



Case No. \_\_\_\_\_

Date Filed \_\_\_\_\_

Please use ink

### PLANNING COMMISSION SITE PLAN APPLICATION

Type of Application:

- PUD  Multi-Family Dwellings Over 6 Units
- Conditional Use  New Commercial/Industrial Development
- Architectural Improvements  Special Sign Program or Other Signage
- Substantial Expansion of Commercial/Industrial Structure(s)

Street Address, City Lot Number(s), Zoning District:

Parcel: K48100926 0004  
FARMERSVILLE WEST CARROLLTON RD  
PUD (Ordinance 3818 dated November 25, 2025)

Parcel: K48100926 0001  
Parcel: K48100926 0002  
Parcel: K48100926 0003  
Parcel: K48100106 0063  
5174 FARMERSVILLE WEST CARROLLTON RD, WEST CARROLLTON  
PUD (Ordinance 3818 dated November 25, 2025)

Parcel: K48100921 0002  
5058 FARMERSVILLE WEST CARROLLTON RD, WEST CARROLLTON  
PUD (Ordinance 3818 dated November 25, 2025)

#### OWNER OF PROPERTY

Name: BARRETT PAVING MATERIALS INC  
Address: PO Box 13671  
City: Dayton  
State: Ohio  
Zip: 45413  
Phone: 513-200-7860  
E-mail: [RRussell@BarrettPaving.com](mailto:RRussell@BarrettPaving.com)

## APPLICANT

Name: BARRETT PAVING MATERIALS INC  
Address: PO Box 13671  
City: Dayton, Ohio 45413  
Phone: 513-200-7860  
E-mail: [RRussell@BarrettPaving.com](mailto:RRussell@BarrettPaving.com)

If you are the applicant, and not the property owner, what is your legal interest in the property? (i.e., renter, business owner, etc.).

N/A

Name, address, telephone number, and e-mail of the person to contact for further information if different from the property owner or applicant.

N/A

Description of proposal:

DETAILED FINAL SITE PLAN FOR MINERAL EXTRACTION. The project will be for mining of 61 +/- acres and 82 +/- acres. The operation on the new site will be a continuation of the existing operation on the adjacent property. Mining on the property subject to this application will commence once the applicable ODNR approval and West Carrollton approval are obtained and expected to continue for the following 25 years.

This submittal consists of the following:

- (1) This Application,
  - a. Adjacent Property Owner List
  - b. Written consent to eliminate the distance requirement
  - c. Statement of Applicant Obligation for payment Of Certain Professional Costs and Expenses
  - d. Site Development Plan Application Checklist
- (2) Site Map #1: Alta survey, Topography and Zoning Information
- (3) West Carrollton PUD Development Plan with Setbacks
- (4) West Carrollton PUD Final Land Form Map (Reclamation Plan),
- (5) Storm Water Pollution Prevention Plan
- (6) Thumb Drive with Maps

Comments

This Detailed Final Site Plan involves six of the eight properties within the PUD Preliminary Plan created by Ordinance No. 3818 passed on November 25, 2025 ("PUD Ordinance"). The property is within the City of West Carrollton Western Lakes Recreational District. Consistent with the Western Lakes Master Plan adopted on September 10, 2024 and the

PUD Ordinance, mining is a permitted use with respect to the parcels subject to this Detailed Final Site Plan. Pursuant to the PUD Ordinance before a permit shall be issued for development within the PUD, the Planning Commission must approve a Detailed Final PUD Plan in accordance with Section 154.10 of the Zoning Code.

The proposed mining operations comply with section 154.16.05 of the Zoning Code. Pursuant to said section: (1) No excavation, washing, and stockpiling of extracted material will be carried on closer than 50 feet to any property line, except where the use is adjacent to property owned by Barrett Paving. Where the operation will be adjacent to other property owned by Barrett Paving, a written consent to eliminate the distance requirement is included. (2) As shown in the plans the site of the mining operation is adjacent to the right-of-way along Farmersville-West Carolton Road and Upper River Road. No part of such operation will take place closer than 50 feet to the nearest line of such rights-of-way. (3) As shown in the plans, any excavated area adjacent to the right-of-way will be back-filled for a distance of 350 feet from the right-of-way line. (4) As shown in the plans, suitable barriers, including acceptable plantings are being erected and maintained around the applicable portions of the site. (5) All equipment and machinery will continue to be operated and maintained in such manner as to minimize dust, noise and vibration. The existing access (on Upper River Road) will continue to be the sole means of ingress and egress to the site. (6) The use does not involve quarrying. (7) An earthen mound sight and sound barrier of a minimum of eight feet in height is provided to assure compatibility with adjoining land uses where required. (8) the rehabilitation/reclamation plan is contained within this application.

Because of the nature of the use a Storm Water Pollution Prevention Plan (SWP3) is required in accordance with Ohio Environmental Protection Agency regulations, a copy of such plan is included in this application.

Since the approval of the PUD Preliminary Plan, the Heavin Farm properties have been conveyed to the applicant via deed recorded as Montgomery County File # 2026-00000939.

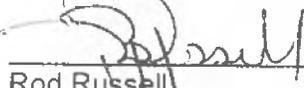
The gas line shown on the Site Map #1: Alta survey, Topography and Zoning Information drawing will be relocated to an area as mutually acceptable to Barrett paving and Center Point Energy. All existing structures on the subject property will be razed.

As the operation is merely a continuation of the existing operation there will be no additional trucks or other traffic and the minimal traffic volume does not warrant a traffic impact study per West Carrollton Zoning Code section 154.12.02(B). There currently are, and will continue to be, a fleet of 4 trucks, operating 8 hours daily making just under 11 trips per hours with 86 daily loads being 432 weekly loads

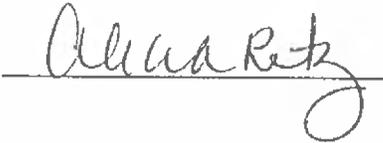
I, **Rod Russell** having been duly sworn, solemnly swear that I am the authorized representative of owner/applicant of the property described above and that I am familiar with the rules and regulations set for in the Zoning Ordinance for the City of West Carrollton, Ohio. I further swear that all information 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.

BARRETT PAVING MATERIALS INC

  
\_\_\_\_\_  
Rod Russell

Subscribed and sworn to before me this 17<sup>th</sup> day of February, 2021.

  
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ADJACENT PROPERTY OWNERS LIST

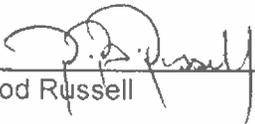
Please list the names and addresses of all property owners within 200 feet of the property in question. The number below must correspond to the map which you will submit as part of your application.

<u>NAMES</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Mitzi Properties LLC,	5329 Upper River Road,	Miamisburg, OH 45342
Barrett Paving Materials, Inc.,	5260 Farmersville West Carrollton Road,	Miamisburg OH 45342
Douglas & Mary Ann Fordyce,	5282 Farmersville West Carrollton Road,	Miamisburg OH 45342
Barbara Stonoff,	5300 Farmersville West Carrollton Road,	Miamisburg OH 45342
Ted & Penny Coffman,	5316 Farmersville West Carrollton Road,	Miamisburg OH 45342
Janel Ellenberger,	5444 Farmersville West Carrollton Road,	Miamisburg OH 45342
Bearcreek Farms LLC,	5764 Soldiers Home Miamisburg Road,	Miamisburg OH 45342
Keith & Rachel Deaton,	5201 Upper River Road,	Miamisburg OH 45342
Barrett Paving Materials, Inc.,	5137 Upper River Road,	Miamisburg OH 45342
Douglas & Clifford Kincaid,	(No #) Upper River Road,	Miamisburg OH 45342
Douglas Kincaid Et Al,	5036 Farmersville West Carrollton Road,	Miamisburg OH 45342
Baltimore and Ohio Railroad,	Farmersville West Carrollton Pike,	Miamisburg OH 45342
RSS Real Estate LLC,	5532 Farmersville West Carrollton Road,	Miamisburg OH 45342
Kimberly Bruens/Bruens Property Management LLC,	5522 Farmersville West Carrollton Road,	Miamisburg OH 45342
Quarry Lakes MHP LLC,	5730 Farmersville West Carrollton Road,	Miamisburg OH 45342
KSL Farms LLC,	5410 Soldiers Home Miamisburg Road,	Miamisburg OH 45342
B&G Bituminous Company,	5567 Upper River Road,	Miamisburg OH 45342
Metal Shredders Inc.	PO Box 957,	Middletown OH 45044
Stephen Romans	4968 Infirmary Rd	Miamisburg OH 45342
Hilltop Concrete Corp	50 E Rivercenter Blvd Suite 1000	Covington KY 41011
Thomas Kieffer	919 Farmersville W Carrollton Rd	Miamisburg OH 45342
Beaver Creek Farms Inc.	1550 Soldiers Home W. Carrollton Rd	Dayton OH 45417

**WRITTEN CONSENT TO ELIMINATE DISTANCE REQUIREMENT FOR MINERAL EXTRACTION  
West Carrollton Zoning Code Section 154.16.05(A)(1)**

The undersigned, owner of the certain real property known as parcel ID K45-02512-001 that is adjacent to the Barrett Paving Materials mining operation on the site proposed in the Detailed Final Development Plan with respect to PUD Ordinance, Ordinance No. 3818 passed on November 25, 2025 does hereby consent to elimination of the 50 foot separation requirement pursuant to West Carrollton Zoning Code Section 154.16.05(A)(1).

BARRETT PAVING MATERIALS INC.  
fka B & G Bituminous Company

  
\_\_\_\_\_  
Rod Russell

Date: 2/17/26

Subscribed and sworn to before me this 17<sup>th</sup> day of February, 2026 by Rod Russell, authorized agent for Barrett Paving Materials Inc. f.k a. B & G Bituminous Company

  
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WEST CARROLLTON

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: 2/17/24

Project: \_\_\_\_\_

Sworn to before me and subscribed in my presence by the said Rod Russell on this 17<sup>th</sup> day of February, 2024



[Signature]  
Notary Public



# SITE DEVELOPMENT PLAN APPLICATION CHECKLIST

Refer to Section 154.14.01(B) of the Zoning Code

**PROJECT NAME/CASE NO.:** \_\_\_\_\_

- XX A. Properly completed Site Plan application:
  - XX 1. Name, address, phone number of applicant and owner
  - XX 2. Signed by owner or Agent Authorization Form provided, and notarized
  - XX 3. Address/parcel number of property
  - XX 4. Name/address of engineer, architect, and/or surveyor
  - XX 5. Project description including parcel acreages, number of structures, units, bedrooms, offices, square feet, total and useable floor area, parking spaces, employees by shift, and similar information
  - XX 6. Project completion schedule/development phases
  - XX 7. Names and addresses of all owners within 200 ft.
  - XX 8. Electronic copy of plan/graphics
  - XX 9. Fees paid
  - N/A 10. Performance bond provided, as required by 154.14.01(G)
  
- N/A B. Traffic impact study, if required according to 154.14.02.
  
- XX C. When a Storm Water Pollution Prevention Plan (SWP3) is required in accordance with Ohio Environmental Protection Agency regulations, a copy of such plan shall be submitted with the site plan (see Ohio EPA SWP3 Checklist)
  
- XX D. Site plan drawing(s) which illustrates the following information:
  - XX 1. A vicinity map drawn at a scale of 1"=2000' and a site/landscape plan at a scale of not less than one inch equals 50 feet, with north arrow indicated
  - XX 2. The gross and net acreage of all parcels in the project
  - XX 3. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels
  - XX 4. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations
  - XX 5. Existing topographic elevations at two-foot intervals, proposed grades, and direction of drainage flows
  - XX 6. Location and type of existing trees on the site with a diameter of six inches or more at four and one-half feet above grade. Included with the location of the trees should be the associated "drip line"
  - XX 7. Location and elevations of existing watercourses and water bodies, including natural and/or man-made surface drainage ways, flood plains, and wetlands

- XX 8. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building
- N/A 9. Proposed location of accessory structures, buildings, and uses including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators, and similar equipment, and the method of screening where applicable
- XX 10. Location of existing public roads, rights-of-way and private easements of record, and abutting streets
- N/A 11. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes (if any) serving the development
- N/A 12. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof
- N/A 13. Location, size, and characteristics of all loading and unloading areas
- N/A 14. Location and design of all sidewalks, walkways, bicycle paths, and areas for public use
- N/A 15. Location of water supply lines and/or wells including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connection points, and treatment systems including septic systems, if applicable
- XX 16. Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone, and steam
- N/A 17. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable
- N/A 18. Location, size, and specifications of all signs and advertising features
- N/A 19. Exterior lighting locations with area of illumination illustrated, as well as the type of fixtures and shielding to be used
- XX 20. Location and specifications for all fences, walls, and other screening features with cross-sections
- XX 21. Location and specifications for all proposed perimeter and internal landscaping, and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate
- N/A 22. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities
- N/A 23. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials or hazardous materials, as well as any containment structures or clear zones required by government authorities

- N/A 24. Identification of any significant site amenities or unique natural features
- N/A 25. Identification of any significant views onto or from the site, to or from adjoining areas
- XX 26. North arrow, scale, and date of original submittal and last revision

COMMENTS:

Given size of development maps are at smaller scale.

All structures shown will be razed.

Berms will be placed over time as needed to provide sight, sound and access barriers to active areas.