

CITY OF WEST CARROLLTON
PLANNING COMMISSION
SEPTEMBER 18, 2025

Members Present

Dominick Rinaldi, Chair
Kimberly Hagerman, Vice Chair
Harold Robinson
Brad Hensley

Staff Present

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

Members Excused

Lindsey Miles

Mr. Rinaldi called the meeting to order at 6:30 p.m. Following the Pledge of Allegiance, Mr. Rinaldi announced that the meeting tonight only concerns group home regulations, and the western lakes case has been deferred to October 16.

Roll call was taken revealing that all members were present except Lindsey Miles. A motion was made by Mr. Robinson with a second by Ms. Hagerman to excuse Ms. Miles from the meeting. The motion was unanimously approved.

APPROVAL OF AGENDA

There was a motion by Ms. Hagerman with a second by Mr. Hensley to approve the agenda of the September 18, 2025 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

There were no Public Hearings.

DECISION ITEMS

T-25-1, Group Home Regulations

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 and Mr. Lounsbury presented an overview of the staff report dated September 14, 2025.

Mr. Rinaldi asked if anyone had any questions for staff. Ms. Hagerman asked if any of the changes dealt with our zoning code or if this was only updating language. Mr. Lounsbury explained that the language is being updated and some of the zoning code as well to align with the state code. Mr. Gaines went into detail about the changes in each Zoning District and what would be a prohibited use, conditional use and permitted use.

Mr. Robinson asked how many group homes we currently have in the city. Mr. Gaines listed all of the group homes that he was currently aware of in the city. Ms. Hagerman brought up, from the staff report, that the city has had more inquiries about adding additional group homes within the city. Mr. Gaines confirmed that staff has received a few inquiries, which is why the city felt the need to update these regulations to become compliant with the state regulations.

Mr. Rinaldi asked if anyone had any further questions. There were none.

There was a motion by Mr. Hensley and second by Ms. Hagerman to approve case SSP-25-1. 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.

DISCUSSION ITEMS

Report by Director

Mr. Gaines made the board aware that there will be two applications for October's Planning Commission meeting. Mr. Gaines also explained that we will have an important Planning Commission application for November which will be the city's second Sheetz. Mr. Gaines gave news that the buildings on N. Elm Street that were owned by Mr. Hull were court ordered to be sold. Staff met with a representative of a real estate company that will be putting the buildings up for sale within a couple weeks. Mr. Gaines is hopeful that the buildings will be repaired and more tenants will be attracted to fill the spaces.

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.

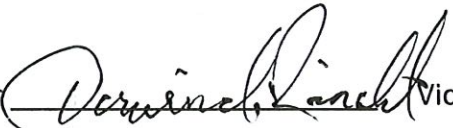
COMMENTS BY THE AUDIENCE

Mr. Richard Futrell, 5905 Farmersville West Carrollton Road, questioned the Western Lakes Master Plan. Mr. Futrell, on behalf of his neighbor, asked if the City was planning on taking residents' property in order to fulfill this plan. Mr. Gaines explained all questions about the western lakes will need to be answered during the October meeting.

Mr. Robinson asked about the Comprehensive Plan and when that was going to be updated. Mr. Gaines explained that he discussed this with City Manager Holloway in preparation for next year's budget and when it will be updated is still being discussed. Ms. Hagerman asked about the Alex Road decision. Mr. Gaines said staff is starting with curb and sidewalk repairs first at the southern end of S. Alex Rd., and progressing north over multiple years. At that time paving will start of a design determined by City Council.

ADJOURNMENT

There being no other business, there was a motion by Mr. Robinson and second by Ms. Hagerman to adjourn the meeting at 7:01 p.m. The vote was unanimous to adjourn.

Chair  Vice Chair 
Date 10/16/25 Date _____