

**CITY OF WEST CARROLLTON
PLANNING COMMISSION
MAY 21, 2026**

Members Present

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

Staff Present

Greg Gaines,
Samantha Morgan, P&CD Administrative Assistant
Josh Lounsbury, Law Director

City Council Members

Rick Dobson
Angie Fryman

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. Robinson with a second by Mr. Hensley to approve the agenda of the May 21, 2026 meeting as submitted. The motion was unanimously approved.

APPROVAL OF MINUTES

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

PUBLIC HEARINGS

CU-26-1, 4839 Farmersville West Carrollton Road

Mr. Rinaldi explained the procedures for conducting a public hearing.

Mr. Gaines was sworn in for testimony.

Mr. Rinaldi asked staff if proper public notice was provided for this hearing as required by the zoning code. Mr. Gaines stated that a legal ad appeared in the Miamisburg-West Carrollton News on April 30, 2026; notice was mailed to abutting property owners on April 25, 2026; a sign was placed on the property; and the application and notice were posted on the city's website.

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 May 17, 2026.

Mr. Rinaldi asked if anyone had any questions for staff. Mr. Robinson asked if the property was a part of the Jefferson Township Water Authority. Mr. Gaines said that was correct. Mr. Robinson asked the applicant, Mr. Hanson if he was ok not having access to water or sewer. Mr. Hanson was sworn in. Mr. Hanson explained that he is going to have a 5,000-gallon water tank and have water delivered every month. Mr. Robinson expressed that it is great that someone is making good use out of the property which used to be the Corby landfill. Mr. Robinson asked if Mr. Hanson planned to take away the foliage in the front of the property. Mr. Hanson explained that unless the city has any plans for the trees in the front with the Western Lakes Plan, they will all be staying and the house will be completely hidden by the trees. Mr. Robinson asked if the property was included in the flood plain. Mr. Hanson explained that he had 900 tons of dirt shipped in, and his property is so high up that it is not located in the flood plain.

Mr. Hensley asked if Mr. Hanson will be working with a professional contractor for the project. Mr. Hanson said that once he gets the approval, he will hire a company to design the plans and to build. Mr. Hensley asked if Mr. Hanson had a plan for his sewage waste removal since there is no access to sewage on the property. Mr. Hanson said he will have a company come out to remove the waste.

Mr. Rinaldi asked if anyone had any further questions. There were none.

Mr. Rinaldi asked if anyone present wished to testify in favor of the proposal. There were none.

Mr. Rinaldi asked if anyone present wished to testify in opposition to the proposal. There were none.

Mr. Rinaldi asked if there were any other comments for or against the application. There were none.

Mr. Rinaldi asked if any commission members had any further questions. There were none.

Mr. Rinaldi closed the public hearing.

There was a motion by Mr. Robinson and second by Mr. Hensley to approve case CU-26-1 with conditions. The motion was approved unanimously.

DECISION ITEMS

There were no decision items.

DISCUSSION ITEMS

Report by Director

Mr. Gaines wanted to make Planning Commission aware that Jersey Mike's is going into the old Wing Zone building and that they plan to be open sometime this summer. Mr. Gaines said that the city will be closing on the Sheetz property in early June and Sheetz plans to start construction in the summer as well. Mr. Gaines explained that he is working on a number of Zoning Code amendments including cannabis regulations, short term rentals, chickens in residential neighborhoods, child care facilities and the sign code.

Mr. Gaines said the city was awarded CBDG money to fund 3 new pillar gateway signs. One of them is finished on 741 at Dinsmore Road and two more are being built. Mr. Gaines said the city received additional CBDG money to update the exit 47 signs with the new logo. Mr. Gaines stated that the city just submitted an application for grant money to hire an artist to paint a second mural, and the current plan is to paint it on the old fire station off of Central Avenue. Mr. Gaines said that Christian Mattingly, the director of Parks and Recreation submitted a CBDG application to replace the playground at Weidner Park with a handicap accessible playground set.

Mr. Gaines mentioned that he was trying to get in contact the contractor for the I-75 underpass project on Alex-Bell Road, to get them to replace dead/missing landscaping. He added that the city will be placing new ornamental trash cans there. Mr. Gaines said that Harrison Township reached out and complimented the city on the underpass project, and that it was nice that someone outside of the community took notice of it.

Ms. Hagerman asked if the city has heard any more information on the Harry Russell site and if there are any plans yet. Mr. Gaines said that City Manager Holloway has met with the superintendent of the school district about it and expressed the city's preference for new housing, but he does not know if there are any plans for the property yet.

Mr. Robinson asked if the schools project was coming to a close anytime soon. Mr. Gaines explained that the new grades 7-12 building is looking to get their occupancy permit soon and phase 4 of the project will be coming to Planning Commission soon for approval. Mr. Robinson asked about the River District and what was happening there. Mr. Gaines said that city staff is currently working on infrastructure. Mr. Gaines also mentioned that he has heard that Culver's is doing exceptionally well at its new River District location.

Mr. Rinaldi said that he was reading in the previous month's minutes that one of the Western Lakes was ready to be passed on and to be made available to the public. He has had the pleasure of running into the attorney for Barrett Paving, Alan Schaeffer, and he wanted to know when the city was going to be ready to take it on. Mr. Gaines explained that he actually met with Barrett Paving today and talked about the first tri-lake, and he hopes that something will be coming soon with that.

Briefing by City Council Representative(s)

Mr. Dobson said that City Council has been talking about the Zoning Code and that Council thinks that the conditional uses need to be looked at in some of the zones. He thinks it could help upcoming businesses and businesses that are already here by updating the code. Mr. Dobson commented on the chickens regulations and stated that his concern is the appearance of the yards with chickens and the possibility of rats being attracted to the chickens, causing a health concern.

Mrs. Fryman also commented on the chicken regulations, stating that she does not believe allowing chickens in residential neighborhoods would be good for West Carrollton and would instead be more appropriate in the country. Mrs. Fryman mentioned that she, Mayor Barnhart and Council member Jill Tomlin visited the cannabis dispensary on Patterson Road in Dayton. She said there was security, the facility was nice and that they did not see any concerns. Mrs. Fryman also mentioned that the city is working through ownership complications in the River District that is slowing some projects down, but staff is working on resolving them.

Unscheduled Business

There was no unscheduled business.

Next Meeting

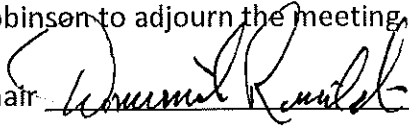
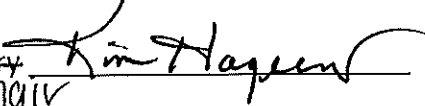
The next Planning Commission meeting is scheduled for June 18, 2026 at 6:30 p.m.

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 7:33 p.m. The vote was unanimous to adjourn.

Chair  Secretary 
Vice Chair _____
Date 6/18/26 Date 6-18-26