a 4,800 square foot retail/ restaurant use on Lot 11 (.5 acres).

WHEREAS, on December 15, 2025, Liberty Way Investments, LLC. submitted an application requesting a re-plat of previous Lots 1 and 2 as Lots 13 and 14, which would consist of further construction of the internal drive aisles on Lot 13 and development of Lot 14 (.75 acres). Lot 14 is proposed to be a multi-tenant building (A), to include a 2,080 drive-thru restaurant and a 3,378 square foot restaurant (.75 acres). Lot 11 is proposed to be a multi-tenant building (B), to include a 4,028 square foot multi-tenant shell building, consisting of two (2) future retail/ restaurant uses on Lot 11 (.5 acres); and,

WHEREAS, on January 21, 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 within thirty days with the following included:
 - a) Adequate sidewalks located along both sides of Oak Lane and along the south property line of Lot of Lots 14 and 11 and along the west property line of Lot 11; and
 - b) Adequate street trees/ landscaping along both sides of Oak Lane, along the building perimeters and along the south property lines of Lots 14 and 11.
- 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 (Trustee Resolutions 04-2016).
- 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.) The entirety of Foster Lane shall have the finish-layer of pavement and all on-street parking spaces installed and shall be striped prior to a final zoning inspection.
- 7.) Building signage shall only be approved as illustrated on the building wall elevations included in the FDP and shall be subject to the WCT Zoning Resolution (WCTZR), Article 9 due to a lack of proposed sign display area dimensions.
- 8.) No commercial ground signs shall be permitted.
- 9.) All other signage shall be subject to the WCTZR, Article 9.

- 10.) Internally-illuminated light fixtures and signage shall be prohibited from facing to the south.
- 11.) 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.
- 12.) WCT staff shall have the ability to require additional internal traffic signage as deemed necessary by the WCT staff
- 13.) 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.
- 14.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 15.) 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.
- 16.) 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.
- 17.) 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.

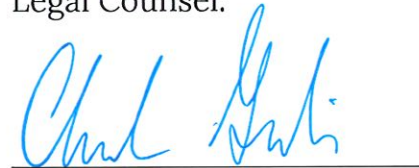
BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval. This action shall take effect the 21st day of January, 2026.

West Chester Township,
Butler County, OH

Chairman:


Gerry Stoker

Legal Counsel:


Charles Galvin