

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

RESOLUTION: CU-26-1, APPROVING A CONDITIONAL USE APPLICATION FOR CONSTRUCTION OF A 1,200 SQUARE FOOT SINGLE-FAMILY DWELLING AT 4839 FARMERSVILLE-WEST CARROLLTON ROAD IN THE LD LIMITED DEVELOPMENT DISTRICT, BEING PARCEL ID #K48 200918 0003 AND COMPRISING 15.881 ACRES.

WHEREAS, on March 20, 2026 an application was submitted by David Hanson, 3091 Springhill Road, Beavercreek, OH 45434, requesting conditional use approval to build a 1,200 square foot single-family dwelling at 4839 Farmersville-West Carrollton Road in the LD Limited Development District, being Parcel ID #K48 200918 0003 and comprising 15.881 acres, per Section 154.07.01 of the Zoning Code; and

WHEREAS, as required by Section 154.07.01(B)(6) of the Zoning Code, a Notice of Public Hearing regarding this application was published in the Miamisburg-West Carrollton News on April 30, 2026; and

WHEREAS, a Notice of Public Hearing regarding this application was mailed on April 25, 2026 to all abutting property owners within 200 feet of this project; and

WHEREAS, on May 18, 2026 a sign regarding this matter was placed in a conspicuous location on the property; and

WHEREAS, the application and meeting notice was posted on the City's website; and

WHEREAS, a public hearing was held on May 21, 2026 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments; and

WHEREAS, Section 154.07.01 of the West Carrollton Zoning Code specifies the requirements for the review and approval of all conditional use applications.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO:

SECTION I. That the Planning Commission finds that pursuant to case CU-26-1 the conditional use application to build a 1,200 square foot single-family dwelling at 4839 Farmersville-West Carrollton Road in the LD Limited Development District, being Parcel ID #K48 200918 0003 and comprising 15.881 acres, meets all criteria found within Section 154.07.01(B)(2) of the Zoning Code, subject to the conditions outlined in Section II.

SECTION II. That pursuant to case CU-26-1 the proposed conditional use application to build a 1,200 square foot single-family dwelling at 4839 Farmersville-West Carrollton Road in the LD Limited Development District, being Parcel ID #K48 200918 0003 and comprising 15.881 acres, be and hereby is approved with the following conditions:

1. The tracking or spillage of mud, dirt, or debris upon city streets is prohibited and the contractor shall clean up any such incident immediately.
2. Erosion control measures shall be installed prior to initial land disturbance or as soon as practical, and shall include silt fences, straw bales, sediment basins, etc. as necessary and are to remain on site and be maintained at all times during the period of construction.
3. The contractor is to control wastes, garbage, debris, wastewater, and other substances on the site such that they will not be transported from the site.
4. All concerns and comments of the Fire Department shall be addressed and satisfied prior to issuance of a certificate of occupancy for the project.
5. All concerns and comments of the Service Department shall be addressed and satisfied prior to issuance of a certificate of occupancy for the project.
6. Any disputes over conditions contained in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 21st day of May, 2026.


Chairman


Secretary