

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

MEMBERS PRESENT:

Mr. Sanchez, Mr. Mear, Ms. Glenn, Ms. Kemp, Ms. Rogers – Seated
Mr. Hilton – Alternate not seated

STAFF PRESENT:

Tim Dawson – Township Planner
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. Mr. Dawson conducted roll call and confirmed that a quorum was present.

APPROVAL OF PREVIOUS MINUTES:

Approval of the January 12, 2026 minutes

Motion by: Ms. Glenn.

Seconded by: Mr. Mear.

Roll Call Vote:

Sanchez – Yes

Mear – Yes

Glenn - Yes

Kemp - Yes

Rogers - Yes

Minutes approved 5-0.

SWEARING IN:

Mr. Sanchez swore in Mr. Dawson.

Mr. Dawson swore in all individuals wishing to speak on cases.

NEW BUSINESS:

BZA 26-01 – Ray Skinner, LLC. Continued from January 12

STAFF REPORT:

Mr. Dawson reviewed the staff report and outlined the nature of the request, applicable zoning provisions, and staff recommendation. All exhibits submitted were entered into the record.

APPLICANT PRESENTATION:

The applicant and/or representative addressed the Board regarding the request and responded to questions from Board members.

PUBLIC COMMENT:

The Chair opened the public hearing. Individuals wishing to speak were sworn in and permitted to provide testimony. All comments were entered into the record.

BOARD ACTION:

Motion to Deny BZA 26-01

Motion by: Rogers

Seconded by: Mear

Sanchez – No

Mear – Yes

Glenn – No

Kemp – No

Rogers – Yes

Motion failed 2-3.

Motion to Approve BZA 26-01

Motion by: Kemp

Seconded by: Sanchez

Sanchez – Yes

Mear – Yes

Glenn – Yes

Kemp – Yes

Rogers – No

Motion approved 4-1.

BZA 26-02 – RVP Engineering, LLC.**STAFF REPORT:**

Mr. Dawson reviewed the staff report and outlined the nature of the request, applicable zoning provisions, and staff recommendation. All exhibits submitted were entered into the record.

APPLICANT PRESENTATION:

The applicant and/or representative addressed the Board regarding the request and responded to questions from Board members.

PUBLIC COMMENT:

The Chair opened the public hearing. Individuals wishing to speak were sworn in and permitted to provide testimony. All comments were entered into the record.

Motion to Approve BZA 26-02

Motion by: Rogers

Seconded by: Kemp

Sanchez – Yes

Mear – Yes

Glenn – Yes

Kemp – Yes

Rogers – Yes

Motion approved 5-0.

ADMINISTRATIVE MATTERS:

The next regular meeting of the Board of Zoning Appeals will be held on March 9, 2026. This announcement shall serve as public notice of the meeting.

ADJOURNMENT:

Motion to adjourn

Motion by: Mear

Seconded by: Rogers

Sanchez – Yes

Mear – Yes

Glenn – Yes

Kemp – Yes

Rogers – Yes

Motion approved 5-0.

The meeting was adjourned at approximately 7:40 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, featuring a large, stylized 'C' and 'S' that are intertwined, with a long horizontal stroke extending to the right.

Carlos Sanchez

Legal Counsel:

A handwritten signature in black ink, appearing to read 'Jon Roach' in a cursive, flowing script.

Jonathan Roach

February 9, 2026

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 26-01**

WHEREAS, Thomas Breidnstein/Grant Wenstrup, on behalf of Christopher Finney, on behalf of Jesse Skinner, on behalf of Ray Skinner filed application no. 26-01 on December 8, 2025 with the Board of Zoning Appeals under Article 11, Subsection 11.05.D of the West Chester Zoning Resolution, requesting a variance from Table 2.07-2 to permit the creation of two (2) new lots without any frontage, as applied to the property located at 8745 Cincinnati Dayton Road Parcel # M5610023-000-024 and #M5610-023-000-055, Section 22, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on February 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 variances 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 variance is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Table 2.07-2.

THEREFORE, BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Table 2.07-2.

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 9th day of March, 2026.



Carlos Sanchez,
Chair



Jonathan Roach, Legal Counsel
BZA Secretary

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 26-02**

- WHEREAS, RVP Engineering, on behalf of Cincy Entertainment Sales, LLC, filed application no. 26-02 on January 12, 2026 with the Board of Zoning Appeals under Article 11, Subsection 11.05.D of the West Chester Zoning Resolution, requesting a variance from Table 2.13-2 to permit an addition of the principal building to encroach into the rear yard setback, as applied to the property located at 9025 Princeton-Glendale Road, Parcel # M5620-241-000-003, Section 9, Town 2, Range 2 (West Chester Township, Butler County); and
- WHEREAS, a public hearing was held on said application on February 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 variances 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 variance is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Table 2.13-2.

THEREFORE, BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Table 2.13-2.

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 9th day of March, 2026.



Carlos Sanchez,
Chair



Jonathan Roach, Legal Counsel
BZA Secretary