

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

RESOLUTION: PUD 25-1 DETAILED FINAL PUD PLAN, APPROVING A REQUEST FOR RESOURCE AND MINERAL EXTRACTION ON APPROXIMATELY 138 ACRES AT 5058 AND 5174 FARMERSVILLE-WEST CARROLLTON ROAD AND AT COUNTY PARCEL ID K48 100926 0004.

WHEREAS, an application has been filed by Barret Paving Materials Inc., P.O. Box 13671, Dayton, OH 45413, proposing a Detailed Final PUD Plan for resource and mineral extraction on approximately 138 acres at 5058 and 5174 Farmersville-West Carrollton Road and at county parcel ID K48 100926 0004; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on February 20, 2026 to all abutting property owners within 200 feet of this project; and

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

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

WHEREAS, this application was considered at an open public meeting on March 19, 2026 by the West Carrollton Planning Commission; and

WHEREAS, Section 154.10.706 of the Zoning Code governs the approval of Final Detailed PUD Plans.

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 pursuant to case PUD 25-1 Detailed Final PUD Plan, that an application for resource and mineral extraction on approximately 138 acres at 5058 and 5174 Farmersville-West Carrollton Road and at county parcel ID K48 100926 0004 meets the standards of Section 154.16.05, Resource and Mineral Extraction, of the Zoning Code; meets the conditions of Section 154.10.706 of the Zoning Code's Planned Unit Development (PUD) District regulations; meets the regulations of PUD 25-1 Western Lakes Recreational District PUD; and meets the conditions, standards, and guidelines of Section 154.14.01(A)(1)(a) of the Zoning Code regarding site plan review and approval by the Planning Commission for all applications within a PUD; all subject to the conditions outlined in Section II.

SECTION II. That pursuant to case PUD 25-1 Detailed Final PUD Plan, an application for resource and mineral extraction on approximately 138 acres at 5058 and 5174 Farmersville-West Carrollton Road and at county parcel ID K48 100926 0004 be approved with the following conditions:

1. Property within the 350-foot setback from right-of-way lines shall remain undisturbed.
2. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise, and vibration.
3. All mined-out areas shall, within a reasonable length of time, be reclaimed and rehabilitated. Within six months after completion of mining operations, the applicant shall provide the city with a written plan indicating its intentions relative to equipment and structure removal and the approximate date and time frame for reclamation and rehabilitation of the mined-out area.
4. For safety purposes signage shall be erected at the access point to the site from Upper River Road, to alert motorists to truck traffic.
5. As required by Section 154.13.01(I) of the landscape code, where the properties proposed for excavation abut any residential district or use, prior to commencing any excavation activity the applicant shall provide a minimum of a 20 foot side and rear buffer yard with either (1) a 25-foot wide earthen berm, and a double-row of staggered evergreen trees planted at 15 feet on-center or (2) a 6-foot solid wall or fence, and 3-foot tall dense hedge located on the outside of the fence or wall.
6. Staff shall work with the applicant to create an alternative tree planting plan which meets the spirit and intent of the landscape code, substantially screens the excavation operation, and preserves the site for future development, subject to final approval by the city. A detailed planting schedule shall be provided, and the tree species shall meet the diversity requirements of the landscape code.
7. The existing "peninsula" on the former Hewitt Farm shall be preserved for future use.
8. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes, as originally planted, within three months, weather permitting.
9. Debris and trash shall be routinely collected by the applicant from the lot and grounds of all areas of the project. The City reserves the right to require more frequent collection as necessary.
10. All concerns and comments of the Service Department and Fire Department shall be addressed and satisfied prior to issuance of a final permit for the project.
11. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 19th day of March, 2026.


Chairman


Secretary