

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

RESOLUTION: SP-24-1, APPROVING A SITE PLAN APPLICATION TO CONSTRUCT A 5,000 SQUARE FOOT, 22'-7 ½" HIGH FREESTANDING PRE-ENGINEERED METAL STORAGE BUILDING FOR MAINTENANCE EQUIPMENT AND RELATED MATERIALS, AS WELL AS IMPROVEMENT OF THE EXISTING SCHOOL BUS BULLPEN, LOCATED NORTH OF THE NEW INTERMEDIATE AND SECONDARY SCHOOL 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 approval of a site plan to construct a new 5,000 square foot, 22'-7 ½" foot high, freestanding pre-engineered metal storage building for maintenance equipment and related materials, as well as improvement of the existing school bus bullpen, located north of the new intermediate and secondary school 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, a Notice of Public Meeting regarding this matter 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 was posted on the City's website; and

WHEREAS, this application was considered at an open public meeting on March 7, 2024 by the West Carrollton Planning Commission; and

WHEREAS, Section 154.14.01(C)(2) of the West Carrollton Zoning Code specifies the requirements for the review and approval of all site plan applications.

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

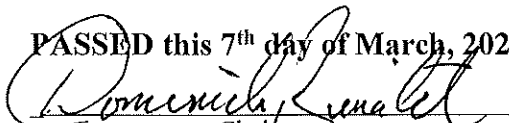
SECTION I. That the Planning Commission finds that pursuant to case SP-24-1, the site plan application to construct a new 5,000 square foot, 22'-7 ½" foot high, freestanding pre-engineered metal storage building for maintenance equipment and related materials, as well

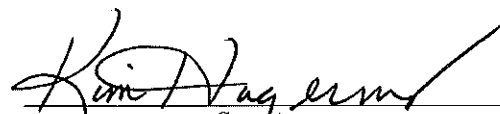
as improvement of the existing school bus bullpen, located north of the new intermediate and secondary school in the R-2 Single-Family Residential District at 5833 Student St., being Parcel ID #K48 00411 0002, 0003, 0004 and comprising 66.890 acres, is consistent with the goals of the Comprehensive Plan and meets relevant requirements of Section 154.14.01 of the Zoning Code, subject to the conditions in Section II.

SECTION II. That pursuant to case SP-24-1 the site plan application to construct a new 5,000 square foot, 22'-7 1/2" foot high, freestanding pre-engineered metal storage building for maintenance equipment and related materials, as well as improvement of the existing school bus bullpen, located north of the new intermediate and secondary school 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 approved with the following conditions:

1. The approved plans for this project shall be those plans dated "Received February 08, 2024", except that sheet C130 in the plan set showing the composite wood fence surrounding the perimeter of the bus bullpen has been changed to a black vinyl-coated chain link fence surrounding the bus bullpen, and except as modified below.
2. It is understood and agreed by the applicant and the city that this school campus including the proposed storage building and all other structures and uses on this property constitutes a single primary use, that of "school" which is a conditionally-permitted use within the R-2 district. It is further understood and agreed by the applicant and the city that any future improvements on the property will require conditional use and site plan approval by the Planning Commission in advance of issuance of any permit or commencement of any construction.
3. All concerns and comments of the Service Department and the Fire Department shall be addressed and satisfied prior to issuance of a final certificate of occupancy for the project.
4. All drive aisles in the bus bullpen shall measure at least 24 feet in width.
5. One shade tree shall be planted at 30-foot on-center along the Alex-Bell Road frontage west of the drive approach, meeting all requirements of Section 154.13.01, Landscape Requirements, of the Zoning Code.
6. All service structures for this project shall meet the requirements of Section 154.13.01(H) regarding screening.
7. All trees shall be equipped with gator bags and be staked as approved by the City.
8. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes, as originally planted, within three months, weather permitting.
9. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 7th day of March, 2024.


Chairman


Secretary