

CITY OF WEST CARROLLTON
PLANNING COMMISSION
MARCH 19, 2026

Members Present

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

Staff Present

Greg Gaines,
Samantha Morgan, P&CD Administrative Assistant
Stephen McHugh, Law Director

City Council Members

Rick Dobson
Angie Fryman
Mike Boyle

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 Mr. Hensley with a second by Ms. Hagerman to approve the agenda of the March 19, 2026 meeting as submitted. The motion was unanimously approved.

APPROVAL OF MINUTES

There was a motion by Mr. Robinson with a second by Ms. Hagerman to approve the minutes of the October 16, 2025 meeting as submitted. The motion was unanimously approved by those in attendance at the October 16, 2025 meeting.

There was a motion by Ms. Hagerman with a second by Mr. Robinson to approve the minutes of the November 20, 2025 meeting as submitted. The motion was unanimously approved by those in attendance at the November 20, 2025 meeting.

There was a motion by Mr. Hensley with a second by Mr. Robinson to approve the minutes of the December 18, 2025 meeting as submitted. The motion was unanimously approved by those in attendance at the December 18, 2025 meeting.

PUBLIC HEARINGS

There were no Public Hearings.

DECISION ITEMS

PUD-25-1 Detailed Final PUD Plan (Barrett Paving)

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 March 18, 2026.

Mr. Rinaldi asked if anyone had any questions for staff. Mr. Robinson asked if the bike path would be affected by this application. Mr. Gaines replied that the bike path would not be affected. Mr. Robinson asked if the training ground for Ohio Operating Engineers would be affected at all and if they would be allowed to stay there. Rodney Russell with Barrett Paving explained that Ohio Operating Engineers plans on staying at that location and will not be affected by this application. Mr. Gaines explained that Ohio Operating Engineers left satisfied after the last Planning Commission meeting and felt like all their concerns were addressed.

Mr. Robinson expressed his concerns about the property that has already been mined not being reclaimed. Mr. Robinson explained that 10 years ago Barrett came to the Planning Commission wanting to purchase the Hewett Property so they could mine it, and it wasn't allowed at that time. Mr. Robinson said that not a square inch of the property has been reclaimed or rehabilitated then, and it is the same today. Mr. Robinson expressed that the property over at The Western Lakes is beautiful and has so much potential. For the last 60 years the property Barrett owns has not been reclaimed, Mr. Robinson states he is a bit skeptical on it being reclaimed in the future and is not sure he can vote for the application. Mr. Robinson asked the applicant what kind of reassurance they can give Planning Commission that some type of reclamation or rehabilitation is going to happen.

Mr. Russell with Barrett Paving explained to Mr. Robinson that some of the lakes have in fact been reclaimed already. Mr. Russell explained that the Ohio Department of Natural Resources has guidelines in terms of the slope where it meets the water. Mr. Russell stated that Ohio Operating Engineers is actually helping them to reclaim the lakes as part of their training. Mr. Russell expressed that the relationship the city has with Barrett Paving is important so that there is no confusion on what is going on with the project and property.

Ms. Hagerman questioned the berm that Barrett Paving was going to put up. She asked if this was just going on West Carrollton Farmersville Road or if it would be going up around the surrounding properties as well. Mr. Gaines said that in the application Barrett Paving stated the

berms would be going up as needed. Mr. Gaines explained that if the majority of the board wants the berms to surround the entire property it can be a condition added to the resolution, but they should ask for clarification from the applicant first. Mrs. Hagerman asked about the applicant using River Road as their entrance for the construction site. She wanted to make sure that this would not cause more traffic in that area. Mr. Lance Brown with Barrett Paving explained that they are already using the entrance at River Road and does not expect higher traffic to occur when they are mining the Haven and Hewett Properties. Mr. Brown went on to explain their plan for the placement of the berms. He stated that berms will be placed in any area that has an active excavation site. Their plan is to let the farmers continue to farm all the way up to Farmersville West Carrollton Road, so they do not want to place berms surrounding the entire portion of the property until it is necessary, but all surrounding properties will have berms put in place when the excavation gets close. ODNR has guidelines and safe practices that they have to follow for this process.

Ms. Hagerman asked the applicant why they wanted the setback of the property to be 350 feet instead of staffs recommended 500 feet. Mr. Russell stated that the amount of material that would be in that 150 feet is a big deal to Barrett Paving and staff agreed that 350 would be an adequate setback, was reasonable for future development, and was more than Barrett originally proposed.

Mr. Robinson asked how long the mining was going to take. Mr. Brown explained that the Haven property would be 12-14 years and the Hewett property would 15 years. He also explained that the mining will be done in stages and not both properties all at once. Mr. Robinson asked if the mining is completed on the other properties why they can't currently be used by the public. Mr. Brown stated that the lakes that have been mined have been reclaimed, they just haven't been released. Barrett Paving has to release ownership for someone else to come in and for the lakes to be used by the public. Mr. Robinson asked how far away we are from having the property available for the public. Barrett Paving explained that the first tri lake is ready for handoff and they have had private offers for the property, but they want it to be enjoyed by the public not just one person for their own personal benefit.

Mr. Hensley asked about the lake adjacent to the Ohio Operating Engineers and why that lake hasn't fully been reclaimed. Mr. Brown stated that they have kept that lake open because Ohio Operating Engineers is using that lake as training for the people in their program. Mr. Hensley asked if there is a regulation or a company rule on how many feet from the excavation do they place the berms. Mr. Brown explained that a 25-foot wide berm will go up around the residence off of River Road immediately. Mr. Hensley asked if they expect any more run off/discharge to the river during this project. Mr. Brown explained that they do not expect anything to change and they are doing studies to make sure nothing they are doing changes the river.

Mr. Strange asked if explosives would be used in the operation, and Barrett representatives replied that they would not be used.

Mr. Rinaldi asked if there were any other questions.

Mr. Alan Schaeffer, attorney for Barrett Paving spoke to the board to make sure everyone had all questions answered. Mr. Schaeffer explained that the previous owner of Barrett which was Hilltop did not come to the city to create a plan on what they wanted to do with the property. Barrett paving wants to work with the city to make sure this property can be enjoyed after they are finished with it and it can be something that both parties are proud of. The City and Barrett Paving have worked together for four years to come up with a plan for this property that will be enjoyed by the public, not all at once but the plan is in place for it to happen.

Mr. Rinaldi asked if there were anymore questions. There were none.

There was a motion by Mr. Robinson and second by Mr. Hensley to approve case PUD-25-1 with conditions. The motion was approved unanimously.

Election of Officers

Mr. Rinaldi stated that there are two options for choosing Planning Commission officers. It can be a succession of officers, or the Commission can nominate a slate of officers for 2026. Mr. Rinaldi opened the floor for discussion. There was a motion by Mr. Robinson and a second by Ms. Hagerman to nominate a slate of officers for 2026.

There was a motion by Mr. Hensley and a second by Ms. Hagerman to approve the slate of officers for 2026. The officers for nomination are Chair – Dominick Rinaldi, Vice Chair – Kim Hagerman and Secretary – Harold Robinson. The motion was approved unanimously.

Approval of the 2026 Meeting Schedule

Mr. Rinaldi asked if there were any concerns with the 2026 meeting schedule there were none. There was a motion by Ms. Hagerman and a second by Mr. Hensley to approve the 2026 Schedule of Meetings. The motion was approved unanimously.

Planning Commission Appointment to the CRA Housing Council

Mr. Gaines explained that Assistant City Manager Dan Wendt is our representative on the CRA Housing Council. The Planning Commission is designated with the responsibility to appoint one member to the CRA. Mr. Gaines has provided the Planning Commission members with an applicant, Chad Maldonado, who is interested in volunteering to fill the position. Mr. Gaines also noted that one of the Planning Commission members is more than welcome to volunteer to serve in the role.

Mr. Rinaldi asked if any members were interested in serving in this capacity. There were none. There was a motion by Ms. Hagerman and a second by Mr. Hensley to appoint Chad Maldonado to the CRA Housing Council. The motion was approved unanimously.

DISCUSSION ITEMS

Report by Director

Mr. Gaines did not have a report for this evening, but offered to answer any questions. Ms. Hagerman asked if the ordinance that was in their monthly packet meant that City Council approved The Western Lakes PUD. Mr. Gaines stated that yes, council passed the PUD and tonight at Planning Commission was the next step in that process.

Ms. Hagerman asked if there are any plans for the Harry Russell site now that the school has been demolished. Mr. Gaines stated that City Manager Amber Holloway met with the district Superintendent, but nothing is set yet for that property. Mr. Gaines said that he has a meeting with M-I Homes discuss properties where new homes can be built in the city, and that perhaps the schools could work with M-I Homes to develop new housing on that property.

Briefing by City Council Representative(s)

Mrs. Fryman talked about the Appvion site and what a wonderful opportunity it is going to become in the future. Mrs. Fryman wanted to thank the board for how they have worked with Barrett Paving. Mrs. Fryman also let the board know that she is their new Council Liaison along with Mr. Dobson.

Mr. Mike Boyle wanted to say how excited he was for Howell Rescue to come into the city and for them to work with the city. Mr. Boyle also brought up wanting an ordinance for the city to allow chickens to be owned. Mr. Boyle stated that he thinks the city can generate some money by permitting chickens. Mr. Boyle expressed that he thinks the city needs to let property owners do what they want with their property. Mr. Boyle believes in homesteading and thinks property owners should be able to have chickens to provide some relief at the grocery. Ms. Hagerman asked who would regulate this and where would the money come from to pay whoever regulates it. Mr. Boyle stated that we do not have to monitor it, the city can have rules and regulations in place and if it is not a nuisance then no one would have to monitor it. Mr. Boyle thinks that it would overwhelm our Code Enforcement Officers if we made them monitor all the owners of chickens.

Unscheduled Business

There was no unscheduled business.

Next Meeting

The next Planning Commission meeting is scheduled for April 16, 2026 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. Hagerman and second by Mr. Robinson to adjourn the meeting at 8:12 p.m. The vote was unanimous to adjourn.

Chair  Secretary 
Date 5/21/26 Date 5/21/24