

**CITY OF WEST CARROLLTON  
PLANNING COMMISSION  
WEST CARROLLTON, OHIO**

**RESOLUTION: CU-24-1, APPROVING A REQUEST FOR  
CONDITIONAL USE APPROVAL FOR  
CONSTRUCTION OF A NEW STORAGE BUILDING  
AND IMPROVEMENTS TO THE SCHOOL BUS  
BULLPEN, LOCATED IN THE R-2 SINGLE-FAMILY  
RESIDENTIAL DISTRICT AT 5833 STUDENT STREET,  
BEING PARCEL ID #K48 00411 0002, 0003, 0004 AND  
COMPRISING 66.890 ACRES.**

**WHEREAS**, on February 8, 2024 an application was submitted by Levin Porter Architects, 3011 Newmark Drive, Miamisburg, OH 45342, agent for the owner the West Carrollton Board of Education c/o Jack Haag, Business Manager, 430 East Pease Avenue, West Carrollton, OH 45449, requesting conditional use approval for construction of a new storage building and improvements to the school bus bullpen, located in the R-2 Single-Family Residential District at 5833 Student St., being Parcel ID #K48 00411 0002, 0003, 0004 and comprising 66.890 acres, per Section 154.07.01 of the Zoning Code; and

**WHEREAS**, as required by Section 154.07.01(B)(6) of the Zoning Code, a Notice of Public Hearing regarding this application was published in the Miamisburg-West Carrollton News on February 15, 2024; and

**WHEREAS**, a Notice of Public Hearing regarding this application was mailed on February 9, 2024 to all abutting property owners within 200 feet; and

**WHEREAS**, a sign regarding this matter was placed in a conspicuous location on the property; and

**WHEREAS**, the application and meeting notice were posted on the City's website; and

**WHEREAS**, a public hearing was held on March 7, 2024 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments; and

**WHEREAS**, Section 154.07.01 of the West Carrollton Zoning Code specifies the requirements for the review and approval of all Conditional Use applications.

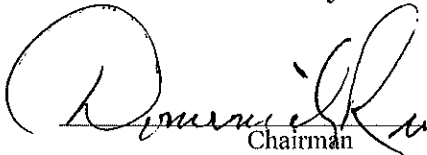
**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION  
OF THE CITY OF WEST CARROLLTON, OHIO:**

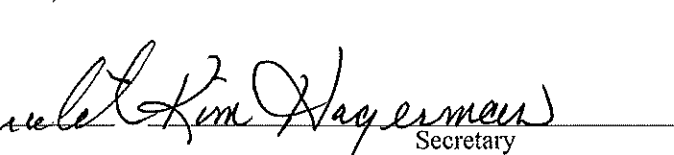
**SECTION I.** That the Planning Commission finds that pursuant to case CU-24-1 the conditional use application for construction of a new storage building and improvements to the school bus bullpen, located in the R-2 Single-Family Residential District at 5833 Student St., being Parcel ID #K48 00411 0002, 0003, 0004 and comprising 66.890 acres, meets all criteria found within Section 154.07.01(B)(2) of the Zoning Code as described in the staff report dated March 1, 2024, subject to the conditions outlined in Section II.

**SECTION II.** That pursuant to case CU-24-1 the conditional use application for construction of a new storage building and improvements to the school bus bullpen, located in the R-2 Single-Family Residential District at 5833 Student St., being Parcel ID #K48 00411 0002, 0003, 0004 and comprising 66.890 acres, be and hereby is approved with the following conditions:

1. A final certificate of occupancy for the project shall not be issued until the applicant provides a photometric plan and light fixture specifications for this project and they are approved by the city.
2. The hours of construction for this project shall be limited to Monday through Saturday, 6 a.m. to 9 p.m. EDT.
3. The tracking or spillage of mud, dirt, or debris upon city streets is prohibited and the contractor shall clean up any such incident immediately.
4. Signage shall be installed identifying the construction entrance.
5. Construction traffic shall be prohibited on Student Street.
6. A final certificate of occupancy for the project shall not be issued until the applicant provides details on the plan for refuse disposal for the project and those plans are approved by the city.
7. Final approval by the Planning Commission of a site plan application for this project is required as specified in Section 154.14.01 of the Zoning Code prior to issuance of a building permit for the project.
8. Any disputes over conditions contained in this resolution shall be subject to final determination by the Planning Commission.

**PASSED this 7<sup>th</sup> day of March, 2024.**

  
Chairman

  
Secretary