

CITY OF WEST CARROLLTON
PLANNING COMMISSION
FEBRUARY 20, 2025

Members Present

Dominick Rinaldi, Chair
Kimberly Hagerman, Secretary
Lindsey Miles

Staff Present

Greg Gaines, Director of Planning & Community Dev.

City Council Members Present

Amanda Zennie

Members Excused

Doug Fields, Vice Chair
Harold Robinson

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 and Harold Robinson were present. A motion was made by Ms. Miles with a second by Ms. Hagerman to excuse Mr. Fields and Mr. Robinson from the meeting. The motion was unanimously approved.

APPROVAL OF AGENDA

There was a motion by Ms. Hagerman with a second by Ms. Miles to approve the agenda of the February 20, 2025 meeting as submitted. The motion was unanimously approved.

APPROVAL OF MINUTES

There was a motion by Ms. Hagerman with a second by Ms. Miles to approve the minutes of the December 19, 2024 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

CU-25-1, 340 Gargrave Road

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 January 30, 2025; notice was mailed to abutting property owners on January 23, 2025; 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 February 14, 2025.

Mr. Rinaldi asked if there are any questions for staff. Mr. Rinaldi questioned there not being any outside lighting and how that would affect customers and early morning deliveries. Shawn Howard with City Electric Supply was sworn in as the applicant to answer any questions. Mr. Howard stated the outside lighting will not be an issue, City Electric Supply plans to add onto the facility which includes outdoor lighting. Mr. Howard explained that if there is any outside storage it will not be visible to Gargrave Road. Mr. Howard said that City Electric Supply will be replacing the lighting at the flag pole so the flag is always lit up and they will be adding a monument sign that will be lit up as well.

Ms. Hagerman asked if City Electric Supply is already established in the area. Mr. Howard answered that they are in Dayton, Beavercreek, Sidney, Greenville, Troy, Waynesville, Sharonville, Downtown Cincinnati, Harrison, Milford, Erlanger Kentucky and Dry Ridge.

Alex Nicholi was sworn in to talk about the conditions in the resolution. Mr. Nicholi wanted to let staff know that they will have a contractor out to look at the parking lot and see what their recommendation would be for being resurfaced.

Mr. Rinaldi asked if anyone had further questions for the applicant.

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 application. There were none.

Mr. Rinaldi asked if any commission members had any further questions.

Mr. Rinaldi asked if there were any further questions. There were none.

Mr. Rinaldi closed the public hearing.

There was a motion by Ms. Miles and second by Ms. Hagerman to approve case CU-25-1 with conditions. The motion was approved unanimously.

DECISION ITEMS

Election of Officers

This decision item was postponed due to the absence of two members.

DISCUSSION ITEMS

Report by Director

Mr. Gaines had no report.

Briefing by City Council Representative(s)

Ms. Zennie said there are some great articles out right now about all the new businesses opening up in West Carrollton and she hopes that everyone is able to read those and find out what is going on with the city. She expressed how great it is that West Carrollton is starting to get more recognition. Ms. Zennie is also excited for City Electric Supply to come to West Carrollton.

Unscheduled Business

There was no unscheduled business.

Next Meeting

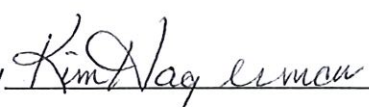
The next Planning Commission meeting is scheduled for March 20, 2025 at 6:30 p.m.

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 7:08 p.m. The vote was unanimous to adjourn.

Chair  Secretary 
Date 5/15/25 Date 5-15-25