

CITY OF WEST CARROLLTON
PLANNING COMMISSION
JULY 17, 2025

Members Present

Dominick Rinaldi, Chair
Kimberly Hagerman, Vice Chair
Lindsey Miles, Secretary
Harold Robinson
Brad Hensley

Staff Present

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

City Council Members Present

Rick Dobson

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 Ms. Hagerman to approve the agenda of the July 17, 2025 meeting as submitted. The motion was unanimously approved.

APPROVAL OF MINUTES

There was a motion by Mr. Robinson with a second by Ms. Miles to approve the minutes of the May 15, 2025 meeting as submitted. The motion was unanimously approved.

There was a motion by Ms. Hagerman with a second by Mr. Robinson to approve the minutes of the June 26, 2025 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

SP-25-1, 5995 Student Street (Baseball Field/Press Box/ Tennis Court)

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 July 15th and revised July 17th.

Mr. Rinaldi asked if anyone had any questions for staff. Mr. Robinson said that he wanted to clarify which conditions were still left after the revised staff report. Mr. Gaines showed Mr. Robinson the conditions still on the revised staff report.

Mark Wiseman with Levin Porter Architects was sworn in to answer questions representing West Carrollton School District. Mr. Robinson asked if the football field was included with this application. Mr. Wiseman answered that the stadium just had new turf added, but it is not included with this application and is not changing. Mr. Robinson asked what the plans were referring to regarding turf. Mr. Wiseman explained that there was an alternative plan to do the baseball field as a turf field but it was denied. Mr. Hensley asked why the turf was denied in the plans. Mr. Wiseman explained that there were not enough funds.

Ms. Hagerman asked what the difference in cost would be between the asphalt and the concrete for the path that the City asked for. Mr. Wiseman said he did not know exact pricing but concrete would be double or triple the cost of asphalt. Jack Haag with West Carrollton School District was sworn in to answer questions. Mr. Haag explained why he is pushing for asphalt versus the concrete for the path. Mr. Haag stated that he wanted the ball fields to have the same feel as Wilson Park with the asphalt paths.

Mr. Gaines asked Mr. Haag and Mr. Wiseman if they feel a sidewalk is needed from the ball fields to the new school. Mr. Wiseman explained that the sidewalk is a part of the 7-12 school plans and some of the sidewalk is already in place.

Ms. Miles asked if the tennis courts and pickleball courts will be open to the public since the courts are fenced in. Mr. Haag said that the courts will be open to the public when it is not in use by the schools. Ms. Miles asked if we needed to consider lighting the courts since they will be open all the time. Mr. Haag said the school does not plan to light them due to the budget of the project.

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

DECISION ITEMS

There are no decision items.

DISCUSSION ITEMS

Report by Director

Mr. Gaines welcomed Brad Hensley to Planning Commission. Mr. Gaines explained that staff had a kick off meeting on the Sheetz #2 project, which will be located in The River District. Sheetz plans to appear before the Planning Commission in October for site plan approval, and if approved they will be pulling permits by January. Mr. Gaines stated that Culver's is doing well in their first weeks of being open.

Briefing by City Council Representative(s)

Mr. Dobson stated that City Council is excited for the new Sheetz coming to the River District. He stated that it will bring back a lot of money that we have spent on the River District so far. Mr. Dobson mentioned he went to the Culver's opening event and they had 70 employees working and the service was incredible. Mr. Dobson said that Culver's is going to be a positive boost for the city. Mr. Dobson congratulated and welcomed Mr. Hensley to Planning Commission.

Unscheduled Business

There was no unscheduled business.

Next Meeting

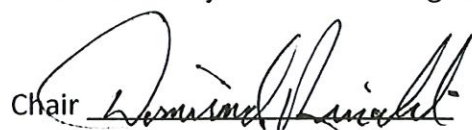
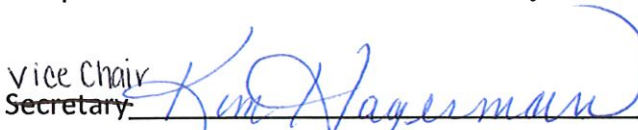
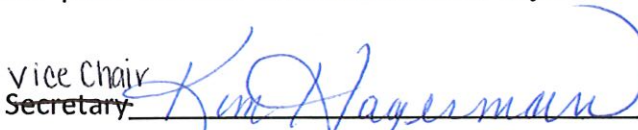
The next Planning Commission meeting is scheduled for August 21, 2025 at 6:30 p.m.

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 Mr. Robinson to adjourn the meeting at 7:17 p.m. The vote was unanimous to adjourn.

Chair  Vice Chair 
Secretary 
Date 10/16/25 Date 10-16-2025