

CITY OF WEST CARROLLTON
PLANNING COMMISSION
JUNE 6, 2024

Members Present

Dominick Rinaldi, Chair
Doug Fields, Vice Chair
Kimberly Hagerman, Secretary
Lindey Miles
Harold Robinson

Staff Present

Greg Gaines, Director of Planning & Community Dev.
Samantha Morgan, PCD Administrative Assistant
Chris Barnett, Fire Department Chief
Richard Norton, Service Director

City Council Members Present

Rick Dobson
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 were present.

APPROVAL OF AGENDA

There was a motion by Ms. Miles with a second by Mr. Robinson to approve the agenda of the June 6, 2024 meeting as submitted. The motion was unanimously approved.

APPROVAL OF MINUTES

There was a motion by Mr. Fields with a second by Ms. Miles to approve the minutes of the October 5, 2023 meeting as submitted. The motion was unanimously approved.

There was a motion by Mr. Robinson with a second by Ms. Miles to approve the minutes of the March 7, 2024 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

CU-24-2, 2100 S. Alex Rd. (Sheetz)

Mr. Rinaldi explained the procedures for conducting a public hearing.

Mr. Gaines was sworn in for testimony.

Mr. Rinaldi asked staff if proper public notice was provided of this hearing as required by the zoning code. Mr. Gaines stated that a legal ad appeared in the Miamisburg-West Carrollton News on May 16, 2024; notice was mailed to abutting property owners on May 14, 2024; and a

sign was placed on the property. Mr. Gaines stated that the application had also been posted on the website.

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 did not have any potential 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 did not have any ex-parte communications to disclose.

Mr. Gaines presented an overview of the staff report dated May 31, 2024.

Mr. Rinaldi asked if there are any questions for staff.

Mr. Robinson asked for clarification of the front side of the building and which street it would be facing. Mr. Gaines stated that it would be facing South Alex Road. Mr. Robinson asked how the traffic coming in from Watertower Lane is laid out. Mr. Gaines explained the traffic flow and how it will work with the oncoming traffic and the drive-through traffic.

Mr. Robinson asked about the traffic entering and leaving on Alex Road and the time frame that is proposed in the plans. Mr. Gaines stated that Sheetz is proposing the same traffic pattern that Planning Commissioners approved for GetGo in the same space.

Mr. Robinson asked about the Alex Road project and if we have heard if we are taking it down to two lanes or not. Ms. Hagerman asked if the Alex Road project would interfere with the Sheetz location. Mr. Norton, Service Director, explained that there will be no change in width with Alex Road between Watertower Lane and St. Rte. 725. Mr. Norton went into more detail about entering and exiting Sheetz from Alex Road and explained that the porkchop in the proposed plans would be for cars traveling north bound so they can make a right turn into the parking lot, but coming south bound they cannot turn into the site from S. Alex Road. Cars coming south bound will have to turn onto Watertower to turn into the site. Cars exiting the site can exit left or right using the Watertower exit. When exiting from S. Alex Road cars can turn left or right during non-peak hours; during the peak hours cars will only be allowed to exit right. Mr. Norton said there will be signs posted about not being able to turn during peak hours. Mr. Robinson asked if Sheetz was open 24 hours a day. Mr. Norton confirmed with Sheetz that it will be opened 24 hours a day. Ms. Miles asked if you can be ticketed for not following the no turn signs during peak hours or if it is just a suggestion. Planning Commission members discussed their thoughts on the proposed traffic flow entering and exiting on Alex Road. Mrs. Zennie, City Council liaison, contacted Police Chief Woodard and he said it would be a ticketed offense to turn left during peak hours if posted.

Mr. Fields asked if the narrowing of Alex Road was still in progress. Mr. Norton explained that it

is still in progress and staff conducted a work study with City Council members in April and there are follow-up items that they are currently working on. Mr. Fields asked how much of Alex would be included. Mr. Norton said that the work would be between Kimberly Lane and Watertower Lane.

Mr. Rinaldi asked if the applicant would like to make a comment. Mr. Scott was sworn in and is with Skilken Gold representing Sheetz. Mr. Scott introduced his team to the board and gave a presentation on background information about Sheetz and asked if anyone had any questions. Mr. Fields expressed how impressed he was with the Sheetz Gas Stations he has already been to.

Ms. Miles asked if Mr. Scott had any information he wanted to add onto the discussion from earlier in the meeting with regard to the entrance and exit on Alex Road. Ms. Weidner with CESO was sworn in to answer questions. Ms. Weidner mentioned that having the ability to turn left onto Alex from Sheetz will alleviate traffic on Watertower Lane. Ms. Hagerman asked if CESO had the number of accidents that happen in that area included in the traffic study. Ms. Weidner replied that she was not sure and could not answer that question.

Ms. Hagerman asked if there were more than one overhangs on the plans. Ms. Weidner answered that there is only one, the other square on the plans is a concrete pad where the tanks will be. Ms. Hagerman asked if there are plans for an electric fueling station. Ms. Weidner replied that there are no plans for one at this time. Ms. Hagerman asked about the 9 shared parking spaces that are on the proposed plans. Mr. Gaines explained that the parking spaces are just an agreement between the two businesses and customers would not be aware of it. Ms. Hagerman asked if the owner of the property planned on updating the parking lot. Mr. Scott explained that the owner plans to resurface the entire lot and add additional lighting.

Mr. Rinaldi asked if there were any other questions. There being none, Mr. Rinaldi asked if anyone present wished to testify in favor of the proposal. There were none.

Mr. Rinaldi asked if anyone present wished to testify in opposition to the proposal. There were none.

Mr. Rinaldi asked if there were any other comments for or against the project. There were none.

Mr. Rinaldi asked if any commission members had any further questions. There were none.

Mr. Rinaldi closed the public hearing.

There was a motion by Mr. Robinson and second by Ms. Hagerman to approve case CU-24-2 with conditions. The motion was approved unanimously.

DECISION ITEMS

SP-24-4 2100 S. Alex Rd. (Sheetz)

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. There were no potential 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 did not have any ex-parte communications to disclose.

Mr. Gaines presented an overview of the staff report dated May 31, 2024.

Mr. Rinaldi asked if anyone had any questions for staff. Ms. Miles asked if ice or propane was prohibited with the exterior storage or display. Mr. Gaines replied that an exception is made for ice and propane.

Mr. Robinson asked how the new pylon sign is going to affect the old pylon sign. Mr. Scott explained that Sheetz is working towards a new sign at that location to include all the tenants, which would replace the current sign. Mr. Gaines said that any wall signs that are on the current plans are not being approved with the current applications. The applicant will have to come back with a sign application to be approved.

Mr. Robinson asked for clarification on where the pedestrian crosswalk will be located. Mr. Gaines pulled up the plans to show the location.

Mr. Robinson asked if West Carrollton's gateway sign at this location will be affected. Mr. Gaines answered that it would not be.

Mr. Rinaldi asked if Commission members had any further questions. There were none.

There was a motion by Mr. Fields and second by Mr. Robinson to approve case SP-24-4. The motion was approved unanimously.

SP-24-3 1287 Redbluff Drive (New Apartment Building)

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. There were no potential 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 did not have any ex-parte communications to disclose.

Mr. Gaines presented an overview of the staff report dated May 31, 2024 and revised report dated June 6, 2024.

Mr. Rinaldi asked if anyone had any questions for staff.

Ms. Hagerman wanted clarification over the drainage easement. Mr. Norton explained that the city has a plan to widen Owl Creek and the easement reserves 29 feet for that project.

Mr. Robinson asked where guests will park. Ms. Sebald, with Sebald Architects, representing the applicant, showed on the plans that there are 4 designated parking spots for guests.

Ms. Sebald wanted to talk to item 1 on the Resolution. She read an email from engineer Tom Dusa. Mr. Norton explained that staff will make sure everything looks correct in the permit stage.

Mr. Rinaldi asked if Commission members had any further questions. There were none.

There was a motion by Ms. Hagerman and second by Mr. Fields to approve case SP-24-3. The motion was approved unanimously.

Election of Officers

Mr. Rinaldi stated that there are two options for choosing Planning Commission officers. It can be a succession of officers, or the Commission can nominate a slate of officers for 2024. Mr. Rinaldi opened the floor for discussion. Everyone commented that they are pleased with the officers as they are.

There was a motion by Ms. Hagerman and a second by Ms. Miles to approve the slate of officers for 2024. The officers for nomination are Chair – Dominick Rinaldi, Vice Chair – Doug Fields and Secretary – Kim Hagerman. The motion was approved unanimously.

Approval of the 2024 Meeting Schedule

Mr. Rinaldi asked if there were any concerns with moving the September meeting from the 5th to the 19th, and there were none. There was a motion by Ms. Miles and a second by Ms. Hagerman to approve the revised 2024 Schedule of Meetings. The motion was approved unanimously.

DISCUSSION ITEMS

Report by Director

Mr. Gaines discussed the Alex-Bell underpass project, which is currently waiting for the City Manager to announce the contract award after which a start date will be established.

Mr. Gaines said he prepared and submitted a CBDG application for four new stone gateway signs. Mr. Gaines mentioned that the city has 12 old gateway signs with the old city logo that are in need of replacement.

Mr. Gaines reported that the Western Lakes Master Plan could be coming to the Planning Commission soon.

Mr. Gaines mentioned that Legacy Pancake House is still not open. They have had some plumbing issues that keeps pushing their opening back.

Briefing by City Council Representative(s)

Ms. Hagerman gave her thoughts on the Alex Road meeting that City Council held. Mrs. Zennie gave a small explanation of what was discussed during that meeting and the different options that were proposed for Alex Road.

Unscheduled Business

There was no unscheduled business.

Next Meeting

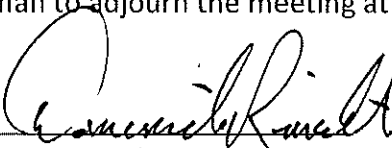
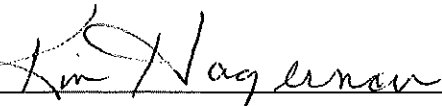
The next Planning Commission meeting is scheduled for July 18, 2024 at 6:30 p.m.

COMMENTS BY THE AUDIENCE

There were no comments by the audience.

ADJOURNMENT

There being no other business, there was a motion by Ms. Miles and second by Ms. Hagerman to adjourn the meeting at 8:53 p.m. The vote was unanimous to adjourn.

Chair  Secretary 
Date 8/1/24 Date 8-1-24