



# PICKREL, SCHAEFFER AND EBELING

A LEGAL PROFESSIONAL ASSOCIATION

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TROY OFFICE

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DAVID H. MONTGOMERY  
KAYLEE R. PRICE  
JON M. ROSEMEYER  
MICHAEL W. SANDNER  
ALAN B. SCHAEFFER  
JEFFREY S. SENNEY  
MATTHEW D. STOKELY<sup>3</sup>  
KATRINA L. WAHL

August 18, 2025

[gmcDonald@pselaw.com](mailto:gmcDonald@pselaw.com)

## ***VIA HAND DELIVERY TO FRONT COUNTER***

City of West Carrollton  
Planning & Community Development  
300 East Central Avenue  
West Carrollton, OH 45449

**Re: PRELIMINARY PUD PLAN APPLICATION  
WESTERN LAKES RECREATIONAL DISTRICT  
BARRETT PAVING MATERIALS INC. (Applicant)**

OF COUNSEL  
JAMES I. WEPRIN

To Whom It May Concern:

Enclosed please find three (3) copies of the above referenced Application and its attachments, and check #118967, in the amount of \$205.00, payable to the City of West Carrollton for the Application filing fee.

The Application includes the City's PUD Application; Exhibit A (Current Zoning Map); Exhibit B (Proposed PUD Map); Exhibit C (Adjacent Property Owners lists); Exhibit D (Agent Authorization Forms); Exhibit E (Statement of Financial Obligations); an Existing Features Map; and a Proposal Map with project schedule. An electronic copy of everything has also been submitted via email to Mr. Gaines at [GGaines@westcarrollton.org](mailto:GGaines@westcarrollton.org)

Sincerely,

PICKREL SCHAEFFER & EBELING CO., LPA

Gerald L. McDonald

GLM/lap  
Enclosures

***Trust In Us. For Life.®***



## Planned Unit Development (PUD) Application

### *Western Lakes Recreational District PUD*

#### PROPERTY INFORMATION

BARRETT PAVING MATERIALS INC  
Parcel: K48100926 0004  
FARMERSVILLE WEST CARROLLTON RD

B AND G BITUMINOUS COMPANY nka  
BARRETT PAVING MATERIALS INC  
Parcel: K48100106 0060  
4600 FARMERSVILLE WEST CARROLLTON PIKE, WEST CARROLLTON

B AND G BITUMINOUS COMPANY nka  
BARRETT PAVING MATERIALS  
Parcel: K48200921 0014  
4790 C SOLDIERS HOME-MIAMISBURG RD, WEST CARROLLTON

HEAVIN JANE D  
Parcel: K48100926 0002  
5174 FARMERSVILLE WEST CARROLLTON RD, WEST CARROLLTON

HEAVIN JANE D  
Parcel: K48100926 0003  
5174 FARMERSVILLE WEST CARROLLTON RD, WEST CARROLLTON

HEAVIN FARM II LLC  
Parcel: K48100921 0002  
5058 FARMERSVILLE WEST CARROLLTON RD, WEST CARROLLTON

HEAVIN FARM II LLC  
Parcel: K48100926 0001  
5174 FARMERSVILLE WEST CARROLLTON RD, WEST CARROLLTON

HEAVIN FARM II LLC  
Parcel: K48100106 0063  
5174 FARMERSVILLE WEST CARROLLTON RD, WEST CARROLLTON

## OWNER INFORMATION

BARRETT PAVING MATERIALS INC  
PO Box 13671  
Dayton OH 45413

B AND G BITUMINOUS COMPANY nka  
BARRETT PAVING MATERIALS INC  
PO Box 13671  
Dayton OH 45413

HEAVIN FARM II LLC  
6960 Rosecliff Pl  
Dayton OH 45459

JANE D HEAVIN  
6960 Rosecliff Pl  
Dayton OH 45459

## APPLICANT INFORMATION

BARRETT PAVING MATERIALS INC  
8590 Bilstein Blvd  
Hamilton OH 45015  
513-200-7860  
[RRussell@BarrettPaving.com](mailto:RRussell@BarrettPaving.com)

## PROJECT INFORMATION

PURPOSE OF APPLICATION:	Preliminary PUD Plan
SITE ADDRESS:	Immediately West of Great Miamin River on both sides of Farmersville/West Carrollton Road
CURRENT ZONING:	M3, M2 and LD. See Exhibit A
NUMBER OF ACRES:	Approx 433 acres +/-
NUMBER OF LOTS:	Eight (8)
PROPOSED USES:	Uses consistent with Western Lakes Master Plan (see "permitted uses" under section heading "DESCRIPTION OF PROPOSAL/REQUEST" below.)
APPLICANT'S INTEREST:	Applicant is the owner of much of the property and has an option to purchase the remainder of the property
CONTACT PERSON:	Alan Schaeffer, Pickrel Schaeffer & Ebeling 40 N. Main Street Suite 2700 Dayton OH 45423 (937) 223-1130



## DESCRIPTION OF PROPOSAL/REQUEST:

This is a request for establishment of the Western Lakes Recreational District PUD and the following is submitted pursuant to Section 154.10.705 West Carrollton Zoning Code

### Statement of Intent

On September 10, 2024, the West Carrollton City Council approved a major amendment to the City of West Carrollton Comprehensive Plan by creating the Western Lakes Recreational District and adopting the Western Lakes Master Plan.

The Western Lakes Master Plan component of the City's Comprehensive Plan is visionary in its recognition of the uniqueness and aesthetic appeal of the Western Lakes Recreational District consisting of over 575 acres and in recognizing and capitalizing on a substantial and special public interest not shared by any other property or jurisdiction in the region.

The purpose of this Planned Unit Development (PUD) Application is to implement the Western Lakes Master Plan (Master Plan) by the creation of the Western Lakes Recreational District PUD. The end goal of this implementation is a successful, well planned, visually appealing mixed-use district with an emphasis on recreation while preserving substantial natural resources, providing an attractive destination to live, work and play and encouraging imaginative and creative development design providing flexibility beyond what traditional zoning would allow.

### District Boundaries

The PUD boundaries are set forth on the following exhibits. **Exhibit A** designates the totality of the Western Lakes Recreational District (District) which includes property located in the township, not a part of this PUD Application. Exhibit A also designates the current zoning of the property located in the City. **Exhibit B** designates property located within the corporate limits of the City that is the subject of this PUD to include the specific location of the permitted gravel excavation use.

### Regulations

The regulations state that NO permit shall be issued for development within this PUD until the Planning Commission has approved a Detail Final PUD Plan in accordance with Section 154.10 of the Zoning Code and this PUD Application. It is anticipated that the District will develop in phases. Amendments to the PUD shall be in accordance with Section 154.10.705 (G) of the Zoning Code.

### Permitted Uses

The proposed permitted uses within the District are those Uses found in the Western Lakes Master Plan adopted by Council on September 10, 2024 as an amendment to the City's Comprehensive Plan. This includes mining activities that are currently utilizing the "Middle Lake" at the Tri-Lakes site which will be permitted to continue under the PUD and the future mining of the 82 acre (Parcel # K48100926 0004) and the Heavin/Heavin Farm II LLC Parcels. (Parcel #: K48100926 0002, K48100926 0003, K48100921 0002, K48100926 0001, and K48100106 0063) (see page 18 of Master Plan).



#### Prohibited Uses

The prohibited uses within the District are all uses not specifically listed or consistent with the Western Lakes Master Plan unless determined by the Planning Commission to be a substantially similar use.

#### Non-Conforming Uses

Non-conforming uses include buildings, structures, or uses, which were lawfully existing prior to any adoption of this PUD, but which are prohibited or further restricted as a result of the provisions adopted in this PUD. A use must lawfully exist and be in operation prior to the adoption of the effective date of this PUD to constitute a Non-Conforming Use. All questions regarding Nonconforming Uses shall be governed by Section 154.04.01 of the West Carrollton Zoning Code.

#### Site Design

The site design is as set forth in the Master Plan and encourages a layout and design that incorporates principles of mixed-use, diversity, workability and conductivity, high-quality architecture, sustainability, and contribution to overall quality of life within the community. Site design, building plans designs and elevations shall be subject to review and approval by Planning Commission at Detailed Final PUD Plan stage.

#### Access and Circulation

The access and circulation shall take a coordinated approach to vehicular and non-vehicular access and circulation within the PUD as part of the Detailed Final PUD Plan review. Property owners within the PUD shall be encouraged to use driveways and common access points in accordance with sound engineering standards as established by the City. Preliminary points of access to the PUD shall be established at Detailed Final PUD Plan review stage. At Detailed Final PUD Plan stage the Applicant maybe responsible for the completion and submission of a detailed traffic study according to the provisions of zoning code section 154.14.02 Access Management requirement.

#### Building Design

Building designs shall follow the general guidelines for structures of this PUD herein set forth:

##### A. Building Character:

- 1) Exterior building appearance is of utmost importance within this PUD, and as such high-quality building materials, including but not limited to brick and stone, as well as innovative and unique building facades, shall be sought for all structures.
- 2) The requirements of Zoning Code Section 154.17.01, Architectural Design Standards, shall establish the minimum requirements for architectural design within this PUD subject to 154.10.705.
- 3) Architectural consistency within the project and with surrounding development shall be sought.

4) Large monolithic “big box” buildings, which occupy a large portion of the PUD and leave little opportunity for a diverse mixed-use development, shall be discouraged. If proposed and supported, these buildings shall be modified in appearance to be articulated and subdivided into massing that is proportional to the mass and scale of other small scale structures in the district.

**B. Building Placement:**

- 1) Buildings should be located at or near the street right-of-way or building setback line, integrated with the sidewalk space, and afford direct pedestrian access from the street sidewalk, with parking located to the rear or side of the building.
- 2) Businesses should be designed to reinforce the pattern of small storefront divisions facing the street.
- 3) Drive-up facilities, where permitted, should be designed and located on the site so as to be screened as much as possible from public view.

Minimum Lot Size and Frontage

Minimum lot size and frontage goals call for maximum design flexibility and therefore no minimum lot size or frontage is required within this PUD. However, the City reserves the right to set a minimum lot size and/or minimum lot frontage at Final Detailed PUD Plan stage, as deemed appropriate based on proposed uses and site design.

Building Setback Requirements

The setback requirements are intended to create the atmosphere called for in the Master Plan. The City will seek to have buildings set back as each approved Detailed Final PUD Plan dictates.

A. Unless physical features of the site dictate otherwise, building facades should run parallel with the street and be placed at the front property line, with parking to the rear.

B. No side or rear building setbacks shall be required, except as follows:

- 1) All buildings should be separated by a minimum of 10 feet.
- 2) All property which is adjacent to an R, O-R, or A-1 Zoning District shall provide a landscape buffer in accordance with the landscape requirements of §154.13 of the Zoning Code. These strips shall be planted with trees and shrubs that will provide a dense screen at all times, and shall be maintained in good condition as required by this section of the code.

C. The City reserves the right to set building setback requirements at Final Detailed PUD Plan stage, as deemed appropriate based on proposed uses and site design.

Maximum Building Height

Maximum heights shall be 45 feet or 4 stories. Buildings may be erected in excess of four stories provided that prior to issuance of a building permit for any structure, the Planning



Commission shall make a finding that such height will not be detrimental to the public safety, or to the light, privacy, or air of any other structure or use currently existing or approved for construction.

#### Off-Street Parking and Loading

Within the PUD, off-street parking and loading shall be computed on the basis of four parking spaces required for 1,000 square feet of gross floor area of office and commercial mixed uses, applied throughout the entire area. Reciprocal shared off-site parking arrangements are highly encouraged and may, in certain cases, be required as a condition of project approval. Driveways and access lanes may be combined and shall be clearly demarcated with proper signage. Parking should be located to the rear or side of buildings and not front directly on public streets within the PUD. Parking lots should be located and should be designed so they do not detract from the appearance of a site from streets or other public areas. Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the careful location of green space and plant materials within the parking lot. Loading areas should be visually unobtrusive and should be located properly in order to minimize conflicts with vehicles or pedestrians. Other off-street parking and loading requirements specified in §154.12 of the Zoning Code may be required at Detailed Final PUD Plan stage.

#### Lighting

Lighting shall be designed, located, and mounted at heights no greater than sixteen feet above grade for non-cutoff lights and thirty-two feet above grade for cutoff lights. Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, and pedestrian spaces. The luminosity, orientation, and location of exterior light fixtures should foster user safety and minimize vehicle/pedestrian conflicts. All lighting shall be located, screened or shielded so that adjacent uses are not directly illuminated, especially in cases where commercial uses abut or are in close proximity to residential uses. No lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of pedestrians and/or motorists.

#### Screening And Landscaping

All screening and landscaping improvements shall be in accordance with §154.13 of the Zoning Code.

#### Signage.

Signs within the PUD shall be reviewed and approved by the Planning Commission in accordance with a unified sign plan proposed as part of the Detailed Final PUD Plan application, or shall conform to §153 of the Zoning Code, the Sign Code. Preferred sign materials shall include wood, natural stone, cast metal, or similar material.

#### Dumpsters

Dumpsters shall be located at the rear of buildings away from pedestrian pathways and shall be completely screened from public view by an enclosure which matches the material and color of the principal structure.

#### Exceptions

Exceptions to the aforementioned design standards and/or the requirements of Chapter 152: Subdivision Code, Chapter 153: Sign Code, and Chapter 154: Zoning Code may be granted by the



Planning Commission at Detailed Final PUD Plan stage upon finding that any exceptions enhance the viability of the project and are not detrimental to the public welfare. This provision does not apply to paragraph 2, Permitted Uses, as any change to PUD uses must be approved by City Council as part of a requested PUD zoning amendment.

#### Other Requirements

Any other requirements with regard to issuance of a zoning permit for the development and demolition on property to be developed shall be completed to the satisfaction of the City and in accordance with all applicable laws and requirements. All concerns of the Service Director regarding public improvements, floodplain issues and sanitary sewer, water, and stormwater management shall be addressed at Final Detailed PUD Plan stage. All concerns of the City of West Carrollton, Montgomery County Combined Health District, and Ohio Environmental Protection Agency regarding environmental contamination on the property shall be addressed at Final Detailed PUD Plan stage. All subdivisions and lot splits on this property shall be reviewed and approved by the Planning Commission according to the requirements of Chapter 152, Subdivision Regulations prior to issuance of a zoning permit. All questions regarding interpretation of the requirements and guidelines of this PUD shall be determined by the Planning Commission in accordance with the purpose and intent of these regulations. The City reserves the right to create a Master Owners Association that all property owners will be subject to.

#### Final PUD Plan

Detailed Final PUD Plan requirements will be met at the Detailed Final PUD Plan stage which require the Applicant to submit with its application all information addressing the aforementioned requirements, as well as the following information, at a minimum:

- A. Boundaries of the site(s) to be developed.
- B. Basic mapping of the property showing physical features, general topography, drainage way, water bodies, tree cover, and existing land uses.
- C. Highways and streets in the vicinity of the site(s), and the ingress and egress to site(s).
- D. Amount and location of land uses proposed to be developed, and phasing schedule if appropriate.
- E. Proposed use, density and building size of each proposed use.
- F. Proposed treatment of existing topography, drainage ways, and tree cover. With regard to any gravel extraction compliance with all State laws, rules and regulations and an approved Reclamation Plan.
- G. Proposed location of major vehicular circulation and parking.
- H. Estimated traffic generation and necessary street improvements.
- I. Proposed treatment of stormwater detention/retention, as well as runoff control.
- J. Identification of existing and proposed water and sanitary sewer lines.
- K. Proposed building plans, including floor plans and exterior elevations.
- L. Landscaping plans including quantity, size, locations, and specific varieties of landscaping, as well as screening/buffering treatments.
- M. Copies of any restrictive covenants which are to be recorded.
- N. Proposed signage in the development to include size, color, and style.
- O. Proposed method of waste disposal.
- P. Lighting plan for the site to include type and style of lighting fixtures, as well as estimated illumination level.
- Q. Other information as requested by the City.

## **FAST TRACK APPROVAL OPTION**

Applicant is not requesting Fast Track Option

## **ADJACENT PROPERTY OWNER LIST**

See attached Exhibit C

## **SIGNATURE**

I solemnly swear that I am the owner/lessee of the property described above, or the duly authorized agent, and that I am familiar with the rules and regulations set for in the Zoning Ordinance for the City of West Carrollton, Ohio. I further swear that all information shown on the application and attachments is in all respects, true and correct to the best of my knowledge and belief.

In addition, I understand that the city will give notice of the public hearing by posting a "Zoning Request" sign at the location listed on the application until final decision is made on the application.

I understand and agree to the terms on this form:

BARRETT PAVING MATERIALS INC

  
Rod Russell

Fees are due at the time of application

Applicable Agent Authorization Forms attached as Exhibit D

Statement of Applicant Obligations for Payment of Certain Professional Costs and Expenses is attached as Exhibit E.

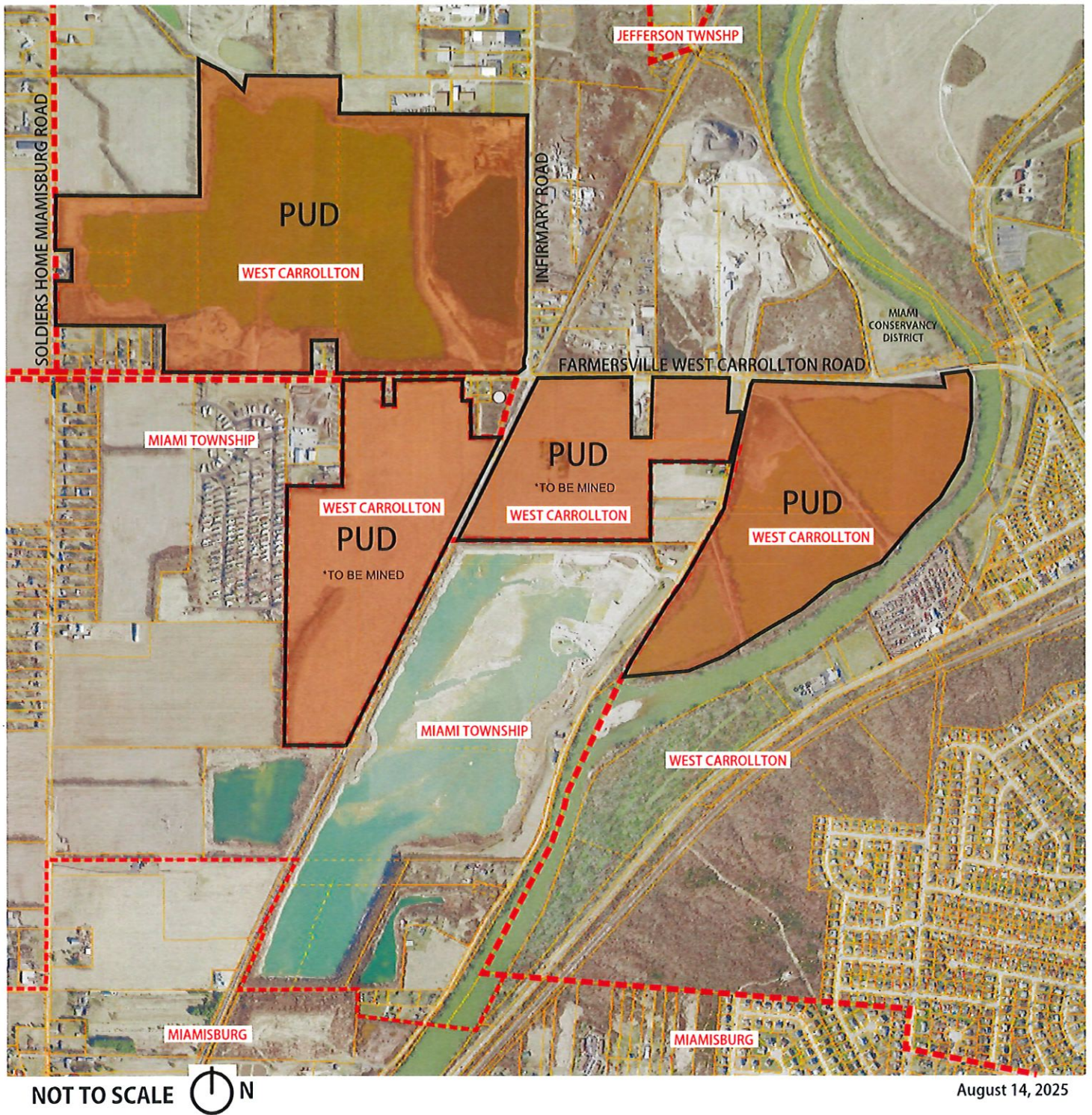




August 14, 2025

- CORPORATION LINES
- WESTERN LAKES RECREATIONAL DISTRICT





--- CORPORATION LINES

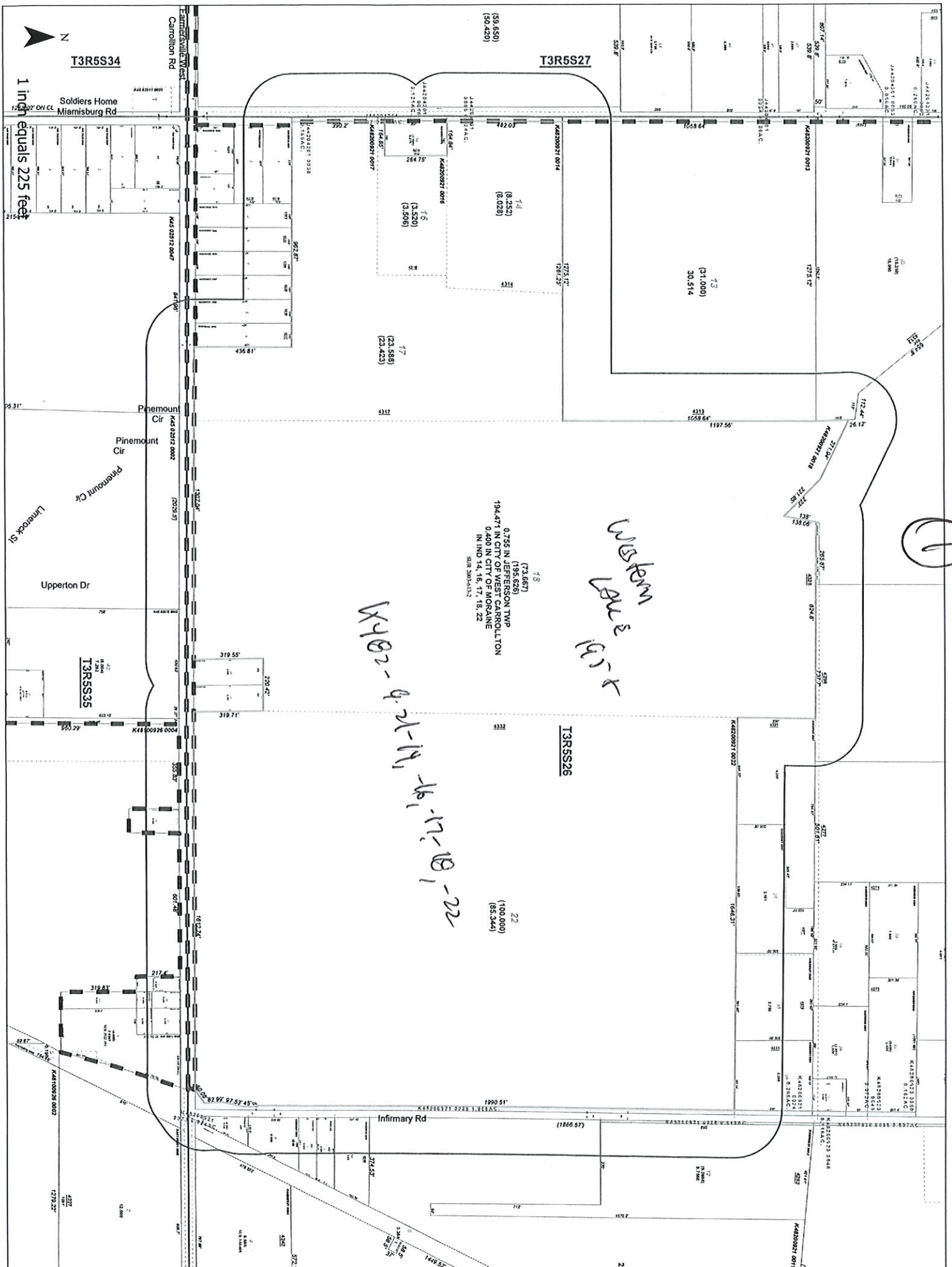


WEST CARROLLTON PROPERTIES TO BE REZONED TO PUD

**MAP AND LIST OF PROPERTY OWNERS  
WITHIN 200 FEET OF APPLICABLE PARCELS**

**EXHIBIT C**







(1) Western Lake

CAMA RECORD	OWNER NAME1	OWNER NAME2	MName 1
144228228 0003	BEARCREEK CENTER LLC		BEARCREEK CENTER LLC
K45 02512 0002	QUARRY LAKES MHP LLC		QUARRY LAKES MHP LLC
K45 02512 0007	COFFMAN TED R AND	PENNY A	COFFMAN TED R AND
K45 02512 0008	BARRETT PAVING MATERIALS INC		BARRETT PAVING MATERIALS INC
K45 02512 0019	STONOFF BARBARA ANN		BARBARA ANN STONOFF
K45 02512 0021	FORDYCE DOUGLAS R AND	MARY ANN	DOUGLAS R FORDYCE
K45 02512 0036	CAPTAIN LORETTA		CAPTAIN LORETTA
K45 02512 0042	RSS REAL ESTATE LLC		RSS REAL ESTATE LLC
K45 02512 0043	BRUENS PROPERTY MANAGEMENT LLC		BRUENS PROPERTY MANAGEMENT LLC
K45 02512 0047	BARRETT PAVING MATERIALS INC		BARRETT PAVING MATERIALS INC
K48100921 0002	HEAVIN FARM II LLC		HEAVIN FARM II LLC
K48100921 0003	BALTIMORE AND OHIO RR TOLEDO AND CINN BR		%
K48100926 0004	BARRETT PAVING MATERIALS INC		BARRETT PAVING MATERIALS INC
K48200920 0012	JEFFRIES FLOYD S JR TR ET AL 8		JEFFRIES FLOYD S JR TR ET AL 8
K48200920 0025	BURGETT WILLIAM B ET AL 8 TRUSTEES		BURGETT WILLIAM B ET AL 8 TRUSTEES
K48200920 0027	OHIO OPERATING ENGINEERS	APPRENTICESHIP FUND	OHIO OPERATING ENGINEERS
K48200920 0028	CRAMER MICHAEL ET AL 8 TRS		CRAMER MICHAEL ET AL 8 TRS
K48200920 0035	CRAMER MICHAEL A TRS ETAL 8		MICHAEL CRAMER TRS
K48200921 0004	METAL SHREDDERS INC		METAL SHREDDERS INC
K48200921 0005	RAILROAD		
K48200921 0006	ZUGELDER BENJAMIN R		ZUGELDER BENJAMIN R
K48200921 0007	ROMANS STEPHEN J		MARGRAFF PAUL D AND
K48200921 0008	ROSE CHRISTINE M AND	JAMES C	CHRISTINE M ROSE AND
K48200921 0009	LAMBERT DALE B		LAMBERT DALE B
K48200921 0010	SUTTER CURTIS A AND	CHRISTOPHER D SUTTER	CURTIS A AND CHRISTOPHER D SUTTER
K48200921 0011	WEST CARROLLTON PROPERTIES LLC		WEST CARROLLTON PROPERTIES LLC
K48200921 0012	WEST CARROLLTON PROPERTIES LLC		METAL SHREDDERS INC
K48200921 0013	CRAMER MICHAEL ET AL 8 TRUSTEES		MICHAEL CRAMER TRS
K48200921 0014	B AND G BITUMINOUS COMPANY		BARRETT PAVING MATERIALS INC
K48200921 0015	SWARTZ ROBERT		SWARTZ ROBERT
K48200921 0019	MYRICK NICOLE L AND	SCOTTY T	MYRICK NICOLE L AND
K48200921 0020	BELLAMY ANDREW M		BELLAMY ANDREW M

**MName 2****Address 1****Address 3**

PENNY A COFFMAN

1550 SOLDIERS HOME RD  
6310 E KEMPER RDG STE 125  
5316 FARMERSVL W CARROLLTN RD  
8590 BILSTEIN BLVD  
7109 N ALEX RD  
5282 FARMERSVILLE W CARROLLTON  
5444 FARMERSVL W CARROLLTN RD  
1202 PINE KNOLL CT  
5522 FARMERSVILLE WEST CARROLLTON RD  
PO BOX 13671  
6960 ROSECLIFF PL

DAYTON OH 45417  
CINCINNATI OH 45241  
MIAMISBURG OH 45342  
HAMILTON OH 45015  
MIAMISBURG OH 45342 2779  
MIAMISBURG OH 45342 1210  
MIAMISBURG OH 45342 1214  
MIAMISBURG OH 45342  
MIAMISBURG OH 45342  
DAYTON OH 45413  
DAYTON OH 45459

APPRENTICESHIP FUND

PO BOX 13671  
1184 DUBLIN RD  
1184 DUBLIN RD  
1184 DUBLIN RD  
1184 DUBLIN RD  
1184 DUBLIN RD  
1184 DUBLIN RD  
PO BOX 957

DAYTON OH 45413  
COLUMBUS OH 43215  
COLUMBUS OH 43215  
COLUMBUS OH 43215 1008  
COLUMBUS OH 43215  
COLUMBUS OH 43215  
MIDDLETOWN OH 45044 0957

PATRICIA D  
JAMES C

4894 INFIRMARY RD  
4968 INFIRMARY RD  
4932 INFIRMARY RD  
4906 INFIRMARY RD  
4192 EAGLE DOWN CT  
PO BOX 957  
PO BOX 957  
1184 DUBLIN RD  
PO BOX 13671  
2139 S TULANE DR

MIAMISBURG OH 45342  
MIAMISBURG OH 45342 1244  
MIAMISBURG OH 45342  
MIAMISBURG OH 45342  
MIAMISBURG OH 45342  
MIDDLETOWN OH 45044 0957  
MIDDLETOWN OH 45044 0957  
COLUMBUS OH 43215  
DAYTON OH 45413  
DAYTON OH 45431

SCOTTY T

5563 FARMERSVILLE-W CARROLLTON RD  
5543 FARMERSVILLE WEST CARROLLTON RD

WEST CARROLLTON OH 45449  
MIAMISBURG OH 45342

CAMA RECORD	OWNER NAME1	OWNER NAME2	MName 1
K48200921 0027	JEFFRIES FLOYD S JR TR ET AL 8		JEFFRIES FLOYD S JR TR ET AL 8
K48200921 0029	JOHNSON MACHINING	SERVICES LLC	JOHNSON MACHINING
K48200921 0030	JOHNSON MACHINING SERVICES LLC		JOHNSON MACHINING SERVICES LLC
K48200921 0031	KOHNEN REAL ESTATE LTD		KOHNEN REAL ESTATE LTD
K48200922 0001	WINKLER SHIRLEY A		WINKLER SHIRLEY A
K48200922 0002	ADAMS VICKI LYNN		ADAMS VICKI LYNN
K48200922 0004	R & D LUCAS RENTALS LLC		R & D LUCAS RENTALS LLC
K48200922 0005	FUTRELL RICHARD AND	JANET E	RICHARD FUTRELL AND
K48200922 0006	STIDHAM FRANCES AND	MICHAEL JENKINS	STIDHAM FRANCES AND
K48200922 0007	GAMBELL KODY M		GAMBELL KODY M
K48200922 0008	CLEMMER KATHERINE		CLEMMER KATHERINE
K48200922 0009	B AND G BITUMINOUS COMPANY		BARRETT PAVING MATERIALS INC



**MName 2**

**Address 1**

**Address 3**

1184 DUBLIN RD

COLUMBUS OH 43215

4505 INFIRMARY RD

MIAMISBURG OH 45342

4505 INFIRMARY RD

MIAMISBURG OH 45342

1320 APPLE BROOK LN

DAYTON OH 45458

4926 MSBG-SOLDIERS HOME RD

MIAMISBURG OH 45342

4940 SOLDIERS HOME MIAMISBURG RD

MIAMISBURG OH 45342

6759 DAYTON FARMERSVILLE RD

DAYTON OH 45417

5905 FARMERSVL W CARROLLTN RD

MIAMISBURG OH 45342

5879 FARMERSVILLE W CARROLLTON RD

MIAMISBURG OH 45342

5867 FARMERSVILLE WEST CARROLLTON RD

MIAMISBURG OH 45342

5847 FARMERSVILLE WEST CARROLLTON RD

MIAMISBURG OH 45342

PO BOX 13671

DAYTON OH 45413

JANET E

MICHAEL JENKINS

02f Ae

B2+AC K481-9-26-4

**T3R5S35**

PT 11  
(11.833)

T1M6S26

46  
(52.353 IN IND 4, 46)  
24.158 IN IND 4 46  
UP 22-11-15  
SUR 2010-48





3

14461-9-26-1

02+He

CAMA RECORD	OWNER NAME1	MName 1	MName 2
K45 02512 0002	QUARRY LAKES MHP LLC	QUARRY LAKES MHP LLC	
K45 02512 0003	KSL FARMS LLC	KSL FARMS LLC	
K45 02512 0004	BEARCREEK FARMS INC	BEAR CREEK FARMS INC	
K45 02512 0007	COFFMAN TED R AND	COFFMAN TED R AND	PENNY A COFFMAN
K45 02512 0008	BARRETT PAVING MATERIALS INC	BARRETT PAVING MATERIALS INC	
K45 02512 0010	RAILROAD		
K45 02512 0011	B AND G BITUMINOUS COMPANY	BARRETT PAVING MATERIALS INC	
K45 02512 0019	STONOFF BARBARA ANN	BARBARA ANN STONOFF	
K45 02512 0021	FORDYCE DOUGLAS R AND	DOUGLAS R FORDYCE	
K45 02512 0036	CAPTAIN LORETTA	CAPTAIN LORETTA	
K45 02512 0040	STONOFF NICK AND	STONOFF NICK AND	BARBARA A
K45 02512 0042	RSS REAL ESTATE LLC	RSS REAL ESTATE LLC	
K45 02512 0043	BRUENS PROPERTY MANAGEMENT LLC	BRUENS PROPERTY MANAGEMENT LLC	
K45 02512 0045	BRUENS KIMBERLY	BRUENS KIMBERLY	
K48 00926 0005	RAILROAD		
K48100921 0002	HEAVIN FARM II LLC	HEAVIN FARM II LLC	
K48100921 0003	BALTIMORE AND OHIO RR TOLEDO AND CINN B	%	
K48100926 0002	HEAVIN JANE D	HEAVIN JANE D	
K48100926 0003	HEAVIN JANE D	HEAVIN JANE D	
K48100926 0004	BARRETT PAVING MATERIALS INC	BARRETT PAVING MATERIALS INC	
K48200921 0014	B AND G BITUMINOUS COMPANY	BARRETT PAVING MATERIALS INC	
K48200921 0019	MYRICK NICOLE L AND	MYRICK NICOLE L AND	SCOTTY T
K48200921 0020	BELLAMY ANDREW M	BELLAMY ANDREW M	

**Address 1**

6310 E KEMPER RDG STE 125  
5262 GERMANTOWN LIBERTY RD  
1550 SOLDIERS HOME WEST CARROLLTON RD  
5316 FARMERSVL W CARROLLTN RD  
8590 BILSTEIN BLVD

**Address 3**

CINCINNATI OH 45241  
GERMANTOWN OH 45327  
DAYTON OH 45417  
MIAMISBURG OH 45342  
HAMILTON OH 45015

PO BOX 13671  
7109 N ALEX RD  
5282 FARMERSVILLE W CARROLLTON  
5444 FARMERSVL W CARROLLTN RD  
7109 N ALEX RD  
1202 PINE KNOLL CT  
5522 FARMERSVILLE WEST CARROLLTON RD  
5522 FARMERSVILLE WEST CARROLLTON RD

DAYTON OH 45413  
MIAMISBURG OH 45342 2779  
MIAMISBURG OH 45342 1210  
MIAMISBURG OH 45342 1214  
MIAMISBURG OH 45342 2779  
MIAMISBURG OH 45342  
MIAMISBURG OH 45342  
MIAMISBURG OH 45342

6960 ROSECLIFF PL

DAYTON OH 45459

6960 ROSECLIFF PL  
6960 ROSECLIFF PL  
PO BOX 13671  
PO BOX 13671  
5563 FARMERSVILLE-W CARROLLTON RD  
5543 FARMERSVILLE WEST CARROLLTON RD

DAYTON OH 45459  
DAYTON OH 45459  
DAYTON OH 45413  
DAYTON OH 45413  
WEST CARROLLTON OH 45449  
MIAMISBURG OH 45342





1 inch equals 100 feet

3

934.25'

748.87'

27.863  
SUR 99-66A

2

89.67'  
0.1906'  
164.96'

K48100926 0002

T3R5S35

1279.22'

4227

1097'

614c

K481-9-21-2

2

12.000

319.83'

319.4'

(4.000)  
2.6365  
SUR 2022-191

217.4'

215' TO CL K45 02512 0008

1612.74'

234.48' ON CL

K481 00921 0002

Farmersville West  
Carrollton Rd  
808.7'

50.08' 82.99' 97.53' 45' 0"

Infirmary Rd

T3R5S26

6.666  
SUR 3-M-408

4242

572.12'

K48200921 0004

478.223'

427'

386'

179.71'

70.26'

K48200918 0006

T3R5S25

454.29'

T3R5S36

4224

755.38'

(2.988)  
0.062 IN TWP  
2.924  
SUR 99-66A

715.79'

719.2'

5.000

639'

723.41'

321'

(5.000)  
2.509

(4) 614c (over)

(4) KY 81-9-21-2 61 Acres (Part)

CAMA RECORD	OWNER NAME1	MName 1	MName 2
K45 02512 0008	BARRETT PAVING MATERIALS INC	BARRETT PAVING MATERIALS INC	
K48 00926 0005	RAILROAD		
K48100106 0063	HEAVIN FARM II LLC	HEAVIN FARM II LLC	
K48100921 0001	KINCAID DOUGLAS G ET AL 3	KINCAID EXCAVATING AND PAVING INC	
<del>X</del> K48100921 0002	HEAVIN FARM II LLC	HEAVIN FARM II LLC	
K48100921 0003	BALTIMORE AND OHIO RR TOLEDO AND CINN BR	%	
K48100926 0001	HEAVIN FARM II LLC	HEAVIN FARM II LLC	
K48100926 0002	HEAVIN JANE D	HEAVIN JANE D	
K48100926 0003	HEAVIN JANE D	HEAVIN JANE D	
K48100926 0004	BARRETT PAVING MATERIALS INC	BARRETT PAVING MATERIALS INC	
K48200921 0004	METAL SHREDDERS INC	METAL SHREDDERS INC	
K48200921 0005	RAILROAD		
K48200921 0007	ROMANS STEPHEN J	MARGRAFF PAUL D AND	PATRICIA D
K48200921 0014	B AND G BITUMINOUS COMPANY	BARRETT PAVING MATERIALS INC	
K48200923 0001	METAL SHREDDERS INC	METAL SHREDDERS INC	



**Address 1**

8590 BILSTEIN BLVD

**Address 3**

HAMILTON OH 45015

6960 ROSECLIFF PL

DAYTON OH 45459

438 MIAMISBURG SOLDIERS HOME RD

DAYTON OH 45342

6960 ROSECLIFF PL

DAYTON OH 45459

6960 ROSECLIFF PL

DAYTON OH 45459

6960 ROSECLIFF PL

DAYTON OH 45459

6960 ROSECLIFF PL

DAYTON OH 45459

PO BOX 13671

DAYTON OH 45413

PO BOX 957

MIDDLETOWN OH 45044 0957

4968 INFIRMARY RD

MIAMISBURG OH 45342 1244

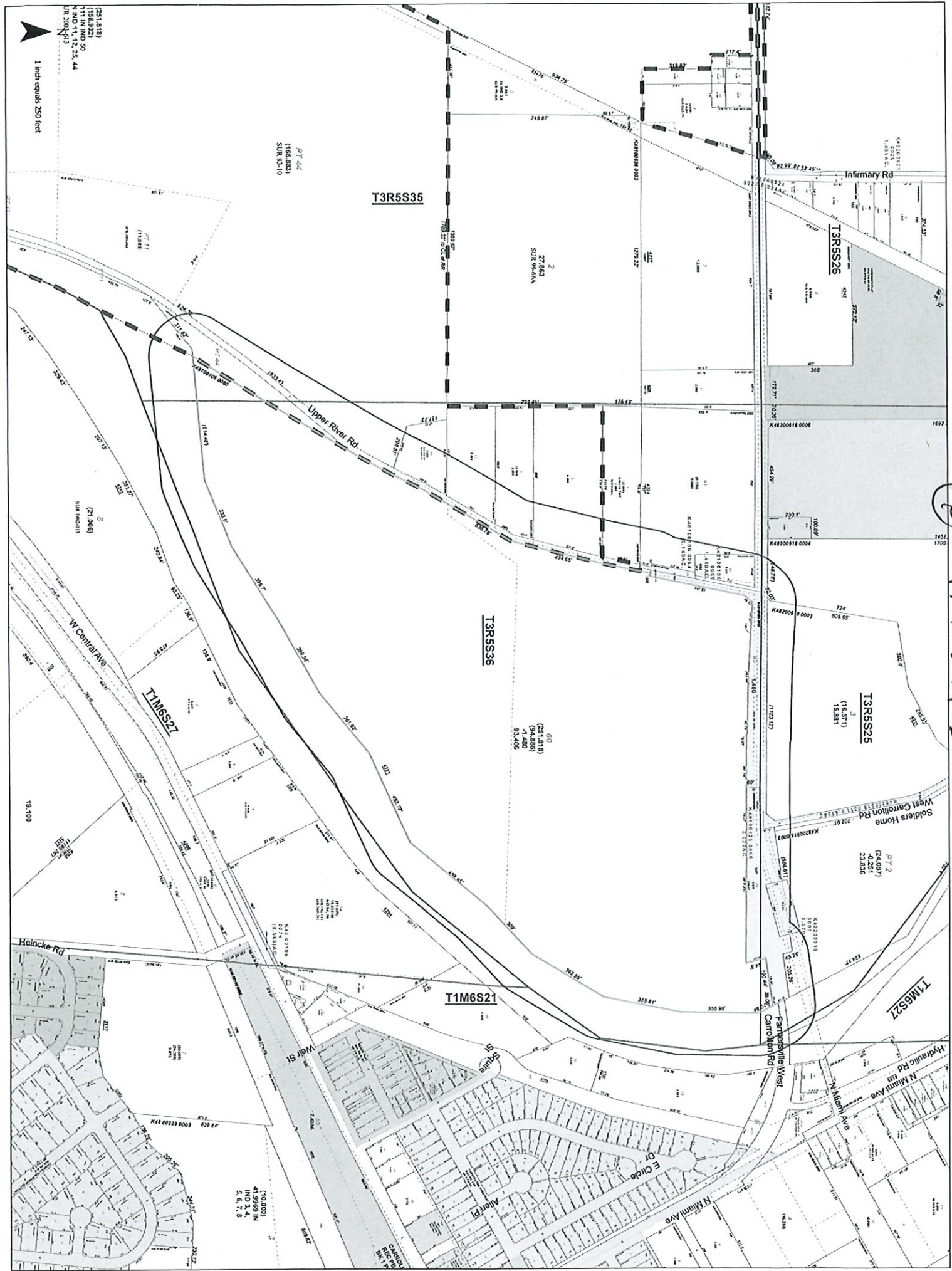
PO BOX 13671

DAYTON OH 45413

PO BOX 957

MIDDLETOWN OH 45044 0957

721-6425





⑥ Tri-Lakes

CAMA RECORD	OWNER NAME1	OWNER NAME2	MName 1	MName 2
K45 02512 0011	B AND G BITUMINOUS COMPANY		BARRETT PAVING MATERIALS INC	
K45 02512 W000	RIVER			
K45 02515 0005	BARRETT PAVING MATERIALS INC		BARRETT PAVING MATERIALS INC	
K45 02515 0006	DEATON KEITH A AND	RACHEL P	DEATON KEITH A AND	RACHEL P
K45 02515 0010	MITZI PROPERTIES LLC		MITZI PROPERTIES, LLC	C/O 69 W. ALEX BELL RD
K45 02515 0011	DEATON KEITH		DEATON KEITH	
K48 00917W0000	RIVER			
K48 00919W0000	RIVER			
K48100106 0060	B AND G BITUMINOUS COMPANY		BARRETT PAVING MATERIALS INC	
K48100106 0062	KINCAID DOUGLAS G AND	CLIFFORD MICHAEL	KINCAID EXCAVATING AND PAVING INC	
K48100106 0063	HEAVIN FARM II LLC		HEAVIN FARM II LLC	
K48100926 0001	HEAVIN FARM II LLC		HEAVIN FARM II LLC	
K48200918 0002	MIAMI CONSERVANCY DISTRICT		MIAMI CONSERVANCY DISTRICT	
K48200918 0003	HANSON DAVE		HANSON DAVE	
K48200918 0004	HILLTOP CONCRETE CORP		HILLTOP BASIC RESOURCES	
K48200918W0000	RIVER			

**Address 1**

PO BOX 13671

**Address 3**

DAYTON OH 45413

PO BOX 13671

DAYTON OH 45413

5201 UPPER RIVER RD

MIAMISBURG OH 45342

69 W ALEX BELL RD

WEST CARROLLTON OH 45449

5201 UPPER RIVER RD

MIAMISBURG OH 45342

PO BOX 13671

DAYTON OH 45413

438 MIAMISBURG SOLDIERS HOME RD

DAYTON OH 45342

6960 ROSECLIFF PL

DAYTON OH 45459

6960 ROSECLIFF PL

DAYTON OH 45459

38 E MONUMENT AVE

DAYTON OH 45402 1210

3091 SPRINGHILL RD

BEAVERCREEK OH 45434

50 E RIVERCENTER BLVD SUITE 1000

COVINGTON KY 41011



## **APPLICABLE AGENT AUTHORIZATION FORMS**

B AND G BITUMINOUS COMPANY nka  
BARRETT PAVING MATERIALS INC  
Parcel: K48100106 0060

HEAVIN JANE D  
Parcel: K48100926 0002 and Parcel: K48100926 0003

HEAVIN FARM II LLC  
Parcel: K48100921 0002, Parcel: K48100926 0001 and Parcel: K48100106 0063

**EXHIBIT D**



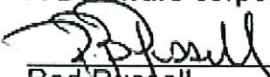
# WEST CARROLLTON

ESTD  1830

## AGENT AUTHORIZATION FORM

The undersigned, owner(s) of the certain real property located at \_\_\_\_\_  
(the "Property"), do hereby appoint and expressly grant full authority to  
Barrett Paving Materials Inc. to act as the sole agent of and on behalf of the undersigned  
in all matters related to and in connection with the attached application. The undersigned  
hereby consents and agrees to be bound by the application, by any agreement made by the  
herein named agent with the City of West Carrollton in connection with this same case, and by  
all decisions made by the city in connection with this same case.

Barrett Paving Materials Inc.,  
A Delaware corporation, as successor in interest to B & G Bituminous Company

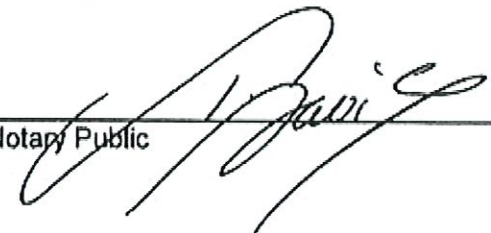
  
Rod Russell  
Its: President

\*4600 FARMERSVILLE WEST CARROLLTON PIKE,  
and 4790 C SOLDIERS HOME-MIAMISBURG RD

Sworn to before me and subscribed in my presence by the said Rod Russell  
on this 13<sup>th</sup> day of August, 2025.



Tina A. Davis  
Notary Public  
State of Ohio  
Recorded in Butler County  
My Commission Expires  
February 21, 2027

  
Notary Public






# WEST CARROLLTON

ESTD 1830

## AGENT AUTHORIZATION FORM

The undersigned, owner(s) of the certain real property located at X  
(the "Property"), do hereby appoint and expressly grant full authority to  
BARRETT PAVING MATERIALS LLC to act as the sole agent of and on behalf of the undersigned  
in all matters related to and in connection with the attached application. The undersigned  
hereby consents and agrees to be bound by the application, by any agreement made by the  
herein named agent with the City of West Carrollton in connection with this same case, and by  
all decisions made by the city in connection with this same case.

  
Owner's Signature


Owner's Signature



ALAN B. SCHAEFFER, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

Printed Name

Sworn to before me and subscribed in my presence by the said JANE HEAVINS  
on this 21st day of August, 2025

  
\* 5174 FARMERSVILLE / WEST CARROLLTON ROAD



# WEST CARROLLTON

ESTD 1830

## AGENT AUTHORIZATION FORM

The undersigned, owner(s) of the certain real property located at 11  
(the "Property"), do hereby appoint and expressly grant full authority to  
BARRETT PAVING MATERIALS LLC to act as the sole agent of and on behalf of the undersigned  
in all matters related to and in connection with the attached application. The undersigned  
hereby consents and agrees to be bound by the application, by any agreement made by the  
herein named agent with the City of West Carrollton in connection with this same case, and by  
all decisions made by the city in connection with this same case.

HEAVIN FORM 11 LLC  
BY: [Signature] PRESIDENT  
Owner's Signature

Owner's Signature

JANE HEAVIN

Printed Name



ALAN B. SCHAEFFER, Attorney at Law  
Notary Public, State of Ohio

My Commission has no expiration date.  
Section 147.03 O. R. C.

Subscribed and sworn to in my presence by the said  
day of August, 2011

JANE HEAVIN, PRESIDENT  
HEAVIN FORM 11 LLC

\* 5058 FARMERSVILLE / WEST CARROLLTON RD  
5174 FARMERSVILLE / WEST CARROLLTON RD

**STATEMENT OF APPLICANT OBLIGATIONS FOR PAYMENT OF CERTAIN  
PROFESSIONAL COSTS AND EXPENSES**

**EXHIBIT E**





**STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT  
OF CERTAIN PROFESSIONAL COSTS AND EXPENSES**

The Applicant is obligated by Chapter 37: General Fee Schedule to pay the City of West Carrollton ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur expenses and costs for an independent consultant to either review, evaluate or comment on data or information submitted by the Applicant, or to prepare information or data in connection with the City's review and evaluation of the application or request. If an application or request filed with the City causes the City to devote to that same application or request time and professional skills of a City employee who is an engineer or surveyor (or other member of a so-called "learned professional", the members of which are licensed by or registered with the State of Ohio), the costs and expenses to the City of the time devoted to that application or request shall be the obligation of the Applicant. The total amount of such costs and expenses shall be derived by the method of calculation pursuant to the then current legislative policy for such calculation.

The payment of expenses and costs referred to in this statement shall be made to the City of West Carrollton in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City, and must be received by the City before any permits for the property will be approved and issued.

The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

By: [Signature]  
Applicant's Signature

Date: 8/18/2025

Project: Western Lakes Recreational District

Sworn to before me and subscribed in my presence by the said

Rod Russell on this 18 day of August, 2025



**Tina A. Davis**  
Notary Public  
State of Ohio  
Recorded in Butler County  
My Commission Expires  
February 21, 2027

[Signature]  
Notary Public

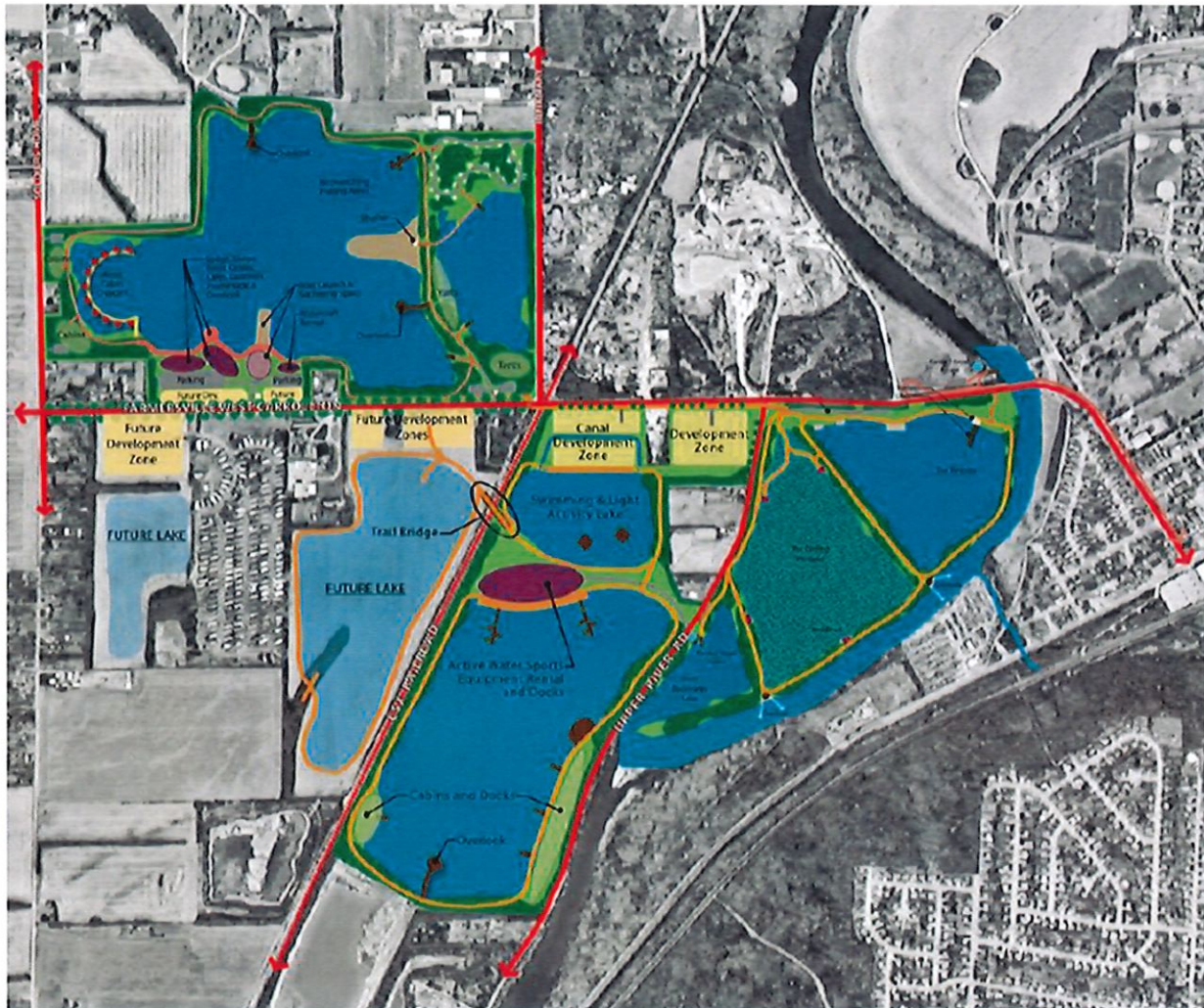


## EXISTING FEATURES MAP





## PROPOSAL MAP



The above Proposal Map is from the Western Lakes Master Plan and is consistent with how Applicant sees the land developing. The land designated “to be mined” on the attached Existing Features map (as well as the Southern Lake currently in Miami Township) will likely be mined in stages with gravel removal estimated to be twenty (20) years from the date of issuance of the applicable Surface Mining Permit by the State of Ohio. Other portions of the proposed development such as the “Respite” and the property North of Farmersville West Carrollton Road can be developed as interest in the property arises. Currently other than the mining operations no immediate construction is anticipated. The development of this PUD will be directed primarily through the Western Lakes Master Plan.