

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

RESOLUTION: S-25-4, APPROVING AN APPLICATION TO SUBDIVIDE CITY LOT NO. 2500 LOCATED AT 1000 E. DIXIE DRIVE IN THE CC CITY CENTER DISTRICT AND COMPRISING 3.104 ACRES INTO THREE PARCELS.

WHEREAS, on November 18, 2025, an application was submitted by the City of West Carrollton, 300 E. Central Ave., West Carrollton, OH 45449, requesting approval of an application to subdivide City Lot No. 2500 located at 1000 E. Dixie Drive in the CC City Center District and comprising 3.104 acres into three parcels; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on November 26, 2025, to all abutting property owners within 200 feet of this project; and

WHEREAS, the application materials were posted on the City website; and

WHEREAS, a sign regarding this matter was placed in a conspicuous location on the property; and

WHEREAS, this application was considered at an open public meeting on December 18, 2025, by the West Carrollton Planning Commission; and

WHEREAS, Chapter 152: Subdivision Code of the Code of Ordinances authorizes the Planning Commission to administer the City's subdivision regulations and to render final decisions on applications to subdivide land within the city.

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 S-25-4, the request for approval of an application to subdivide City Lot No. 2500 located at 1000 E. Dixie Drive in the CC City Center District and comprising 3.104 acres into three parcels meets the requirements of Chapter 152: Subdivision Code of the Code of Ordinances, subject to the conditions in Section II.

SECTION II. That pursuant to case S-25-4, the request for approval of an application to subdivide City Lot No. 2500 located at 1000 E. Dixie Drive in the CC City Center District and comprising 3.104 acres into three parcels be approved with the following conditions:

1. After approval, the final mylar must be provided to the city for signatures and filing with the county recorder within 60 days of approval.
2. After recording, a mylar of the recorded plat as well as a digital format file in

AutoCAD or .dxf format shall be returned to the city within 30 days after recording.

3. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 18th day of December, 2025.



Dennis K. Russell
Chairman



Harold Hobson
Secretary

RES_S-25-4_1000 E. Dixie Dr. (Sheetz).docx