

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

**REVISED**

**RESOLUTION: SP-25-1, APPROVING AN AMENDMENT TO THE SITE PLAN APPROVED ON OCTOBER 5, 2023, TO CONSTRUCT A NEW BASEBALL FIELD, PRESS BOX, TENNIS COURTS, AND ASSOCIATED IMPROVEMENTS AT THE FORMER LOCATION OF HAROLD SCHNELL ELEMENTARY SCHOOL AT 5995 STUDENT STREET, COMPRISING 8 ACRES OF THE 66.89-ACRE WEST CARROLLTON MIDDLE SCHOOL-HIGH SCHOOL REDEVELOPMENT LOCATED IN THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT, BEING CITY LOT NO. 2175.**

**WHEREAS**, on June 11, 2025 an application was submitted by Levin Porter Architects, 3011 Newmark Drive, Miamisburg, OH 45342, agent for the owner the West Carrollton Board of Education, 430 East Pease Avenue, West Carrollton, OH 45449, requesting approval of an amendment to the site plan approved on October 5, 2023, to construct a new baseball field, press box, tennis courts and associated improvements at the former location of Harold Schnell Elementary School at 5995 Student Street, comprising 8 acres of the 66.89-acre West Carrollton Middle School-High School redevelopment located in the R-2 Single-Family Residential District, being City Lot No. 2175, per Section 154.07.01 of the Zoning Code; and

**WHEREAS**, a notice regarding this application was mailed to all abutting property owners within 200 feet on June 30, 2025; 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 July 17, 2025 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-25-1 the amendment to the site plan approved on October 5, 2023, to construct a new baseball field,

press box, tennis courts and associated improvements at the former location of Harold Schnell Elementary School at 5995 Student Street, comprising 8 acres of the 66.89-acre West Carrollton Middle School-High School redevelopment located in the R-2 Single-Family Residential District, being City Lot No. 2175, 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-25-1 the amendment to the site plan approved on October 5, 2023, to construct a new baseball field, press box, tennis courts and associated improvements at the former location of Harold Schnell Elementary School at 5995 Student Street, comprising 8 acres of the 66.89-acre West Carrollton Middle School-High School redevelopment located in the R-2 Single-Family Residential District, being City Lot No. 2175, be approved with the following conditions:

1. All prior approvals for this project remain in full force and effect.
2. All commitments made by the applicant to the city in the email dated July 16, 2025 at 5:46pm shall be considered conditions of this approval.
3. One ornamental bicycle rack shall be installed at the athletic complex.
4. The applicant shall prepare a landscape plan showing the entire site which meets the requirements of the landscape code, as approved by the city prior to issuance of a final Certificate of Occupancy for the building.
5. Debris and trash shall be routinely collected by the applicant from all areas of the project.
6. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

**PASSED this 17<sup>th</sup> day of July, 2025.**

  
Chairman

  
Secretary



## Gaines, Gregory

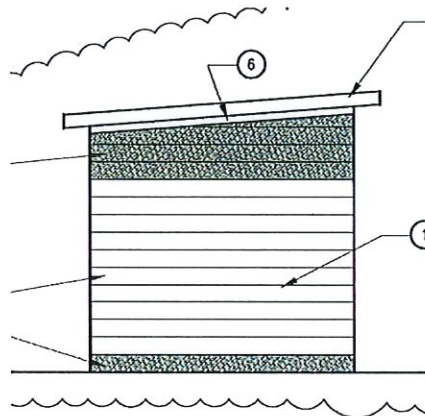
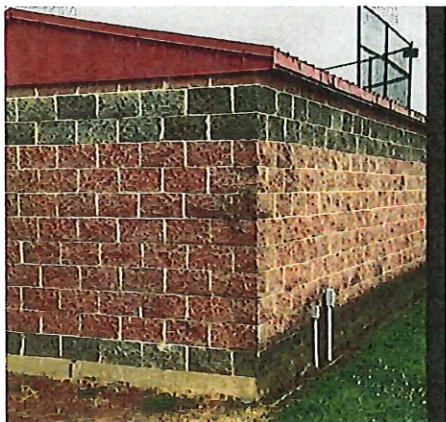
**From:** Mark Wiseman <mwiseman@levin-porter.com>  
**Sent:** Wednesday, July 16, 2025 5:46 PM  
**To:** Gaines, Gregory; Mike Huff; Jack Haag (jhaag@wcsd.k12.oh.us)  
**Cc:** Norton, Rich; Morgan, Samantha  
**Subject:** RE: Permit application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

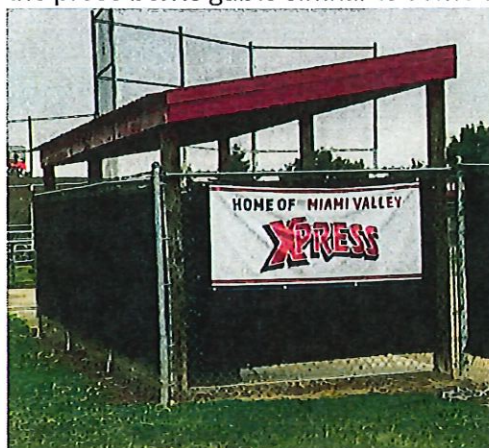
Greg,

Per our discussion, I have highlighted your comments from the report and responded with images from our construction documents. Most of the items that you are requesting are already part of the documents. If you look at the construction documents that were sent for the permit, you will see all of these.

1. Dugouts and press box colors and materials do match the existing softball dugouts. The shaded block in the drawing is the charcoal colored block. The non-shaded color in the drawing is the reddish block.

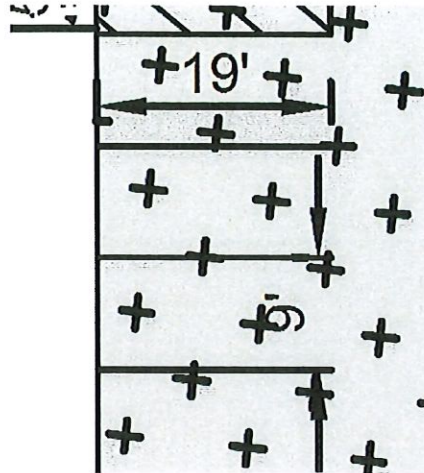
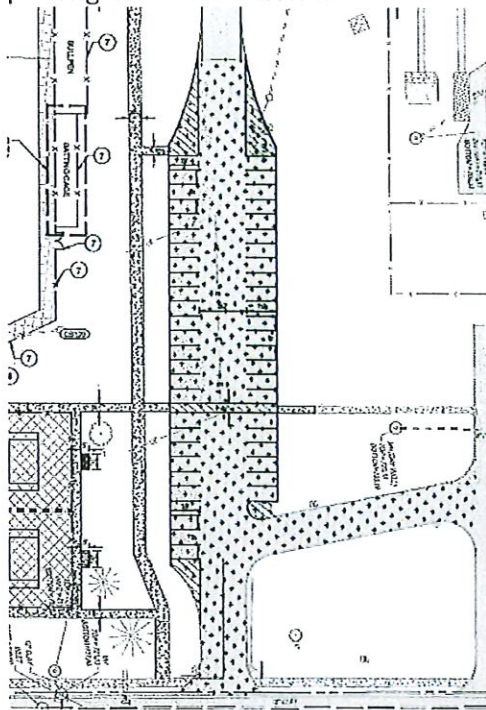


2. Dugouts to have sloped roofs and materials to match existing....roofing is a standing seam metal roof like the existing. Profile of the roof is sloped not flat. See drawing above. Similar to the roof below. The roof of the press box is gable similar to some of the other roof structures on site.

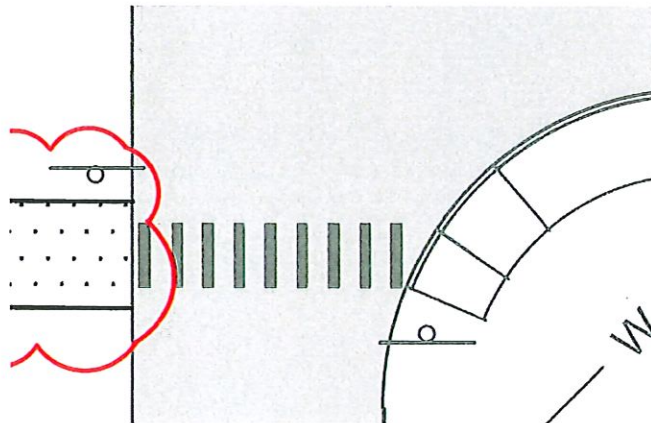


3. Resurface Schnell Parking Lot and restripe....this is in the current scope of work. Parking spaces are 9' x 19'. Portions of the existing parking lot are being demolished so that the parking lot is reconfigured with

parking on both sides of the drive aisle aligned with the existing curb cut. Previous parking lot had 3 rows of parking and 2 drive aisles.

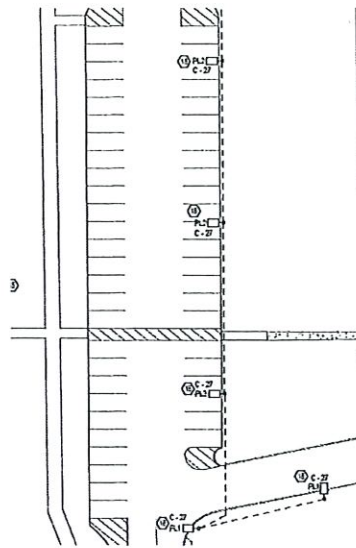


4. Add crosswalk striping and ADA ramp to path to softball fields....this is already in the project.



5. The asphalt path to the softball fields was not a requirement. It is for convenience. We plan for it to stay asphalt.
6. We will add one bike rack near the tennis courts / baseball diamond to serve these sports fields.
7. 30' easement along the creek. This will be completed with the consolidation of the plats and is in the process.
8. Trash receptacles will be provided at each of the fields / courts. They will be 55 gallon drums similar to what the park district uses for their fields.
9. Replace light pole at east end of the parking lot..... This pole is scheduled to be demolished. We are adding light poles on the north side of the lot that match the rest of the site.

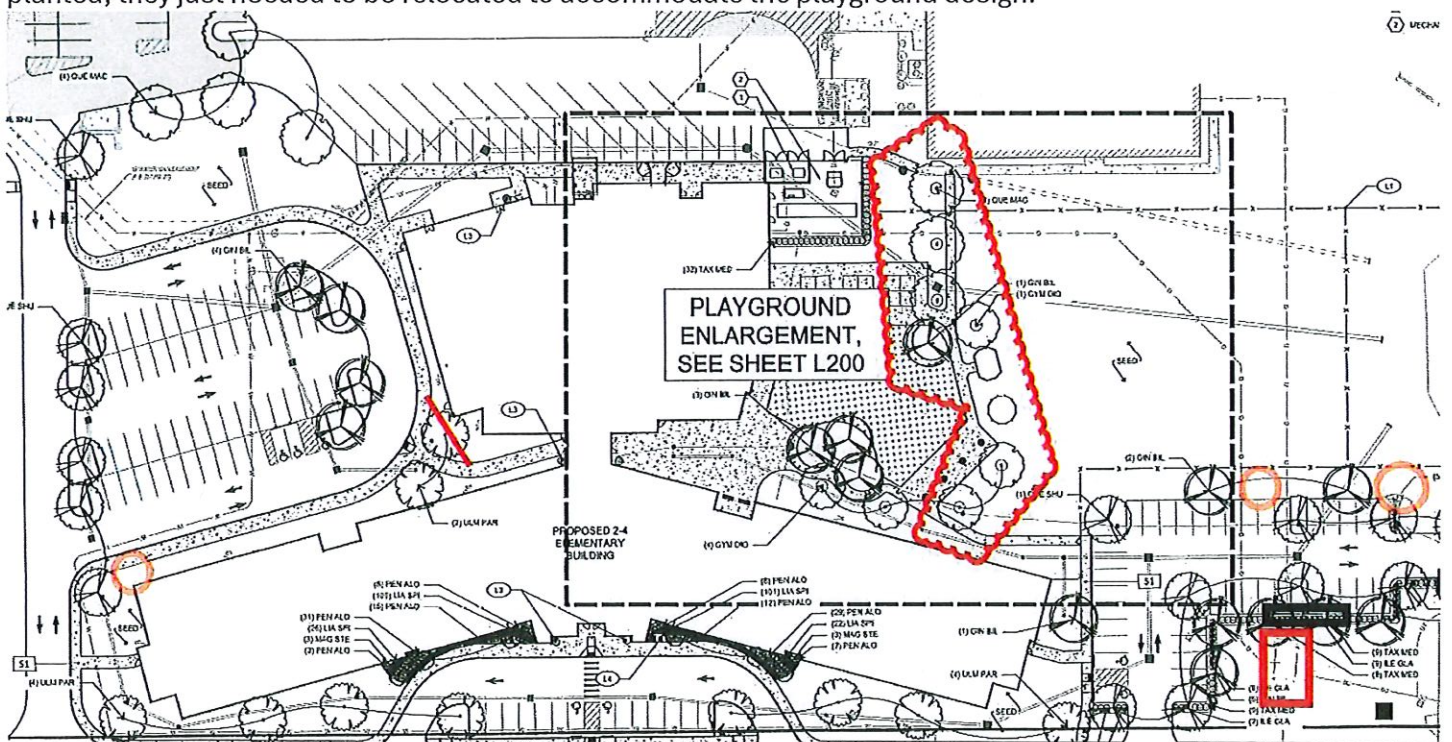




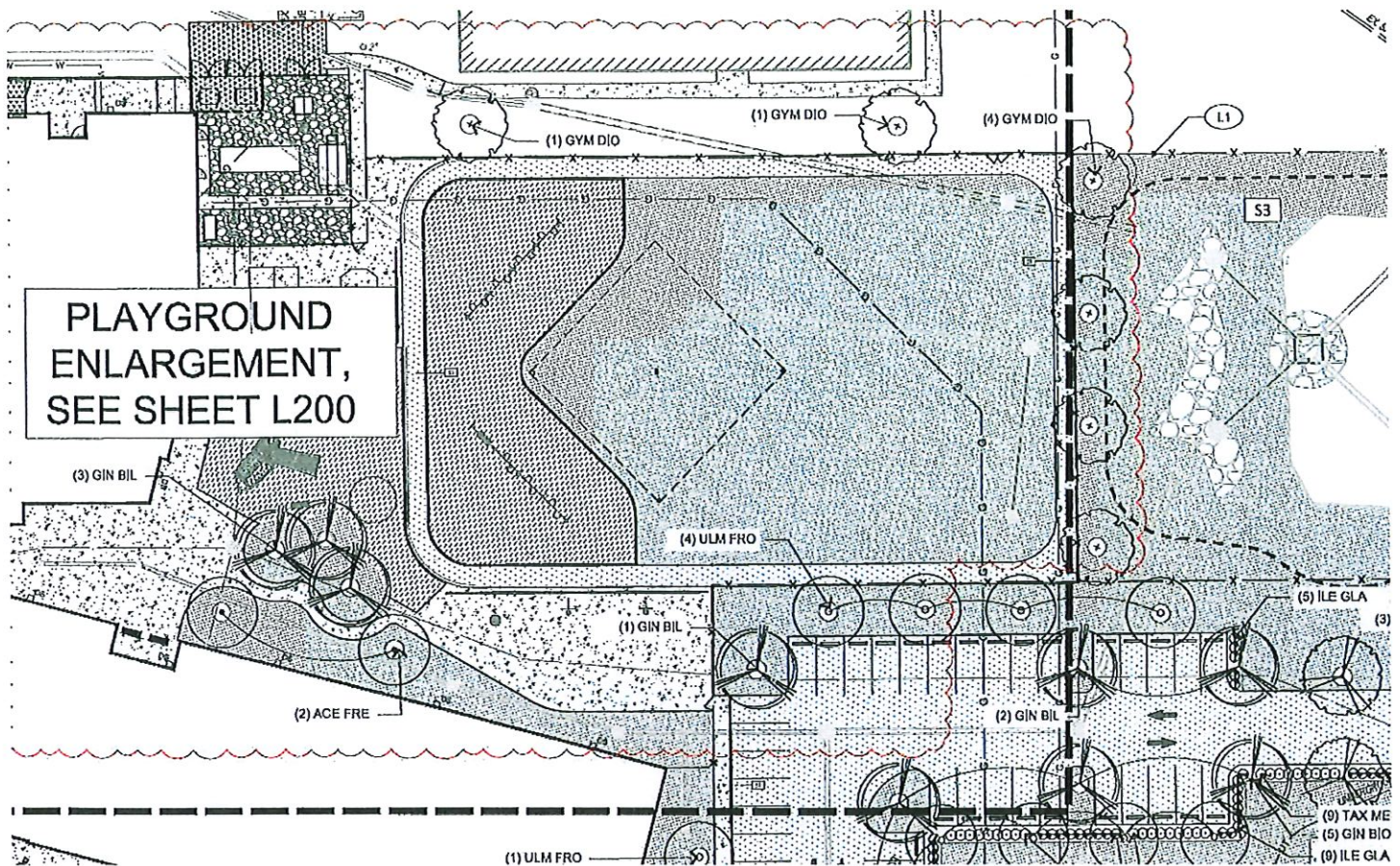
10. Submit a landscape plan. We will submit a landscape plan showing the entire site for compliance. Please do not hold our building permit hostage. We need to keep the construction on schedule in order for the field to be playable for next spring. Foundations are scheduled to start on Monday (weather permitting).

We need the building permit for the dugouts and press box as soon as possible. As mentioned above, the contractors are getting close to being ready to dig for foundations. We appreciate you working with us on this.

As for the 2-4 building, there was comments about the landscaping. A few revisions needed to be made during the course of construction. Below is the original concept. Where the clouded trees are in the drawing is now swings. This plan was submitted before the playground design was completed. Our current plan moved those trees to the east end of the playground between the playground and the detention pond. A couple of the trees were also placed along the parking lot and to the north side of the playground. The same number of trees were planted, they just needed to be relocated to accommodate the playground design.







Let us know if you need anything else in regards to the landscaping. I will see you tomorrow night at the planning commission meeting. Thanks for working with us on these items.

Mark

**Mark Wiseman, AIA, LEED AP – CEO**

**Levin Porter Architects**

3011 Newmark Drive – Miamisburg, OH 45342

Office: 937.224.1931... Cell: 937-313-8384



**From:** Gaines, Gregory <GGaines@westcarrollton.org>

**Sent:** Tuesday, July 15, 2025 6:45 PM

**To:** Mike Huff <mhuff@levin-porter.com>; Mark Wiseman <mwiseman@levin-porter.com>; Jack Haag (jhaag@wcsd.k12.oh.us) <jhaag@wcsd.k12.oh.us>

**Cc:** Norton, Rich <rnorton@westcarrollton.org>; Morgan, Samantha <smorgan@westcarrollton.org>

**Subject:** RE: Permit application

**Importance:** High

Gentlemen ~