



**WEST CHESTER TOWNSHIP
COMMUNITY DEVELOPMENT**

**AGENDA
ZONING COMMISSION
May 19, 2025
6:00 P.M.
Township Hall
9113 Cincinnati-Dayton Road**

1. Call to Order

2. Roll Call

3. Old Business

- Motion to approve meeting minutes – April 21, 2025
- Motion to approve resolutions – April 21, 2025

4. Hearing of Applications

- **Case # MC 04-25 Beckett Ridge; Tri-County Baptist Church, Cincinnati Christian Schools**
(Continuance from April meeting)
The applicant is requesting Major Change approval to an existing PUD consisting of (5) five phases with a total of 344,246 s.f. on 37.8 acres located at 8195 Beckett Rd., Parcel #'s: M5620-205-000-002, 004, 005, 006
Phase 1 – renovation of the existing building for the use of a school (Pre-K – 6th grade);
Phase 2 – construction of recreational fields;
Phase 3 – no site changes. Anticipation of moving 6th grade back to Morris Rd. campus;
Phase 4 – to include classroom and cafeteria additions, new office building, and field house and concession stand;
Phase 5 – new career tech building
- **Case # MC 05-25 West Chester Plaza; Seven Brew**
The applicant is requesting Major Change approval for a 0.7 acre outlot split for a 770-s.f. coffee shop with a drive-thru located at 7951 Tylersville Rd.,
Parcel #: M5610-014-000-001

- **Case # ZMA 06-25 The Boulevard**

The applicant is requesting Zoning Map Amendment approval from R-2 (Single Family Residence District) to R-PUD (Residential Planned Unit Development) for owner occupied units (condominiums) consisting of 10 buildings of 2 units each on 4.9 acres located at 6964, 7037, 7064, 7070, 7086 Tylersville Road.
Parcel #'s: M5610-025-000-010, M5640-129-000-084,085,086,087,088,089

5. Unfinished Business

6. Administrative Matters

7. New Business

8. Adjournment - Next meeting is Monday, June 16, 2025 at 6:00 p.m.