

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

REVISED 6.16.26

RESOLUTION: SP-26-1, APPROVING A PROPOSED AMENDMENT TO THE ORIGINAL SITE PLAN APPROVED ON OCTOBER 5, 2023, TO DEMOLISH A PORTION OF THE EXISTING HIGH SCHOOL BUILDING, RENOVATE THE PERFORMING ARTS AREA, AND MAKE MINOR RENOVATIONS TO THE EXISTING BUS MAINTENANCE BUILDING, AT 5819 STUDENT STREET, BEING A PORTION OF THE 66.89-ACRE WEST CARROLLTON HIGH SCHOOL PROPERTY LOCATED IN THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT, AND BEING CITY LOT NO. 2175.

WHEREAS, on May 21, 2026 an application was submitted by Levin Porter Architects, 3011 Newmark Drive, Miamisburg, OH 45342, agent for the owner the West Carrollton Board of Education c/o Jack Haag, Business Manager, 430 East Pease Avenue, West Carrollton, OH 45449, requesting approval of an amendment to the original site plan approved on October 5, 2023, to demolish a portion of the existing high school building, renovate the existing performing arts area, and make minor renovations to the existing bus maintenance building, at 5819 Student Street, being a portion of the 66.89-acre West Carrollton High School property located in the R-2 Single-Family Residential District, and being City Lot No. 2175. per Section 154.07.01 of the Zoning Code; and

WHEREAS, a notice regarding this application was mailed to all abutting property owners within 200 feet on May 29, 2026; and

WHEREAS, signs regarding this matter were previously placed in a conspicuous location on the property on October 30, 2025; and

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

WHEREAS, this application was considered at an open public meeting on June 18, 2026 by the West Carrollton Planning Commission; and

WHEREAS, Section 154.14.01(C)(2) of the West Carrollton Zoning Code specifies the requirements for the review and approval of all site plan applications.

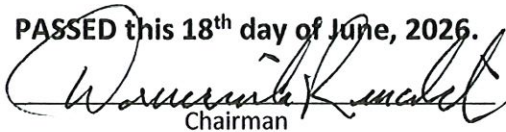
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO, AS FOLLOWS:

SECTION I. That the Planning Commission finds that pursuant to case SP-26-1 the proposed amendment to the original site plan approved on October 5, 2023, to demolish a portion of the existing high school building, renovate the existing performing arts area, and make minor renovations to the existing bus maintenance building, at 5819 Student Street, being a portion of the 66.89-acre West Carrollton High School property located in the R-2 Single-Family Residential District, and being City Lot No. 2175, is consistent with the goals of the Comprehensive Plan and meets relevant requirements of Section 154.14.01 of the Zoning Code, subject to the conditions in Section II.

SECTION II. That pursuant to case SP-26-1 the proposed amendment to the original site plan approved on October 5, 2023, to demolish a portion of the existing high school building, renovate the existing performing arts area, and make minor renovations to the existing bus maintenance building, at 5819 Student Street, being a portion of the 66.89-acre West Carrollton High School property located in the R-2 Single-Family Residential District, and being City Lot No. 2175, be approved with the following conditions:

1. All requirements of the conditional use approval for this project in case CU-23-3, and the site plan approval for this project in case SP-23-3, remain in full force and effect except as modified herein.
2. Crosswalks shall be installed where necessary to connect missing segments of sidewalk or to provide for pedestrian safety.
3. All concerns and comments of the Service Director shall be satisfied prior to issuance of a final Certificate of Occupancy for the performing arts building.
4. All concerns and comments of the Fire Department shall be satisfied prior to issuance of a final Certificate of Occupancy for the performing arts building.
5. No additional improvements beyond those approved in this application shall be made without separate site plan approval by the Planning Commission.
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