

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

RESOLUTION: CU-26-2, APPROVING A CONDITIONAL USE APPLICATION TO OPERATE A WAREHOUSING/ DISTRIBUTION FACILITY WITHIN THE M-1 BUSINESS PARK DISTRICT AT 209 S. ALEX ROAD, BEING CITY LOT NO. 1155 PT AND COMPRISING 15.533 ACRES.

WHEREAS, on May 19, 2026 an application was submitted by Liquid Manufacturing Solutions, 401 Shotwell Drive, Franklin, OH 45005, agent for the owner 229 S. Alex Rd. LLC, 11129 Kenwood Road, Cincinnati, OH, 45242, requesting Conditional Use approval of a warehousing/distribution facility within the M-1 Business Park District at 209 S. Alex Rd., being City Lot No. 1155 PT and comprising 15.533 acres, per Section 154.07.01 of the Zoning Code; and

WHEREAS, notification of a public hearing before the Planning Commission regarding this matter was given in accordance with Section 154.07.01(B)(6) of the Zoning Code on June 1, 2026 in the Miamisburg-West Carrollton News; and

WHEREAS, notification of a public hearing before Planning Commission regarding this matter was mailed to abutting property owners on May 29, 2026; and

WHEREAS, notification of a public hearing before Planning Commission was also advertised by posting a sign conspicuously on the property, and by placing the application on the city website; and

WHEREAS, the Planning Commission held a public hearing on this matter on June 18, 2026, at which time all people who wished to testify gave their comments.

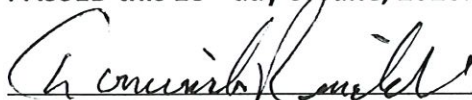
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO:

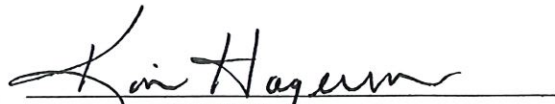
SECTION I. That the Planning Commission finds that pursuant to case CU-26-2 the proposed Conditional Use application to operate a warehousing/distribution facility at 209 S. Alex Road, being City Lot No. 1155 PT and comprising 15.533 acres, meets all criteria found within Section 154.07.01(B)(2) of the Zoning Code, subject to the conditions outlined in Section II.

SECTION II. That pursuant to case CU-26-2 the proposed Conditional Use application to operate a warehousing/distribution facility at 209 S. Alex Road, being City Lot No. 1155 PT and comprising 15.533 acres, be and hereby is approved with the following conditions:

1. The requirement for separate site plan review and approval by the Planning Commission as specified in Section 154.14.01 of the Zoning Code is hereby waived, since proposed site improvements are minimal and all site plan requirements have been addressed through the conditional use review process as reflected in this resolution.
2. Trees shall be planted where the property abuts S. Alex Road and shrubs shall be planted to fully screen the parking lot in accordance with Section 154.13.01 of the Zoning Code prior to issuance of a final certificate of occupancy.
3. Landscaping shall be installed around the base of the freestanding sign in accordance with the requirements of Section 153.11(D) and Appendix E of the Sign Code prior to issuance of a final certificate of occupancy.
4. No exterior storage shall be permitted on the property which is visible from public view.
5. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced immediately with similar types, species and sizes, as originally planted, weather permitting.
6. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 18th day of June, 2026.


Chairman


Secretary
Vice chair