

WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
April 13, 2026 – Regular Meeting

MEMBERS PRESENT:

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

STAFF PRESENT:

Elizabeth Fields – Planning Consultant
Jonathan Roach – Legal Counsel
Jeanne Campbell – 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 March 9, 2026 minutes
Motion by: Rogers
Seconded by: Mear

Sanchez – Yes
Mear – Yes
Kemp – Yes
Rogers – Yes
Hendel – Yes
Minutes approved 5-0.

AFFIRMATION OF PREVIOUS RESOLUTIONS:

Case BZA 26-03 – Lori Williams, Seven Star Energy
Motion by: Mear
Seconded by: Hendel

Sanchez – Yes
Mear – Yes
Kemp – Yes
Rogers – Yes
Hendel – 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:**Case BZA 26-04 – Totym Global, LLC on behalf of Olumuyiwa Oladapo**

Request for a variance for accessory structure size and expansion of nonconforming use.

STAFF REPORT:

Ms. Fields 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 addressed the Board regarding the request and responded to questions from Board members.

PUBLIC COMMENT:

The Chair opened the public hearing. There were no opponents, proponents or anyone neutral to speak.

BOARD ACTION:

Motion to deny BZA 26-04 with instruction to reapply with permanent enclosed structure.

Motion by: Kemp

Seconded by: Mear

Ms. Kemp – Yes

Ms. Rogers – Yes

Ms. Hendel – Yes

Mr. Sanchez – Yes

Mr. Mear – Yes

Motion carried 5-0.

Case BZA 26-05 – Jeff Schweizer on behalf of Leslie Clark

Request for a rear yard setback variance.

STAFF REPORT:

Ms. Fields 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 nor their representation was present.

PUBLIC COMMENT:

The Chair opened the public hearing. There were no opponents, proponents or anyone neutral to speak.

BOARD ACTION:

Motion to table BZA 26-05 to give applicant the opportunity to present.

Motion by: Kemp

Seconded by: Mear

Ms. Kemp – Yes

Mr. Sanchez – Yes

Ms. Rogers – Yes

Ms. Handle – Yes

Mr. Mear – Yes

Motion carried 5-0.

Case BZA 26-06 – Speedway LLC

Requests: Building orientation, dumpster setback, and sign height variances.

STAFF REPORT:

Ms. Fields 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. There were no opponents, proponents or anyone neutral to speak.

BOARD ACTION:

Motion to approve BZA 26-06 with condition on sign height (not to exceed 15 ft. and consistent with existing).

Motion by: Rogers

Seconded by: Mear

Ms. Kemp – No

Mr. Sanchez – Yes

Ms. Rogers – Yes

Ms. Hendel – No

Mr. Mear – Yes

Motion carried 3-2.

Case BZA 26-07 – Premier Decks & Outdoor Design on behalf of Michael & Christina Fox

Request: Accessory structure size variance.

STAFF REPORT:

Ms. Fields 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. There were no opponents, proponents or anyone neutral to speak.

BOARD ACTION:

Motion to approve BZA 26-07

Motion by: Kemp

Seconded by: Rogers

Ms. Kemp – Yes

Mr. Sanchez – Yes

Ms. Rogers – Yes

Ms. Hendel – Yes

Mr. Mear – Yes

Motion carried 5-0.

OTHER BUSINESS:

Vote on new Board positions.

Chairman: Ms. Rogers

Vice Chairman: Mr. Mear

ANNOUNCEMENTS:

Next meeting: May 11, 2026 at 6:00 PM.

ADJOURNMENT:

Motion to adjourn

Motion by: Rogers

Seconded by: Kemp

Sanchez – Yes

Mear – Yes

Hendel – Yes

Kemp – Yes

Rogers – Yes

Motion approved 5-0.

The meeting was adjourned at approximately 7:01 PM.

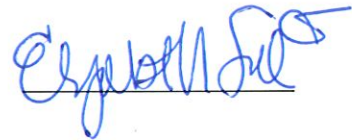
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under the supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and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

BZA Chair:



Carlos Sanchez

BZA Secretary:



Elizabeth Fields

April 13, 2026

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF DENIAL
APPLICATION NO. BZA 26-04**

WHEREAS, Totym Global, LLC filed application no. 26-04 on February 26, 2026 with the Board of Zoning Appeals under Article 11, Subsection 11.03.D.4 of the West Chester Zoning Resolution, requesting a variance from Section 3.06.B.5 to permit the construction of an accessory structure that exceeds 200 square feet and to construct an accessory structure for a non-conforming use in the B-2 (General Business) District for the property located at 8939 Cincinnati Columbus Road, Parcel M5610-013-000-032, Section 10, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on April 13, 2026, notice of which was given to parties of interest in writing and also by digital publication on the township website and social media at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

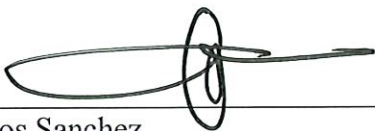
WHEREAS, Article 11, Subsection 11.03.D.2.b et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance is contrary to the public interest and is not consistent with the West Chester Zoning Resolution, paying particular attention to Section 11.05.C.2.

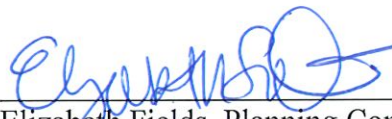
THEREFORE, BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby deny the request for a variance from Article 3.06.B.5.

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 11th day of May, 2026.

A black ink signature of Carlos Sanchez, consisting of a large loop followed by a horizontal stroke.

Carlos Sanchez,
Chair

A blue ink signature of Elizabeth Fields, featuring a stylized, cursive script.

Elizabeth Fields, Planning Consultant
BZA Secretary

WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 26-06

WHEREAS, Bricker Graydon Wyatt, on behalf of EMRO Marketing Co/Speedway, LLC, filed application no. 26-06 on March 9, 2026 with the Board of Zoning Appeals under Article 11, Subsection 11.05.C of the West Chester Zoning Resolution, requesting a variance from Articles 4.02.C.1.a, 3.06.B.9, 9.05.A.7 & 9.07.C to permit a variance for the orientation of the building; location of the dumpster enclosure and the height of the pylon sign, as applied to the property located at 7397 Tylersville Road, Parcel # M5610-019-000-004, Section 17, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on April 13, 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

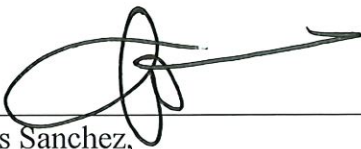
WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Sections 4.02.C.1.a, 3.06.B.9, 9.05.A.7 & 9.07.C.

THEREFORE, BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Articles 4.02.C.1.a, 3.06.B.9, 9.05.A.7 & Table 9.07-3, specific to the height.

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 11th day of May, 2026, with the following condition:

- 1.) The maximum height of the freestanding sign shall be equal or less to the height of the existing sign, not to exceed 15 feet.



Carlos Sanchez,
Chair



Elizabeth Fields, Planning Consultant
BZA Secretary

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 26-07**

WHEREAS, Tim McGimpsey, Premier Decks and Outdoor Design, LLC, on behalf of Michael and Christina Fox, filed application no. 26-07 March 9, 2026 with the Board of Zoning Appeals under Article 11, Subsection 11.05.B of the West Chester Zoning Resolution, requesting a variance from Section 3.06.B.5 to permit the construction of an accessory structure that exceeds 200 square feet in the R-PUD (Residential Planned Unit Development) District as applied to the property located at 4641 Kohls Court, Parcel # M5620-437-000-001, Section 12, Town 2, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on April 13, 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 approval is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 3.06.B.5.

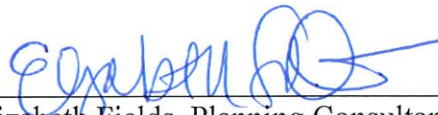
THEREFORE, BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Section 3.06.B.5.

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 11th day of May, 2026.



Carlos Sanchez,
Chair



Elizabeth Fields, Planning Consultant
BZA Secretary