

BUTLER COUNTY ENGINEER'S OFFICE



GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

April 18, 2003

Mr. Bryan Behrmann  
West Chester Township Planning & Zoning  
9577 Beckett Road  
West Chester, Ohio 45069

**RE: WCP-RFDP CHESTERWOOD  
VILLAGE 05-03-A**

Dear Bryan:

This office has reviewed the above referenced revised final development plan and finds it to be acceptable as long as the final storm water management plan conforms to all Butler County requirements.

If you have any questions, please contact me at (513) 785-4142 or via email at [pursleya@bceo.org](mailto:pursleya@bceo.org).

Sincerely,

A handwritten signature in black ink that reads "Amy Pursley".

Amy Pursley, PE  
Design Engineer

/alp

**West Chester Township, Butler County  
Planning and Zoning Department**

**April 17, 2003**

**Request for Comments**

George J. Kontogiannis & Associates has submitted an application to the West Chester Township Planning and Zoning Department requesting a Revision to a Final Development Plan approval. The subject case has been assigned case number WCP-RFDP Chesterwood Village 05-03-A, (according to the West Chester Township Zoning Department's filing System). The subject case is scheduled to be heard by West Chester Township's Zoning Commission on May 19, 2003. Please submit any comments relevant to the case that may be included in the zoning department staff report. Your comments can be faxed or mailed to:

Bryan Behrmann, Township Planner  
West Chester Township Planning & Zoning  
9577 Beckett Road  
West Chester, OH 45069  
Fax: (513) 874-6804

Thank you for your input.

- Tony Goller, West Chester Township Fire Department
- Amy Pursely, Butler County Engineer's Office
- Jennifer Deaton, Butler County Soil/Water Conservation
- Constance Kepner, Butler County Environmental Services
- Jeff Agnew, Butler County Health Department
- Christine Hilbert, ODOT
- Mark Fitzgerald, West Chester Township Services Director
- Col. John Bruce, Police Chief

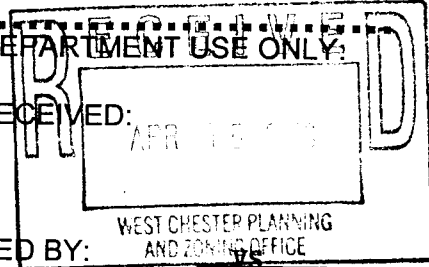
**RECEIVED**  
APR 17 2003  
**BUTLER COUNTY  
ENGINEER'S OFFICE**

APPLICATION FOR REVISION TO DEVELOPMENT PLAN  
WEST CHESTER TOWNSHIP PLANNING & ZONING DEPARTMENT  
9100 Centre Pointe Drive, Suite 290, West Chester, Ohio 45069  
Telephone: 777-4214

FOR WEST CHESTER TOWNSHIP PLANNING AND ZONING DEPARTMENT USE ONLY

CASE # WCP-RFDP Chesterwood Village 05-03-A

DATE RECEIVED:



FEE RECEIPT # 5883

RECEIVED BY:

NOTE: THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT George J. Kontogiannis & Associates

ADDRESS 400 South Fifth Street Suite 400

PHONE NO. 614-224-2083 FAX NO. 614-224-4736

CITY/STATE/ZIP Columbus, OH 43215-5492

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD  
WITHIN THE PROPERTY WHICH IS REQUESTED TO BE REVISED:

1. Greg Dixon

2. 4195 Hamilton-Mason Road

3. Hamilton OH 45011

PUD ZONE DISTRICT APPROVED (DATE) \_\_\_\_\_ BY \_\_\_\_\_

LOCATION OF PROPERTY: SECTION \_\_\_\_\_ TOWN \_\_\_\_\_ RANGE \_\_\_\_\_  
PARCEL(S) \_\_\_\_\_

PROPERTY ADDRESS 8073 Tylersville Road, West Chester, OH 45069

(MY) (OUR) INTEREST IN THE PROPERTY:

OWNER \_\_\_\_\_ AGENT X LESSEE \_\_\_\_\_ OPTIONEE \_\_\_\_\_

APPLICANT George J. Kontogiannis & Associates by Randall Alan Woodings, A.I.A.

Signature

Address

Phone Number

400 S. Fifth St., Columbus, OH 43215 224-2083

OWNER(S) \_\_\_\_\_

Randall Alan Woodings

Signature

Address

Phone Number

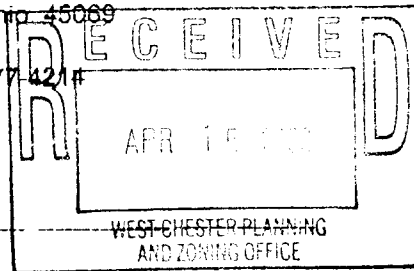
400 South Fifth Street  
Columbus, Ohio 43217

614-224-2083

ADJACENT PROPERTY OWNERS  
UNION TOWNSHIP PLANNING & ZONING DEPARTMENT  
9113 Cincinnati-Dayton Road  
West Chester, Ohio 45069

Updated PROPERTY  
OWNER LIST

Telephone: 777-4211



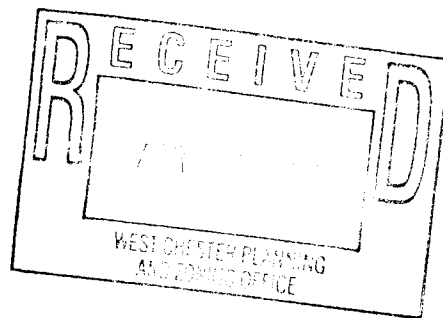
For Union Township Planning And Zoning Department Use Only:

Case # \_\_\_\_\_ Date Received: \_\_\_\_\_

**WCP-REDP Chesterwood Village  
05003-A**

Parcel: \_\_\_\_\_ Owner \_\_\_\_\_ Address \_\_\_\_\_

M5620176000001	Curry, Colleen L.	7969 Pepper Pike, West Chester, Ohio 45069
M5620176000002	Thompson, John	7777 Pepper Pike, West Chester, Ohio 45069
M5620176000003	Abemathy, Charles	7987 Pepper Pike, West Chester, Ohio 45069
M5620169000030	Anthony, Thomas	811 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000042	Dening, Lawrence	8015 Castel Rock Lane, West Chester, Ohio 45069
M5620169000028	White, Ronald	8093 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000029	Smith, Ronald	8101 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000039	Tate, Robert	8000 Castel Rock Lane, West Chester, Ohio 45069
M5620169000038	Sequin, Francis	8006 Castel Rock Lane, West Chester, Ohio 45069
M5620169000040	Schneeman, Michael	8001 Castel Rock Lane, West Chester, Ohio 45069
M5620169000041	Turner, Levi	8007 Castel Rock Lane, West Chester, Ohio 45069
M5620169000001	Reinel, Steven	8108 Long Meadow Drive, West Chester, Ohio 45069
M5620169000002	Shivener, Donald	8118 Long Meadow Drive, West Chester, Ohio 45069
M5620169000022	Gentry, Robert	8111 Long Meadow Drive, West Chester, Ohio 45069
M5620169000021	Rolfert, Phillip	8117 Long Meadow Drive, West Chester, Ohio 45069
M5620169000026	Norton, Peter	8108 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000027	Steigerwald, Christopher	8096 Chestnut Hill Lane, West Chester, Ohio 45069
M5610015000008	President & Trustees	Tylersville Road, West Chester, Ohio 45069
M5610014000030	Chesterwood Village Ltd	8073 Tylersville Road, West Chester, Ohio 45069
M5610014000031	Maddox, Christine	8010 Cox Road, West Chester, Ohio 45069
M5610014000001	Church Of Nazarene	7943 Tylersville Road, West Chester, Ohio 45069
M5610019000032	Retail Land Ltd Prt.	7880 Tylersville Road, West Chester, Ohio 45069



**PROPERTY OWNER'S AFFIDAVIT**

STATE OF OHIO  
COUNTY OF BUTLER

I (we) Donald L. Dixon of Ashley Place Real Estate Ltd  
hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to the Zoning Commission of West Chester Township approving a development plan for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the West Chester Township Planning & Zoning Department and Zoning Resolution; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the rezoning of the property by the Board of Trustees of West Chester Township. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the West Chester Township Planning and Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Signature  
Donald L. Dixon  
Printed Name  
8073 Tylersville Rd.  
Mailing Address  
West Chester, OH 45069  
City and State  
513-777-1400  
Phone

Subscribed and sworn to before me this 14th day of April 2003

Notary Public

**PATRICIA ANN ONTKO**  
Notary Public, State of Ohio  
My Commission Expires March 29, 2007

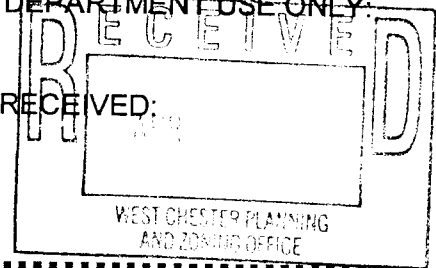
Person to be contacted for details, other than signatory:  
Donald L. Dixon 8073 Tylersville Road, West Chester, OH 45069 (513) 777-1400  
Name Address Phone

**SUBMISSION REQUIREMENTS  
FOR REVISIONS TO PUD PLANS  
WEST CHESTER TOWNSHIP ZONING RESOLUTION**

.....  
FOR WEST CHESTER TOWNSHIP PLANNING AND ZONING DEPARTMENT USE ONLY

CASE # WCP-RFDP Chesterwood Village 05-03-A

DATE RECEIVED:



.....  
**1. GENERAL REQUIREMENTS**

✓ 1.1 **PRE-APPLICATION MEETING** ( DATE: 04 / 14 / 03 TIME: 3:00pm )

The applicant is to present the concept of the revised preliminary or final development plan to the Planning and Zoning Department and to obtain and discuss the overall application process before submitting the application packet. Call 777-4214 for an appointment. There will be no assurance at any time, implicitly or otherwise, regarding final staff recommendations to the Commission about this application.

✓ 1.2 **SUBMISSION CLOSING DATE** DATE: 04 / 15 / 03

The application packet must be submitted to the office of the West Chester Township Planning and Planning & Zoning Department in person, no later than **THE FILING DEADLINE DATE**. Prior to submitting the application packet and necessary information, the applicant should revise proposed amendment as advised by the Planning and Zoning Department. After the closing date, the applicant cannot modify any portion of the information submitted unless specifically requested by the staff, Zoning Commission or Board of Trustees. Early submission is recommended to assure placement on the agenda and adequate time for revisions and corrections. **Incomplete or inaccurate applications will not be accepted for processing or be placed on the agenda for any hearings or meetings.**

✓ 1.3 **APPLICATION FEE** (MAKE CHECK PAYABLE TO WEST CHESTER TOWNSHIP)  
\$ 250.00 (~~\$100.00~~-Revised Preliminary Development Plan)  
\$ 250.00 (~~\$200.00~~-Revised Final Development Plan)

An application fee for a preliminary development plan revision shall be accompanied by a non-refundable payment to cover the costs of holding the public hearing thereon, including personnel costs, advertising and legal notices as required by law or otherwise in connection with said amendment.

Preliminary Development Plan cancellations must be submitted in writing to the Planning and Zoning Department. **There shall be no refund or part thereof once public notice has been given.**

## 2. WRITTEN REQUIREMENTS

✓ 2.1 **METES AND BOUNDS LEGAL DESCRIPTION**

Submit on a single 8 1/2" X 11" paper the following information:

- A. a metes and bounds description of the subject site;
- B. the amount of area contained within the site; and
- C. a statement, signed by a registered surveyor, certifying that the description of the property on which the revised preliminary development plan is located, is a complete, proper and legal description thereof.

✓ 2.2 **PROPERTY DEED**

Submit one copy of the deed to the subject property as filed in the Butler County Recorder's Office.

✓ 2.3 **PREVIOUS ACTION INFORMATION**

Submit one copy of all resolutions and minutes of previous meetings and hearings involving the original approval of the zone amendment to PUD District and any previously approved preliminary development plans.

✓ 2.4 **REVISED DEVELOPMENT PLAN APPLICATION FORM**

Complete and submit the original and one (1) copy of the application form.

✓ 2.5 **ADJACENT PROPERTY OWNERS FORM**

Complete and submit the original and one (1) copy of the Adjacent Property Owners form (provided in this packet) containing the names, addresses and tax information of all parcels within two hundred (200) feet of the subject site.

✓ 2.6 **APPLICANT'S AFFIDAVIT**

Complete and submit the original and one (1) copy of the Affidavit (provided in this packet).

✓ 2.7 **CHECKLIST OF REQUIREMENTS**

Submit this checklist fully completed.

### 3. GRAPHIC REQUIREMENTS

    3.3 **FINAL DEVELOPMENT PLAN--FOR REVISIONS TO FINAL DEVELOPMENT PLANS ONLY**

Submit ten (10) copies of the detailed Final Development Plan(s). The detailed Final Development Plan shall be in accordance with the approved Preliminary Development Plan; shall be prepared for the owner/developer(s) by a professionally competent urban planner, professional engineer, architect or landscape architect; and shall include the following:

- A. Survey of the tract to be developed showing existing physical features (general topography, drainage ways and tree cover) and streets, easements and utility lines;
- B. Site plan showing lot lines, building outlines, off-street parking spaces, pedestrian walkways, and vehicular circulation;
- C. Preliminary building plans, including floor plans and elevations;
- D. Landscaping plans, including quantity, size and varieties of landscaping;
- E. Specific engineering plans, including site grading, street improvements, drainage and utility improvements, and extensions as necessary;
- F. All necessary legal documentation relating to the corporation of a Homeowner's Association for the purpose of maintaining the specified common space within the Planned Unit development;
- G. Copies of any restrictive covenants that are to be recorded.

    3.4 **REDUCED FINAL DEVELOPMENT PLAN**  
Submit one (1) copy of the final development plan reduced to an 11" X 17" sheet of paper.

**INFORMATION SUBMITTED SHALL BE ASSUMED TO BE CORRECT AND APPLICANT AND/OR AGENT SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS AND/OR INACCURACIES RESULTING IN AN IMPROPER APPLICATION.**

Randall Alan Woodings, A.P.A.  
Signature of person preparing this checklist)  
(Applicant or Representative)

11.18.03  
Date Submitted





700 Nilles Road  
Fairfield, OH 45014  
(513) 829-2149  
Fax (513) 829-2457

June 4, 1999

DESCRIPTION:

6.355 Acre Tract

LOCATION:

Chesterwood Village  
Union Township  
Butler County, Ohio

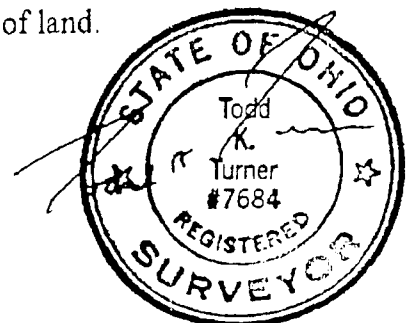
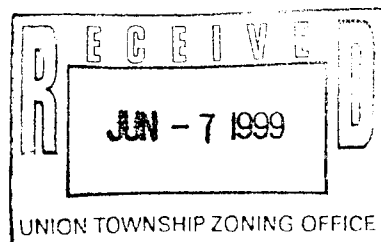
Situated in Section 11, Township 3, Range 2 of Union Township, Butler County, Ohio, and being a 6.355 acre tract of land further described as follows;

Beginning at a point found by measuring from the Northwest corner of the Northwest Quarter of Section 11, Township 3, Range 2, along the North line of said Section 11 South 84°08'21"East, 724.76 feet; thence leaving said North line South 5°59'22"West, 58.24 feet to a point on the Southerly right-of-way line of Tylersville Road; thence along said right-of-way line South 84°25'10"East, 1219.43 feet to a point on the Easterly side of Chesterwood Boulevard, and the true point of beginning;

- thence from the point of beginning thus found continuing along said right-of-way line of South 84°25'10"East, 464.48 feet;
- thence leaving said right-of-way line South 5°27'45"West, 578.98 feet to a point on the Northerly side of Chester Court (a private street);
- thence along said Northerly side North 84°32'15"West, 451.93 feet;
- thence along a 29.00 foot radius curve to the right an arc length of 45.47 feet, a chord bearing of North 39°27'26"West, a chord distance of 40.95 feet to a point on the Easterly side of Chesterwood Boulevard (a private street);
- thence parallel with Chesterwood Boulevard (1 foot east of the back of curb) North 05°27'45"East, 323.47 feet;
- thence along a 99.00 foot radius curve to the right an arc length of 6.60 feet, a chord bearing of North 07°22'25"East, a chord distance of 6.60 feet to a point;
- thence North 09°17'05"East, 173.74 feet;
- thence along 103.00 foot radius curve to the left an arc length of 6.87 feet, a chord bearing of North 7°22'25"East a chord distance of 6.87 feet;
- thence North 5°27'45"East 22.53 feet;
- thence a 40.00 foot radius curve to right an arc length of 18.80 feet, a chord bearing of North 18°55'37"East 9.58 feet to the point of beginning containing 6.355 acres of land and being subject to all rights-of-ways and easements of record.

I, Todd K. Turner being a registered surveyor in the State of Ohio, and having registration #7684 do hereby certify that the above stated description is a complete, proper and legal description of the aforementioned 6.355 acre tract of land.

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TRANSFERRED

0. 3134 PAGE 2136

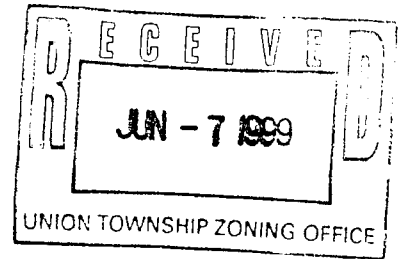
PD

D. 8-4-97  
CONVEYANCE # -0-  
FEE \$ -0-  
EXEMPT 2966 Ar.

CORPORATION DEED

Kay Rogers, Butler Co. Auditor

This conveyance has been examined and the grantor has complied with section 319.202 of the revised code.



**KNOW ALL MEN BY THESE PRESENTS:**

**THAT** CHESTERWOOD VILLAGE, INC., AN OHIO CORPORATION, the Grantor, a corporation organized and existing under the laws of the State of Ohio,

in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to it paid by CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO.

whose address is: 4195 Hamilton-Mason Road, Hamilton, OH 45011

the receipt whereof is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, AND CONVEY** to the said CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO.

the following described **Real Estate**:

Located in Section 11, Township 3, Range 2 of Union Township, Butler County, Ohio, and being more and precisely described as follows:

Starting at the Northwest corner of the Northwest Quarter of Section 11, Township 3, Range 2, thence with the North line of Section 11, South 84 degrees 08' 21" East, 724.76 feet; Thence leaving the North line of Section 11, South 5 degrees 59' 22" West, 58.24 feet to a point on the south right-of-way of Tylersville Road; thence with said right-of-way South 84 degrees 25' 10" East 1219.43 feet to a point on the east side of Chesterwood Boulevard, and said point being the TRUE POINT OF BEGINNING.

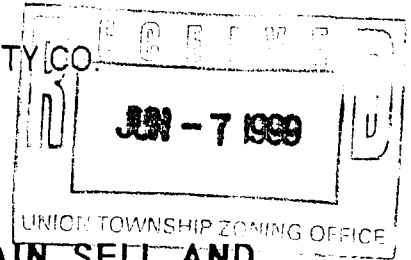
thence with the South right-of-way of Tylersville Road South 84 degrees 25' 10" East, 464.48 feet to a point; thence leaving said right-of-way South 5 degrees 27' 45" West, 578.98 feet to a point; thence North 84 degrees 32' 15" West, 451.93 feet to a point on the north side of Chester Court, said point being at the start of a curve to the right; thence with said curve, a radius of 29.00 feet, arc length of 45.47 feet and a chord bearing of North 39 degrees 27' 26" West, 40.95 feet to a point on the east side of Chesterwood Boulevard; thence parallel with Chesterwood Boulevard (1 foot east of the back of curb) North 05 degrees 27' 45" East, 323.47 feet to a point at the start of a curve to the right; thence with the curve to the right, a radius of 99.00 feet, arc length of 6.60 feet and a chord bearing of North 07 degrees 22' 25" East, 6.60 feet to a point; thence North 09 degrees 17' 05" East 173.74 feet to a point at the start of a curve to the left; thence with said curve, a radius of

9700042  
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BUTLER  
JOYCE B  
On 08-0  
DEED  
Vol. 61

in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to it paid by CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO.

whose address is: 4195 Hamilton-Mason Road, Hamilton, OH 45011



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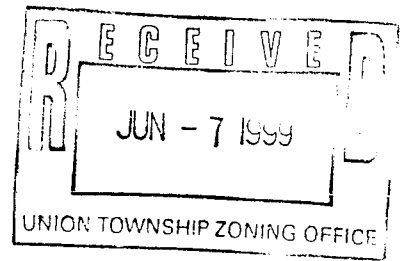
( CONVEYANCE CONTINUED ON PAGE 3 )

Containing 6.355 acres of land, more or less, and being subject to the rights-of-way of Tylersville Road and any easements or restrictions of record.

APPROVED BY [Signature] 8-4-97 BUTLER COUNTY PLANNING COMMISSION FOR THE PURPOSES OF CONVEYANCE OF TITLE, DOES NOT CONSTITUTE A ZONING CERTIFICATE OR BUILDING PERMIT. NO PLAT REQUIRED

VOLUME 33 PAGE 15 BUTLER COUNTY ENGINEER RECORD OF LAND SURVEYS

9700042889 Filed for Record in BUTLER COUNTY, OHIO JOYCE B THALL On 08-04-1997 At 03:08 pm. DEED 22.00 Vol. 6134 Pg. 2136 - 2139



Prior Deed Reference: Deed Record 6006, Page 1775.

and all the **Estate, Title and Interest** of the said, CHESTERWOOD VILLAGE, INC., Grantor, either in Law or Equity, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging ; **To Have and to hold** the same to the only proper use of the said CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO., its successors and assigns forever,

**and the said** CHESTERWOOD VILLAGE, INC., grantor, for itself and its successors, hereby **Covenants** with the said CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO., its successor and assigns , that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; **And further**, That it **does Warrant and will Defend** the same against all claims of all persons whomsoever:

**IN WITNESS WHEREOF**, the said CHESTERWOOD VILLAGE, INC., Grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by

JAMES E. DIXON its President  
thereunto duly authorized by resolution of its Board of Directors, this 31<sup>st</sup> day of JULY, 1997.

Signed and acknowledged in presence of us:

CHESTERWOOD VILLAGE, INC.  
AN OHIO CORPORATION

Tim Ontko  
TIM ONTKO  
Maxwell N. Wear  
MAXWELL N. WEAR

By James E. Dixon  
JAMES E. DIXON, President

STATE OF OHIO, COUNTY OF BUTLER, SS.

**BE IT REMEMBERED**, that on this 31<sup>st</sup> day of JULY, 1997 before me, the subscriber, a Notary Public in and for said County and State, personally appeared JAMES E. DIXON, President of CHESTERWOOD VILLAGE, INC., the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument by authority of the Board of Directors, and on behalf, of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officer respectively, and the free and voluntary act

and the said CHESTERWOOD VILLAGE, INC., grantor, for itself, its successors, hereby **Covenants** with the said CHESTERWOOD VILLAGE REALTY, LIMITED, A LIMITED LIABILITY CO., its successor and assigns, that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; **And further**, That it **does Warrant and will Defend** the same against all claims of all persons whomsoever;

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JAMES E. DIXON its President  
thereunto duly authorized by resolution of its Board of Directors, this 31<sup>st</sup> day of JULY, 1997.

Signed and acknowledged in presence of us:

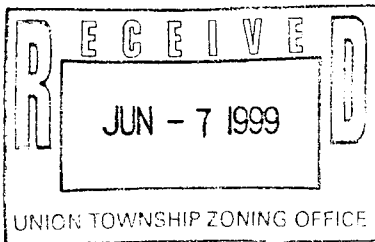
CHESTERWOOD VILLAGE, INC.  
AN OHIO CORPORATION

Tim Otko  
TIM OTKO  
Maxwell N. Wear  
MAXWELL N. WEAR

By James E. Dixon  
JAMES E. DIXON, President

STATE OF OHIO, COUNTY OF BUTLER, SS.

**BE IT REMEMBERED**, that on this 31<sup>st</sup> day of JULY, 1997 before me, the subscriber, a Notary Public in and for said County and State, personally appeared JAMES E. DIXON, President of CHESTERWOOD VILLAGE, INC., the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument by authority of the Board of Directors, and on behalf, of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officer respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.



**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.

Maxwell N. Wear  
Notary Public

This instrument was prepared by Maxwell N. Wear, Attorney at Law, 780 Nilles Road, Fairfield, Ohio, 45014.

**Aye:** Mr. Meyer, Mr. Phillips, Mr. Pickard, Ms. Slick

**Nay:** none

---

**Case Number: WCP-RFDP Chesterwood Village 01-03-D**

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Mr. Behrmann stated that the applicant is applying for a Revision to a Final Development Plan for the approval of a re-design and expansion to the previously approved Alzheimer's Wing. The proposal includes an increased building footprint to accommodate for enhanced facilities. Mr. Behrmann then reviewed the staff report and reviewed the site plan, photos, and the comments received from the other departments on this request. Mr. Behrmann presented a power point presentation concerning the case. Mr. Behrmann also reviewed the draft resolution and conditions with the board.

**Applicant:** Randall Woodings  
Kontogiannis & Associates  
400 South 5<sup>th</sup> Street  
Columbus, Ohio

Mr. Woodings reviewed the layout and the approval history of the proposed plan. Mr. Woodings stated that he had calculated a different number of required parking spaces than Mr. Behrmann; he reached the number of 52 spaces instead of 62 as calculated by Mr. Behrmann.

Ms. Slick questioned the shortening of the setback by three feet. Mr. Woodings stated that this was calculated before the road and driveway and with the utilities in the area; it will put the proposed addition in the setback by three feet. Mr. Woodings also stated that the setback is to their own property across the driveway.

There was discussion among the board and the applicant concerning the landscaping, parking, and the general layout of the property.

**Proponents:** Steve Reinel  
8018 Long Meadow Drive  
West Chester, Ohio

Mr. Reinel stated that they abut the northeast corner of the property. Mr. Reinel had several questions concerning the landscaping and the fencing. Mr. Reinel also questioned the patio and walk that are in the fifty-foot green space. Mr. Reinel presented plans, pictures, and minutes from previous meetings. Mr. Reinel stated that the landscaping and the building were not built as per the approved plans. He is unhappy with the landscaping and the use of the property in the fifty foot buffer. He stated that he talked to Judi Carter today and she told him that patio's are not permitted in the buffer. The board questioned Mr. Behrmann if that is true. Mr. Behrmann stated that patio's typically do not require permits. Mr. Reinel stated that a big problem for him is the use of the area as a public area. Mr. Reinel also stated that they do not want this area used for a cut through to the shopping center.

Donald Dixon  
8073 Tylersville Road  
West Chester, Ohio

Mr. Dixon stated that he is one of the owners of Chesterwood Village along with other family members. Mr. Dixon also stated that they have been trying to work with the Reinel's and they have not been able to reach an agreement on what they would like to see happen. Mr. Dixon presented a packet of information

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to the board and reviewed previous minutes that pertained to this development. Mr. Dixon stated that there are three doors to the rear of the building that are kept locked. Mr. Dixon also reviewed calendars that showed when there are activities in the building. Mr. Dixon reviewed plans and pictures of the development. Mr. Dixon stated that staff from the Planning and Zoning department stated that he is not allowed to locate a fence on the mounding.

Mr. Pickard questioned Mr. Dixon if he felt that all the landscaping has been put in to meet the landscaping plan that was approved. Mr. Dixon stated that he felt that it has been met.

Mr. Phillips questioned when the landscaping project would be completed. Mr. Dixon stated that in this area it is done.

The board further discussed the landscaping for the development and inquired from staff if the landscaping does meet the plan. Mr. Elliff stated that there had been finals on the building and that staff did check the landscaping.

**Opponents:** Linda Reinel  
8018 Long Meadow Drive  
West Chester, Ohio

Ms. Reinel does not think that the public areas were built as proposed. Ms. Reinel also has concerns with the patio and they were led to believe that landscaping would be much better. Ms. Reinel stated that there are parties going on during the summer in the open areas, and they grill out on the patio. Ms. Reinel stated that they have not met the requirements of the landscaping plan. Ms. Reinel also stated that they do not feel that the roofline is a one story roofline like was shown in the original approval.

There was further discussion among the board and Ms. Reinel concerning what would make her happy with the project.

There was also further discussion concerning the landscaping and pictures were reviewed of the tree line.

### **Deliberation**

Mr. Phillips had concerns and questioned the parking space calculations. Mr. Phillips also stated that about a year another neighbor came before the board with a drainage issue and that was taken care of. Mr. Phillips stated that his suggestion is to see if the applicant and the neighbor can come to a united proposal that will please everyone. Mr. Phillips would like to see this case tabled.

Mr. Meyer stated that he also would like to see it tabled.

Mr. Pickard also stated that he would like it tabled.

Mr. Reinel stated that he had talked to the Planning and Zoning Department and felt that they approved landscaping that did not meet the approved plan. Mr. Reinel stated that he felt that Mr. Meyer was verbally abusing his wife, and he felt that if the building was built the way it was approved then they would not be here.

Mr. Phillips stated that they are trying to approve the revised plan and the landscape from that section is under the jurisdiction of the enforcement area of the Planning and Zoning Department.

Mr. Phillips stated that Mr. Reinel's tone is accusatory and he is throwing out ultimatums and demands and he is not helping his case.

Mr. Meyer stated that he was not verbally abusing Ms. Reinel and he was trying to help determine what he could do to make the Reinel's happy.

Mr. Meyer stated that he wanted to hear an alternative to a fence and he did not hear that. Mr. Meyer also stated that what Mr. Reinel has brought up has nothing to do with this case.

Mr. Pickard questioned staff if this is an enforcement issue. Mr. Elliff stated that it is. Mr. Pickard informed Mr. Reinel that the proper channel for this complaint is to call the Planning and Zoning Department.

Mr. Meyer stated that he would like to see a meeting take place between the developer and the neighbor.

Mr. Pickard questioned staff if the patio is permitted in the fifty foot buffer. Mr. Elliff stated he can not address this particular case because he was not involved, but the customary practice of the Planning and Zoning Department has been if it is a patio it is not considered to be encroaching in the setback.

Mr. Phillips stated that the neighbor did bring up legitimate concerns.

Mr. Meyer made a motion to table this case until the February 24, 2003 meeting. Mr. Phillips seconded the motion.

**Aye:** Mr. Meyer, Mr. Phillips, Mr. Pickard, Ms. Slick

**Nay:** none

#### **Communication & Miscellaneous Business**

Mr. Pickard announced the next Zoning Commission meeting would be February 24, 2003 at 6:30 p.m

The Commission voted unanimously to adjourn at 9:35 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:



David Pickard

Secretary:



Bryan Behrmann  
Township Planner



**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
REGULAR MEETING –February 24, 2003**

**MEMBERS PRESENT:** David Pickard-Chairman, Teri Slick-Vice Chairman  
Joseph Meyer

**MEMBERS ABSENT:** Doug Rinnert, Scott Phillips

**STAFF PRESENT:** Brian E. Elliff  
Director of Planning and Zoning  
Bryan Behrmann  
Township Planner

**LOCATION:** Township Hall

**CALL TO ORDER:** 6:35 p.m.

**ADJOURNMENT:** 8:25 p.m.

Minutes from the January 27, 2003 meeting were approved as written.

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**Case Number: WCP-RFDP Chesterwood Village 01-03-D**

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Mr. Behrmann stated that this case was tabled from January 27, 2003. At that meeting, the board requested more information concerning the calculation of parking spaces and they wanted the applicant and the adjoining property to meet and try to reach an agreement on the landscape plan. Mr. Behrmann reviewed the staff report, the revised landscape plan, and the new calculations for the parking space. Mr. Behrmann stated that the neighbor and the applicant both signed off on the revised landscape plans. Mr. Behrmann reviewed a power point presentation concerning the case. Mr. Behrmann also reviewed the draft resolution and conditions with the board.

**Applicant:** Randall Woodings  
Kontogiannis & Associates  
400 South 5<sup>th</sup> Street  
Columbus, Ohio

Mr. Woodings stated that an agreement was reached with the neighbor and they had signed off on the landscape plan. Mr. Woodings also stated that they had submitted all relevant data to the Planning and Zoning Department and they have reviewed the information.

**Proponents:** none

**Opponents:** none

**Deliberation**

Mr. Meyer stated that all the issues from last month have been resolved and he is satisfied with the resolution.

Mr. Pickard questioned staff if the applicant had seen the draft resolution. Mr. Behrmann stated that they had received a copy of the draft.

Mr. Pickard informed the applicant that he has the option to table this case until next month due to the fact that two members are absent and it would have to be a unanimous decision.

**Mr. Meyer made a motion to approve Chesterwood Village Phase II, subject to staff conditions. Ms. Slick seconded the motion.**

**The applicant stated that he does wish the vote to go forth.**

**Aye:** Mr. Meyer, Ms. Slick, Mr. Pickard

**Nay:** none

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**Case Number: VOA-FDP Midland Partners 02-03-B**

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Mr. Behrmann stated that the applicant is applying for a Final Development Plan. Mr. Behrmann also stated that this request involves approval for a multi-tenant building on Outlot eight. Mr. Behrmann then reviewed the staff report and reviewed the site plan, photos, and the comments received from the other departments on this request. Mr. Behrmann presented a power point presentation concerning the case. Mr. Behrmann also reviewed the draft resolution and conditions with the board.

Mr. Behrmann stated that the Zoning Commission is to approve, approve with modification, or deny the submitted Final Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant:** John Silverman  
8044 Montgomery Road Suite 710  
Cincinnati, Ohio

Mr. Silverman stated that this is the first outlot parcel to come before the board for Final Development Plan approval. Mr. Silverman then reviewed the development standards for their request. Mr. Silverman then submitted a revision to the awning color for the development and the revised landscape drawings.

Ms. Slick questioned the materials for the backside of the building. Mr. Silverman reviewed the building materials and stated that they will submit to the Planning and Zoning Department a revision to the materials for this area.

Mr. Meyer questioned if the applicant received the minimum conditions suggested by staff. Mr. Silverman stated that yes they did receive the conditions.

**Proponents:** none

**Opponents:** none

#### **Deliberation**

Mr. Meyer stated that this looks like a good start to the Voice of America project.

Ms. Slick stated that this is a fine plan.

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 03-03  
CHESTERWOOD VILLAGE - PHASE II, RFDP**

**WHEREAS**, a R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio; and

**WHEREAS**, the purpose of the aforementioned approval was for the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

**WHEREAS**, a major change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

**WHEREAS**, the voters of Union Township, now West Chester Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving West Chester Township jurisdiction on all zoning matters; and

**WHEREAS**, on May 17, 1993, Champion East, optionee and developer of a portion of said planned unit development submitted an application for approval of a Revised Preliminary Development Plan for the retail portion of the plan approved as part of the major change; and

**WHEREAS**, on August 22, 1994, Kohl's Department Store and the West Chester Church of the Nazarene were approved for a revised Preliminary Development Plan, modifying the access points from Tylersville Road, the internal circulation system, and the retention basins for the West Chester Plaza Development; and

**WHEREAS**, on July 15, 1996, Chesterwood Village, Inc. received revised Preliminary Development Plan approval with conditions (ZC Resolution 96-23) for the retirement center portion of West Chester Plaza; and

**WHEREAS**, on December 1, 1997, Chesterwood Village, Inc. received Final Development Plan approval with conditions (ZC Resolution 97-33) for a Final Development Plan for Phase II; and

**WHEREAS**, on June 28, 1999, Chesterwood Village, Inc. received Revised Final Development Plan approval (ZC Resolution 99-11) for Phase II to construct an Assisted Living Building, an Independent Living Building, and an Alzheimer's Wing as illustrated on the RFDP; and

**WHEREAS**, on January 13, 2003, George J. Kontogiannis & Assoc. submitted and application requesting Revised Final Development Plan approval for an expanded Alzheimer's Wing;

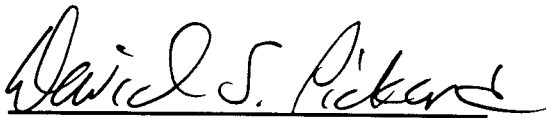
**NOW THEREFORE BE IT RESOLVED**, that the West Chester Township Zoning Commission does hereby approve of said Revised Final Development Plan with the following conditions:

- 1) Elevations and architectural treatment for the future Independent Living Building shall be consistent with the existing care center and the proposed additions.
- 2) No Final Zoning Certificate shall be issued until all landscaping and related items, including the fence and enhanced plantings on the east property line, is provided as illustrated on the submitted Revised Final Development Plan dated 2/14/03. The landscaping on the south property line for Phase II shall be provided as illustrated on the revised plan dated 2/14/03. All landscaping shall be maintained as designated on the Revised Final Development Plan.
- 3) All areas of Phase II that are not specifically addressed by this revision shall remain as previously approved through Resolution 99-11 on 6/28/99.

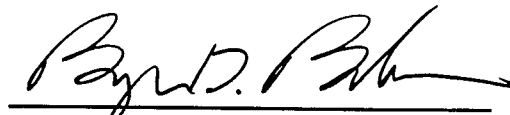
**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data approved are hereby made part of this resolution:

West Chester Township, Butler County  
March 17, 2003

Chairman:

  
\_\_\_\_\_  
David S. Pickard

Secretary:

  
\_\_\_\_\_  
Bryan D. Behrmann  
Township Planner

**UNION TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 99-11  
(WCP-RFDP: CHESTERWOOD VILLAGE PHASE 2: 6-99)  
(West Chester Plaza)**

**WHEREAS,** a R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio; and

**WHEREAS,** the purpose of the aforementioned approval was for the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

**WHEREAS,** a major change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

**WHEREAS,** the voters of Union Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving Union Township jurisdiction on all zoning matters; and

**WHEREAS,** on May 17, 1993, Champion East, optionee and developer of a portion of said planned unit development submitted an application for approval of a Revised Preliminary Development Plan for the retail portion of the plan approved as part of the major change; and

**WHEREAS,** on August 22, 1994, Kohl's Department Store and the West Chester Church of the Nazarene were approved for a revised Preliminary Development Plan, modifying the access points from Tylersville Road, the internal circulation system, and the retention basins for the West Chester Plaza Development; and

**WHEREAS,** on July 15, 1996, Chesterwood Village, Inc. received revised Preliminary Development Plan approval with conditions (Zoning Commission Resolution 96-23) for the retirement center portion of West Chester Plaza; and

**WHEREAS,** on December 1, 1997, Chesterwood Village, Inc. received Final Development Plan approval with conditions (Zoning Commission Resolution 97-33) for a Final Development Plan for Phase II.

**WHEREAS,** on June 7, 1999 Gregg Dixon submitted an application, requesting Revised Final Development Plan approval for Phase II to construct an Assisted Living Building, an Independent Living Building, and an Alzheimer's Wing as illustrated on the RFDP.

**NOW THEREFORE BE IT RESOLVED,** that the Union Township Zoning Commission does hereby approve of said Revised Final Development Plan with the following conditions:

- 1) Elevations and architectural treatment for the future independent living wing shall be consistent with the existing care center and the proposed additions.



UNION TOWNSHIP ZONING COMMISSION  
 BUTLER COUNTY, OHIO  
 RESOLUTION NO. 96-23  
 (WCP: RPDP-CHESTERWOOD VILLAGE 7-96)  
 (West Chester Plaza)

WHEREAS, a R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio; and

WHEREAS, the purpose of the aforementioned approval was for the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

WHEREAS, a major change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

WHEREAS, the voters of Union Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving Union Township jurisdiction on all zoning matters; and

WHEREAS, on May 17, 1993, Champion East, optionee and developer of a portion of said planned unit development submitted an application for approval of a Revised Preliminary Development Plan for the retail portion of the plan approved as part of the major change; and

WHEREAS, on August 22, 1994, Kohl's Department Store and the West Chester Church of the Nazarene were approved for a revised Preliminary Development Plan, modifying the access points from Tylersville Road, the internal circulation system, and the retention basins for the West Chester Plaza Development; and

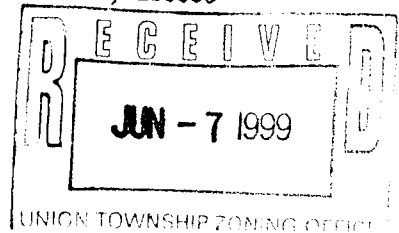
WHEREAS, on August 22, 1994, Kohl's Department Store was approved for a Final Development plan for the construction of a retail store; and

WHEREAS, on July 1, 1996, Chesterwood Village, Inc. submitted application to revise the Preliminary Development Plan for the retirement center portion of West Chester Plaza. The applicant proposed a different layout; and

NOW THEREFORE BE IT RESOLVED, that the Union Township Zoning Commission does hereby approve of said revised Preliminary Development Plan with the following conditions:

1 ) No Final Development Plan approval shall be given until the Union Township Fire Department has approved the internal access design and the fire hydrant location. All private drives shall be a minimum of twenty-four (24) feet in width.

2 ) No Final Development Plan approval shall be given until the Union Township Department of Planning and Zoning receives a letter from the Butler County Engineer's Office indicating approval of the construction drawings for the proposed right in/right out only access



into the retirement center. The proposed right in/right out only access into the retirement center shall be paid for by the applicant. With the construction of the right in/right out only access into the retirement center, the remainder of the church's relocated entrance shall be extended east. (The access easement has already been recorded).

3 ) No Final Development Plan shall be issued until all open space areas have been dedicated to an association charged with maintenance of the areas.

4 ) The building setbacks along the east and south property lines shall be 50 feet.

5 ) Within the 50 ft. setback, a landscaped buffer along the south and east property lines of the proposed retirement center shall be considered at Final Development Plan approval. Appropriate landscaping would provide a buffer from the proposed retirement center and existing R-1A Districts.

6 ) A pedestrian walkway system, linking the retirement center to adjacent uses, shall be considered at Final Development Plan approval. The pedestrian walkway system shall be designed to access all sections of the retirement center and all adjoining uses. No Final Development approval shall be given until the Department of Planning and Zoning approves an appropriate pedestrian system.

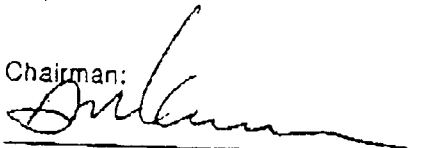
7 ) Proposed buildings along the east and south property lines shall be maintained to one-story. Two-story buildings shall be located away from the property line.

8 ) Along the east property line, the total care facility shall maintain a one-story roof line. The proposed building shall buffer any required parking from the adjoining properties.

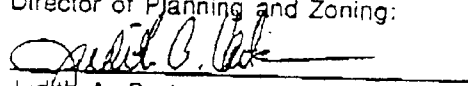
**BE IT FURTHER RESOLVED,** that all plats, plans, applications, and other data approved are hereby made part of this resolution:

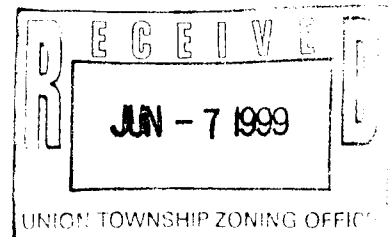
Union Township, Butler County  
July 15, 1996

Chairman:

  
D. Michael Kramer

Director of Planning and Zoning:

  
Judith A. Carter





**UNION TOWNSHIP  
ZONING COMMISSION  
REGULAR MEETING – JUNE 28, 1999**

MEMBERS PRESENT: Michael Kramer, Chairman; Joseph S. Meyer, Vice-Chairman David S. Pickard; Teri J. Slick

MEMBERS ABSENT: John R. Topits

STAFF PRESENT: Judith A. Carter, Director of Planning & Zoning  
Derek Hunter, Township Planner

LOCATION: Township Hall

CALL TO ORDER: 6:33 p.m.

ADJOURNMENT: 7:41 p.m.

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**Case Number: WCP-FDP CHESTERWOOD VILLAGE PHASE II 6/99**

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**Staff Report:** Ms. Carter stated that the site is located on Tylersville Road, east of West Chester Church of the Nazarene, and across from the Voice of America site directly adjacent to the Kohl's development on Tylersville Road. The applicant received final development plan approval in December 1997 for construction of a 69-bed nursing home and 40 assisted living units. All the conditions of that approval have been met except for an emergency access grass paver and completion of approved landscaping berm located on the east side of the development. These items are listed as minimum conditions of approval and a draft resolution was prepared for review. The applicant wished to revise the final development plan to construct an additional assisted living building, independent living building and an Alzheimer's wing. All these components were approved at the initial final development plan stage. Ms. Slick asked where the fire/emergency access would be. Ms. Carter responded to Ms. Slick's concerns about fire/emergency access.

Applicant: John McKay, McKay Williams, Architects representing Mr. Dixon  
1200 Chambers Rd., Columbus, OH 43212

Mr. McKay described the building materials and elevation. He responded to questions regarding the composition of the grass paver stating that it is made from reconstituted plastic bottles. He described the process and said it has been recognized by fire departments, and acceptable.

Public Comment: Steve Reinel  
8108 Longmeadow Drive, West Chester, Oh 45069

Mr. Reinel expressed concern over the south entrance and where the road was going. He expressed concern about how the berm elevation would affect the view from his property. Mr. Reinel has a 6' privacy fence and he can see windows above his fence. Mr. Reinel had questions regarding the front berm.

### **Board Deliberation**

In response to Mr. Kramer, Mr. McKay clarified the emergency ingress/egress plan.

Applicant:                    Mr. Dixon  
   3583 Hamilton-Mason Road, Fairfield Township.

Mr. Dixon stated that the issue of the south side of the property to allow the fire department has been discussed and the information on the plastic sheeting for the access has been used by a number of fire departments. He said there are two standby systems that provide fire protection for the existing structure, and upon completion of the building there will be four systems in place to protect the structure from fire. Mr. Dixon stated that presently the building has state of the art system.

Mr. Kramer moved to approve 99-11 Chesterwood Village Phase II 6/99 revision of final development plan as drafted by staff. Mr. Meyer seconded the motion.

Aye:                    Pickard, Meyer, Kramer, Slick  
Nay:                    0  
Absent:                Topits

Mr. Kramer expressed concern over the question posed by Mr. Reinel about changing the grade after approval of a plan. Ms. Carter stated that at the time of the plan being submitted the preliminary grade plan needs to be submitted also, so the approval of the plan is also knowing what the grade is going to be. Mr. Kramer stated that more care needs to be given in the grade change.

The board voted unanimously to adjourn at 7:41 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:

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D. Michael Kramer

Secretary:

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Judith A. Carter,  
Director of Planning & Zoning



engineers  
planners  
architects  
surveyors

www.bayerbecker.com

700 Nilles Road  
Fairfield, OH 45014  
P. 513.829.2149  
F. 513.829.2457

March 17, 2000

Mr. Brian Behrmann  
West Chester Township  
9577 Beckett Road  
West Chester, Ohio 45069

RE: Chesterwood Village – Assisted Living Addition

Dear Mr. Behrmann,

The proposed Assisted Living Addition at Chesterwood Village was taken into account in the original detention calculations for the development. Said expansion will not require additional detention.

If you have any questions, or need any additional information please contact me.

Sincerely,

*Etta M. Reed*  
Etta M. Reed, P.E.

Cc: Don Dixon  
Rick Fields

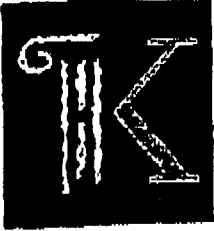
*by all  
in need  
of water*

BBE026 F(020813)

700 Nilles Road  
Fairfield, OH 45014

14 East Eighth Street  
Cincinnati, OH 45202

6900 Tylersville Road 777 Eads Pkwy., Suite C  
Mason, OH 45040 Lawrenceburg, IN 47025



## fax message transmittal

Please call us at the number below if you have questions or did not receive this entire fax.

**Kontogiannis & Associates**

Architecture • Planning • Design

Date: 04.14.2003  
 To: WEST CHESTER PLANNING & ZONING DEPT.  
 Attention: BRIAN BEHRMAN

Number of Pages: TWO (2)  
 Fax Number: 610-674-0804  
 Subject: CHESTERWOOD VILLAGE ZONING

From: randall a. woodings, a.i.a.  
 director of design

BRIAN,

HERE IS THE STATEMENT CONCERNING THE USE AND  
 USER OF THE NEW ADDITION @ CHESTERWOOD VILLAGE WHICH  
 FRONTS ALONG TELEAGUIE ROAD.  
 IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME.

SINCERELY,  
 RANDALL ALAN WOODINGS

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this communication in error, please notify us immediately by collect telephone call to the number indicated below and return the original message to us at the address below via the U.S. Postal Service. Thank you.

phone: 614.224.2083

fax: 614.224.4736

e-mail: architects@kontogiannis.com

400 south fifth street • suite 400 • columbus, ohio 43215-5492

**Kontogiannis & Associates**

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Architecture • Planning • Design

April 14, 2003

Mr. Brian Behrman  
West Chester Planning & Zoning Department  
9100 Center Pointe Drive Ste 2900  
West Chester OH 45069

Dear Brian:

The specific use of the new addition to Chesterwood Village fronting on Tylersville Road is a 21 Unit Assisted Living Facility.

The specific users of this facility will be as follows:

.01 The Residents Typically senior citizens in failing health who require assistance in their lives, but do not require the level of care found in a Skilled Nursing Facility.

.02 The Staff

If you have any further questions, please let me know.

Sincerely,

KONTOGIANNIS & ASSOCIATES

Randall A. Woodings, A.I.A.

RAW:bjd



## fax message transmittal

Please call us at the number below if you have questions or did not receive this entire fax.

**Kontogiannis & Associates**

Architecture • Planning • Design

Date: 04.15.2003

Number of Pages: TWO (2)

To: WEST CHESTER  
DEPT. OF PLANNING & ZONING

Fax Number: 513.614.6604

Attention: BRYAN BEHRMANN

Subject: PARKING LAW.

From: **randall a. woodings, a.i.a.**  
director of design

BRYAN,

THE DATA WHICH IS BEING FAXED ALONG  
WITH THIS COVER LETTER ILLUSTRATES THE  
RELATIONSHIP BETWEEN THE PARKING REQ'D &  
THE PARKING SHOWN FOR THE CHESTERWOOD  
VILLAGE FACILITY.

I WILL FORWARD THE GRAPHIC DATA YOU  
REQUESTED LATER THIS WEEK.

THANKS FOR YOUR HELP,

RANDALL WOODINGS

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# CHESTERWOOD PARKING COMPUTATION

## Kontogiannis & Associates

Architecture • Planning • Design

### EXISTING PARKING COMPUTATION:

SLEEPING AREA SQUARE FOOTAGE = 17,295.00<sup>sq ft</sup>  
 $17,295.00 \div 500 \text{ SPACE } 34.59 = 35 \text{ SPACES}$

OFFICE AREA SQUARE FOOTAGE = 1,800<sup>sq ft</sup>  
 $1,800 \div 100 \text{ SPACE } = 18 = 18 \text{ SPACES}$

TOTAL EXISTING REQ.

53 SPACES

PARKING SHOWN @ THIS AREA

53 SPACES

### NEW PARKING REQ'D FOR ADDITION ALONG TYLEESVILLE ROAD

SLEEPING AREA SQUARE FOOTAGE = 4039<sup>sq ft</sup>  
 $4039 \div 500 = 8.078 = 8 \text{ PARKING SPACES}$

OFFICE AREA SQUARE FOOTAGE = 232<sup>sq ft</sup>  
 $232 \div 100 = 2.32 = 3 \text{ PARKING SPACES}$

TOTAL PARKING REQ = 11 SPACES

" " SHOWN = 75 SPACES

PARKING REMAINING FOR FUTURE USE = 64 SPACES

11 SPACES
75 SPACES
64 SPACES

randall a. woodings, a.i.a.

director of design

TOTAL SITE

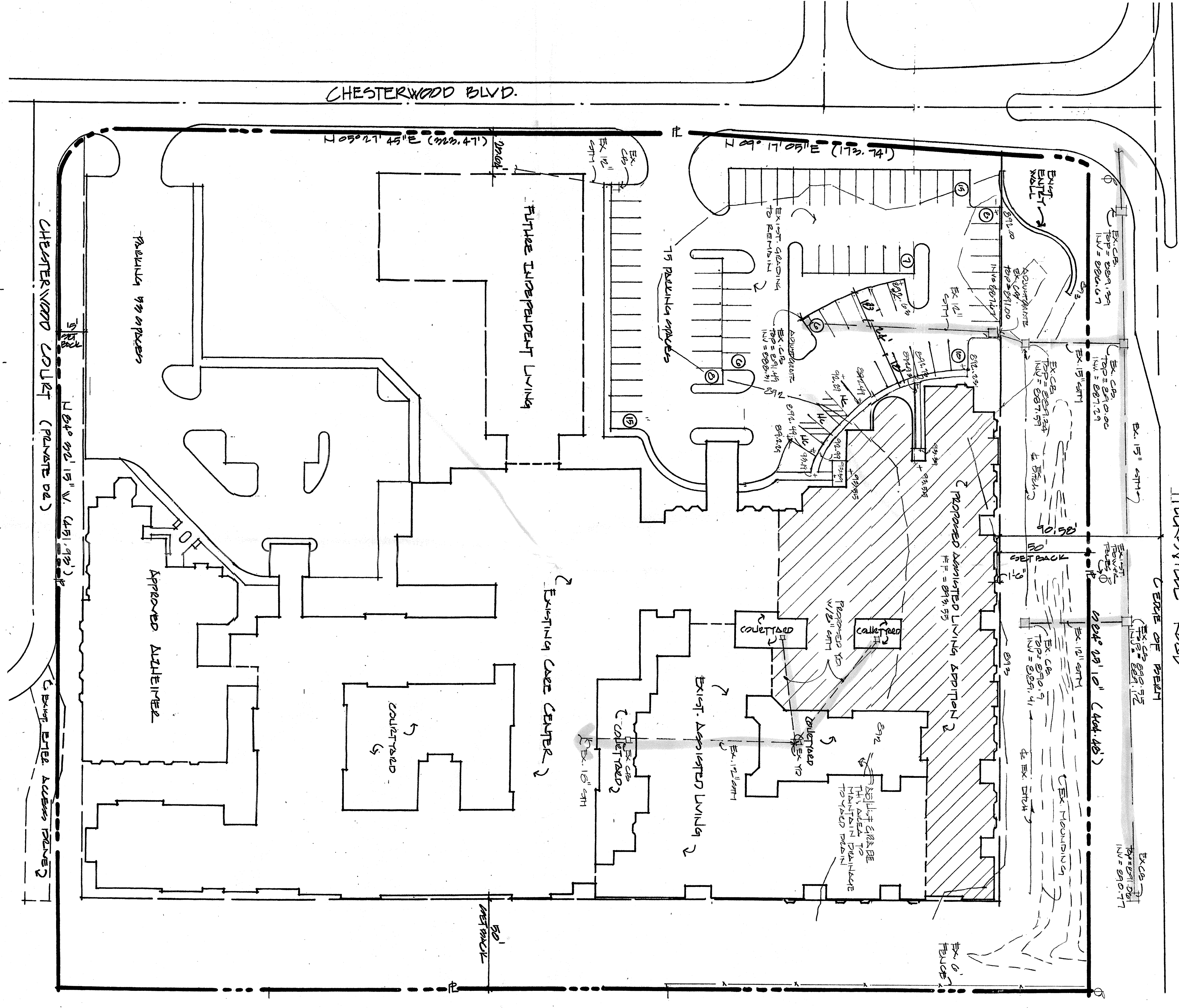
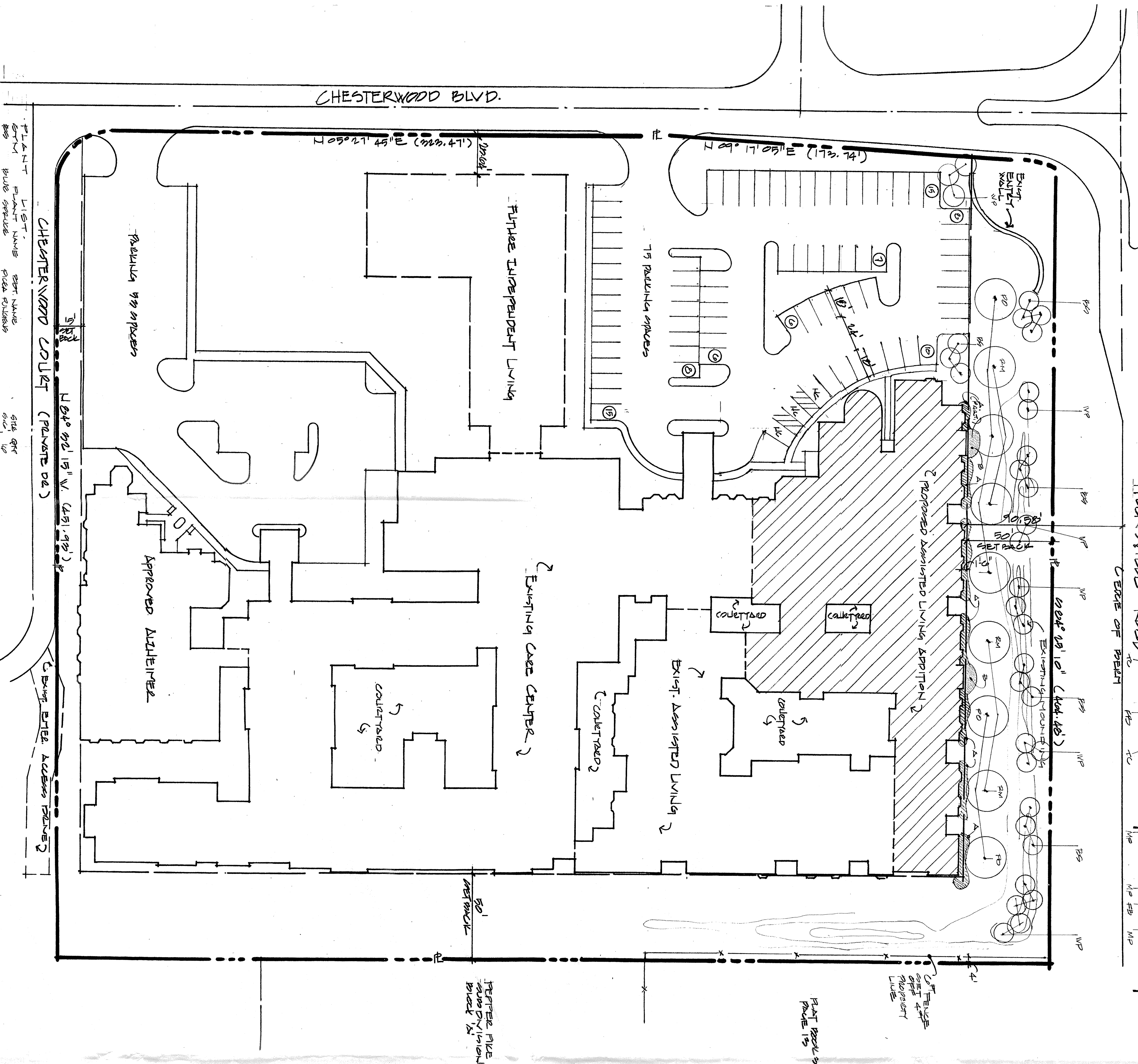
PARKING = 75 + 53 = 128 SPACES

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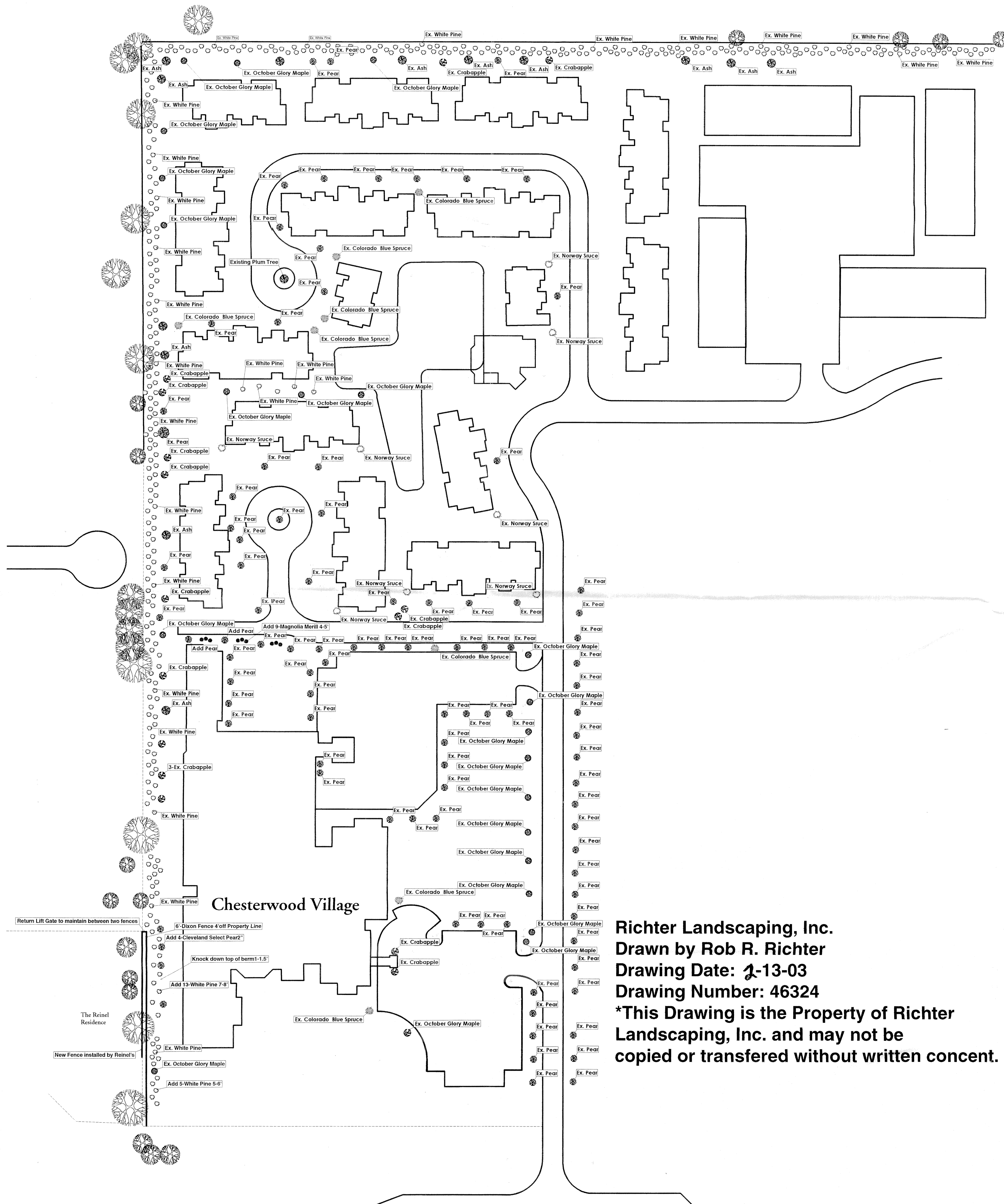
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**Chesterwood Village**

**Richter Landscaping, Inc.**  
**Drawn by Rob R. Richter**  
**Drawing Date: 1-13-03**  
**Drawing Number: 46324**  
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