

RESOLUTION NO. 34-2025

Limited Home Rule Resolution 34-2025

**Declaring a Moratorium on New Development within the Cincinnati- Dayton 747 Corridor,
and declaring an Emergency and Dispensing with the second reading**

WHEREAS, the Board of Township Trustees (the "Board") recognizes the need to preserve the public health, safety, and welfare of residents and property owners; and

WHEREAS, the area located between Cincinnati-Dayton Road and State Route 747 (referred to hereafter as the "Cincinnati-Dayton 747 Corridor" and highlighted in the attached Exhibit A) has experienced increased development pressure and infrastructure demands; and

WHEREAS, the Board has determined that a comprehensive planning study of this corridor is necessary to evaluate existing transportation infrastructure, land use patterns, environmental impacts, and future development potential; and

WHEREAS, the Board desires to temporarily suspend acceptance of applications for zoning certificates and amendments for new buildings and building additions or expansions greater than 60% of the principal (existing) structure, as well as and associated site plans, within the Cincinnati-Dayton 747 Corridor, which shall be in place for no longer than twelve months; and

WHEREAS, the Board ratified Resolution 30-2025 Limited Home Rule Resolution Declaring a Moratorium on Construction and Development Activities within the study area between Cincinnati-Dayton Road and State Route 747 to allow for a comprehensive Corridor Study; and

WHEREAS, the Board desires to revise the moratorium enacted by Resolution 30-2025 to permit the acceptance, processing, and issuance of zoning certificates and other zoning approvals related to existing buildings within the Cincinnati-Dayton 747 Corridor; and

WHEREAS, pursuant to the authority granted under Ohio Revised Code Sections 504.04 and 519.12, the Board of Township Trustees is authorized to regulate land use and development to promote the public welfare and to impose reasonable temporary moratoria to allow for comprehensive planning;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of West Chester Township, Butler County, State of Ohio:

Section 1: That Resolution 30-2025 Limited Home Rule Resolution Declaring a Moratorium on Construction and Development Activities within the study area between Cincinnati-Dayton Road and State Route 747 to allow for a comprehensive Corridor Study is hereby rescinded.

Section 2: That a moratorium is hereby imposed on new buildings, and building additions or expansions greater than 60% of the principal (existing) structure, within the Cincinnati-Dayton 747 Corridor, during which the Community Development Department shall not accept or process applications for zoning certificates, zoning amendments, or related site plans for such projects within the designated corridor, except as exempted under Sections 5, 6, and 7 of this Resolution.

Section 3: That the purpose of this moratorium is to permit the Township, in coordination with other relevant agencies, to conduct a comprehensive planning study of the Cincinnati-Dayton 747 Corridor, evaluating land use, traffic circulation, infrastructure capacity, and development impacts.

Section 4: That this moratorium shall be effective as of the date of this resolution and shall expire on October 16, 2026.

Section 5: That this Moratorium shall not apply to zoning applications received prior to the effective date of this Resolution, nor shall it apply to revisions of active, approved zoning certificates.

Section 6: That this moratorium shall also not apply to the acceptance, processing, or issuance of zoning certificates or other zoning approvals related to existing buildings within the Cincinnati-Dayton 747 Corridor as of the effective date of this Resolution, including the following:

- a) Tenant finishes and fit-outs for new or existing tenants that do not require increasing the building's footprint
- b) Additions or expansions directly attached to an existing building (i.e., not to include accessory structures or buildings attached by a breezeway), subject to the following regulations:
 - i. The addition or expansion shall be incidental to and customarily found in connection with a principal (existing) building;
 - ii. It shall be permitted by the zoning district development standards in which it is located;
 - iii. It shall be subordinate to and/or serve the principal (existing) building or use;

- iv. It shall be subordinate in area, extent, or purpose to the principal (existing) building;
- v. It shall be located on the same lot as the principal (existing) building or use for which it serves; and
- vi. No addition shall exceed 60% of the cumulative square footage of the principal (existing) building.
- c) Exterior alterations that do not increase a building's footprint.
- d) Exterior signage.
- e) Fence permits.
- f) Temporary tent permits.
- g) Cell tower alterations.
- h) Job trailers for already permitted projects.

Section 7: That this Moratorium shall also not apply to Beckett Park West, parcels M5610-003-000-013 and M5610-004-000-032.

Section 8: It is hereby found and determined that this Resolution is necessary for the immediate preservation of the public peace, health, and safety of the Township, and therefore shall take effect immediately upon adoption.

BE IT FURTHER RESOLVED that this Board, upon majority vote, does hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this resolution on its first reading.

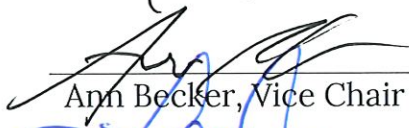
Adopted this 2 day of December, 2025.

ATTEST:

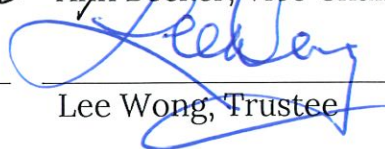

Bruce Jones, Fiscal Officer


Mark Welch, Chair


Yes/No


Ann Becker, Vice Chair


Yes/No


Lee Wong, Trustee


Yes/No

APPROVED AS TO FORM:

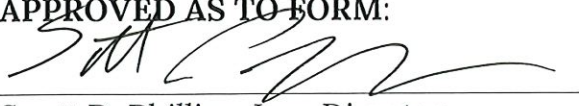

Scott D. Phillips, Law Director

Exhibit A

