

CITY OF WEST CARROLLTON
PLANNING COMMISSION
JUNE 26, 2025

Members Present

Dominick Rinaldi, Chair
Kimberly Hagerman, Vice Chair
Harold Robinson

Staff Present

Greg Gaines, Director of Planning & Community Dev.
Samantha Morgan, P&CD Administrative Assistant

City Council Members Present

Rick Dobson

Members Excused

Lindsey Miles, Secretary
Brad Hensley

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 Lindsey Miles and Brad Hensley were present. A motion was made by Ms. Hagerman with a second by Mr. Robinson to excuse Ms. Miles and Mr. Hensley 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 June 26, 2025 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

SV-25-1, 1000 E. Dixie Drive

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 notice was mailed to abutting property owners on June 2, 2025; a sign was placed on the property; and the application and notice were posted on the city's 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 June 20, 2025.

Mr. Rinaldi asked if there are any questions for staff. Ms. Hagerman was curious about who we send our abutting property owner letters to. Mr. Gaines explained that we send them out to property owners that are located within 200 feet of the property.

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 closed the public hearing.

There was a motion by Mr. Robinson and second by Ms. Hagerman to approve case SV-25-1 with conditions. The motion was approved unanimously. The recommendation will be transmitted to City Council, which will conduct a public hearing and will render a final decision on this request.

DECISION ITEMS

There are no decision items.

DISCUSSION ITEMS

Report by Director

Mr. Gaines reported that the Planning Commission has a new member, Brad Hensley. The 2-4 Elementary School Building will have a ribbon cutting on August 13th at 4:30 p.m., which is open to the public. Culver's has been issued their T.C.O. and their ribbon cutting will be July 7th at 9 a.m.

Mr. Gaines also explained that the Alex-Bell underpass project is almost finished. Mr. Gaines stated that the city obtained more CBDG funding to finish installing the new LED lighting for the underpass, and to replace the electronic sign on the western point. There is also funding for a one or more new stone gateway signs.

Mr. Gaines mentioned that Schnell elementary school has been demolished and the schools will be building a baseball field, press box and tennis courts, which will be reviewed by the Planning Commission at the next meeting.

Briefing by City Council Representative(s)

Mr. Dobson didn't have anything to report, but he had a question about whether the plugs for the ground cover for the underpass project were installed or not. Mr. Gaines mentioned that the plugs were an add on, but he will make sure that they are there before the contractor is released from the project.

Unscheduled Business

Mr. Robinson wanted to make a comment that the city owned grounds look better than they have in the past.

Next Meeting

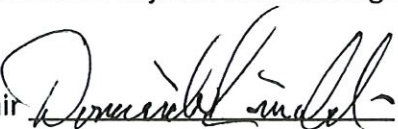
The next Planning Commission meeting is scheduled for July 17, 2025 at 6:30 p.m.

COMMENTS BY THE AUDIENCE

There were no comments by the audience.

ADJOURNMENT

There being no other business, there was a motion by Ms. Hagerman and second by Mr. Robinson to adjourn the meeting at 6:55 p.m. The vote was unanimous to adjourn.

Chair 

Secretary Lindsey J. Mills

Date 7/17/25

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