

**CITY OF WEST CARROLLTON  
PLANNING COMMISSION  
MAY 19, 2022**

Members Present

Dominick Rinaldi  
Kim Hagerman  
Lindsey Miles  
Harold Robinson

Members Absent

Doug Fields

Staff

Greg Gaines, Director of Planning & Community Dev.  
Erin Doherty, Planning Secretary

City Council Members

Amanda Zennie

Mr. Rinaldi called the meeting to order at 6:30 p.m. Following the Pledge of Allegiance, the roll call was taken revealing that all members except Doug Fields were present. A motion was made by Mr. Robinson with a second by Ms. Hagerman to excuse Mr. Fields from the meeting. The motion was unanimously approved.

**APPROVAL OF AGENDA**

There was a motion by Ms. Hagerman with a second by Mr. Robinson to approve the agenda of the May 19, 2022 meeting as submitted. The motion was unanimously approved.

**APPROVAL OF MINUTES**

There was a motion by Ms. Hagerman with a second by Mr. Robinson to approve the minutes of the February 17, 2022 meeting as submitted. The motion was unanimously approved.

**PUBLIC HEARINGS**

There were no public hearings.

**DECISION ITEMS**

**SP-21-1, 3555 Miamisburg-Centerville Road (CarMax Parking Lot Expansion)**

Mr. Rinaldi asked if Commission members had any potential conflicts of interest which might jeopardize their ability to render an unbiased decision on the application. Commission members disclosed no conflicts.

Mr. Rinaldi asked if Commission members had any ex parte communications to disclose, including letters, phone calls, e-mails, texts, site visits, and conversations, which might influence their decision on this case. Commission members disclosed no ex parte communications.

Mr. Gaines presented the Staff Report dated April 28, 2022.

Mr. Robinson asked about the screening, and would this prevent people from seeing the lot and the cars being sold? Mr. Gaines stated that he did not believe it would, since it would only be around four

feet tall. Ms. Hagerman confirmed which lots were for whom and if there would be a fence all around. Mr. Gaines stated there would not be.

Mr. Steve Lisle of the Reinke Group, representative for CarMax stated that CarMax was concerned about the visibility of the lot with the landscape screening especially from State Route 725, where it is harder to see the site. Mr. Lisle stated that he thinks CarMax would prefer to not have that screening and asked if the Planning Commission would consider not imposing that requirement. Mr. Gaines recommended removing condition number 11 and just keeping the shrubs that are there now. Ms. Hagerman asked to see the site plan slide to confirm where the trees/shrubs are or will be located.

There were no further questions from Commission members.

There was a motion by Mr. Robinson and a second by Ms. Miles to approve Resolution SP-22-1 with conditions, deleting number 11. The motion was approved unanimously.

## **DISCUSSION ITEMS**

### **Report by Director**

Mr. Gaines began by stating there would be a big announcement the following week at the City Council meeting, following a meeting at the high school on Monday to which the Planning Commissioners should have received invitations.

Mr. Gaines stated that he has been working on updates to the sign code with Lori Denlinger and Steve McHugh due to evolving court decisions modifying the Supreme Court's decision in the *Reed* case. Mr. Gaines said that they are updating the current sign code instead of starting over, and will be bringing it to Planning Commission in the near future.

Mr. Gaines informed the Commissioners that work is nearly completed on the Carrollton Center Streetscaping project. Remaining improvements include replacing nine light poles on Central Ave. on either side of N. Elm St as well as adding two more planters, for a total of four planters that will be placed on both corners at Central Ave. and Main St. The city has an agreement with Brunner's Landscaping, which has offered to maintain the planters as a job training tool for their employees and will provide the service for free.

Mr. Gaines said that work is beginning on the demolition of 215 W. Circle and 34 Maplehill, with funds from the Land Bank. He was informed that environmental review should start in June, with the demolitions taking place sometime over the summer.

Mr. Gaines gave an update on the Western Lakes Master Plan. He stated that the final touches are being put on the final draft of the plan and it should be completed soon, for presentation to the Planning Commission. Once the Western Lakes Plan is adopted, staff can move forward on updating the Comprehensive Plan. He will be starting the process soon to apply for money from the Land Bank to hire a consultant to update the Comp Plan.

### **Briefing by City Council Representative(s)**

Ms. Amanda Zennie began by stating that Mr. Tilton was unable to attend. She stated that there will be a big announcement next week but she is not at liberty to say anything else about it until it is announced.

Ms. Zennie informed the Commissioners that Council revisited the small farm animal issue at the request of a resident. Mr. Gaines had provided them with information to review, but Council decided to stay with their original decision as there were several reasons in which small farm animals would not fit in the city plan.

Ms. Zennie said that the other issue coming up for Council is the use of fireworks. Now that the state is allowing non-commercial grade fireworks twenty days throughout the year, Council will be voting on Tuesday if fireworks will be permitted in the city. It was initially discussed that they would allow it for a year and see what happens.

Ms. Hagerman asked if there were any other events planned for the city, and Ms. Zennie pointed her to a website that would be posting information on all of the upcoming events and concerts. The website is [www.westcarrolltonevents.com](http://www.westcarrolltonevents.com).

### **Unscheduled Business**

There was no unscheduled business.

### **Next Meeting**

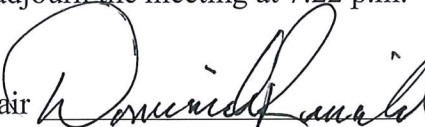
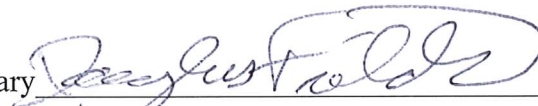
The next Planning Commission meeting is scheduled for June 2, 2022 at 6:30 p.m.

### **COMMENTS BY THE AUDIENCE**

There were no comments by the audience.

### **ADJOURNMENT**

There being no other business, there was a motion by Mr. Robinson and second by Ms. Hagerman to adjourn the meeting at 7:22 p.m. The vote was unanimous to adjourn.

Chair  Secretary   
Date 9/15/22 Date 9/15/22