CITY OF WEST CARROLLTON
PLANNING COMMISSION
OCTOBER 15, 2026

Members Present	Staff Present
Dominick Rinaldi, Chair	Greg Gaines, Director of P&CD
Kimberly Hagerman, Vice Chair	Samantha Morgan, P&CD Administrative Assistant
Brad Hensley	Josh Lounsbury, Law Director
Max Strange	Amber Holloway, City Manager
Members Absent	**City Council Members**
Harold Robinson	Rick Dobson
	Jill Tomlin

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 except Harold Robinson were present. A motion was made by Ms. Hagerman with a second by Mr. Hensley to excuse Mr. Robinson from the meeting. The motion was unanimously approved.

APPROVAL OF AGENDA

There was a motion by Mr. Hensley with a second by Ms. Hagerman to approve the agenda of the October 15, 2026 meeting as submitted. The motion was unanimously approved.

APPROVAL OF MINUTES

There was a motion by Mr. Hensley with a second by Mr. Strange to approve the minutes of the June 18, 2026 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

T-26-3, Agriculture in Residential Districts (Chickens)

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

Mr. Gaines was sworn in for testimony.

CITY OF DESTRAHAN
PLANNING COMMISSION
OCTOBER 16, 2025

Members Present	**Staff Present**
Dominick Rinaldi, Chair	Greg Gaines, Director of PACD
Kimmer J Hagerman, Vice Chair	Samantha Morgan, PACD Administrative Assistant
Brad Hensley	Josh Lounsbury, Law Director
Mike Strange	Amber Holloway, City Manager
Members Absent	**City Council Member**
Harold Robinson	Rick Pollard
	Jill Tomko

Mr. Rinaldi called the meeting to order at 6:00 p.m. Following the Pledge of Allegiance, the roll [illegible] revealing that all members except Harold Robinson were present. A motion was made by Mr. Hagerman with a second by Mr. [illegible] to excuse Mr. Robinson from the meeting. The motion was unanimously approved.

APPROVAL OF AGENDA

There was a motion by Mr. Hensley with a second by Mr. Hagerman to approve the agenda of [illegible] 15, 2026 [illegible]. The motion was unanimously approved.

APPROVAL OF MINUTES

There was a motion by Mr. Hensley with a second by Mr. Strange to approve the minutes of the June 18, 2025 meeting as amended. The motion was unanimously approved.

[illegible]

[illegible] Assistant Law Director [illegible]

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

Mr. Gaines was sworn in [illegible].

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 September 24 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 October 9, 2026.

Mr. Rinaldi asked if anyone had any questions for staff. Ms. Hagerman asked what surrounding cities allow chickens near us. Mr. Gaines replied that Kettering, Miamisburg, Centerville, Oakwood, Beavercreek, Fairborn and Bellbrook do not permit chickens. Riverside, Huber Heights and Springfield allow chickens by lot size. Dayton, Moraine and Springboro use setback regulations to permit chickens. Xenia and Springfield allow chickens with regulations close to what is being proposed tonight. Mr. Strange noted that New Lebanon, Mason and Columbus allow chickens in their cities.

Mr. Hensley asked if residents will have to follow that same process for chickens as all other permits needed in the city and if the city is prepared to take on more permits and inspections. Mr. Gaines expressed that the Zoning Department is prepared for any direction that the city manager and city council gives the department.

Ms. Hagerman asked what cities get complaints about chickens and how much time do the complaints take up. She also asked if the cities feel like their property values have gone down since allowing chickens. Mr. Gaines explained that it varied with each city. Some cities mentioned that it took very little of their time and others said chickens are more difficult to regulate since enforcement is only possible for what is visible from the right of way or a neighbor's yard. Mr. Gaines also explained other relevant issues that other cities have had since permitting chickens.

Mr. Hensley asked what the violations that a resident could incur that is described in the resolution meant. Mr. Hensley asked if that language was enough or if more language could be added or expanded to make things more clear. Law Director Lounsbury explained that the language in the resolution is standard language. Mr. Gaines explained that the city's standard practice is to make personal contact with the resident first and work with them to fix the violations. Mr. Gaines said the language allows Code Enforcement to cite residents into court if necessary, but it is rare that the city has to go that far with a resident. Mr. Lounsbury explained leaving the language more open gives Code Enforcement room to take the steps they need to

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with the resident to find a solution. Mr. Lounsbury expressed that it was his recommendation to leave the language as written.

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

Rick Dobson, 3131 West Alex-Bell Road was sworn in for testimony. Mr. Dobson asked if staff mentioned the one-year sunset cause during their presentation to Planning Commission. Mr. Gaines replied that staff did discuss the clause during the presentation. Mr. Dobson mentioned that he presented a document to City Manager Hollway regarding chickens, but noticed it did not make it into the Planning Commission packet for the meeting. Mr. Dobson said the document included things to look for, questions and thoughts, and things to be aware of.

Ms. Hagerman asked Mr. Dobson what was included in his document. Mr. Dobson explained that he listed some of the potential hazards or problems that come with allowing chickens in the city. Mr. Dobson expressed that he hopes the city has a strong enough Code Enforcement to be able to address the issues if they occur. Mr. Dobson expressed that he is neither for nor against having chickens; he just doesn't want it to have a negative impact on the city.

City Manager Hollway apologized to Mr. Dobson for the oversight in not providing his document to the board. She let him know that she would make copies and hand out to board members.

Ms. Hagerman asked Mr. Dobson how the chicken ordinance ended up at Planning Commission. Ms. Hagerman mentioned that it was disturbing that residents were not at the meeting speaking for or against it, so how did it end up being brought forth for approval. Mr. Dobson explained the current push for chickens was by former council member Mike Boyle.

Mr. Hensley asked Mr. Dobson if he felt the regulations being presented tonight would cover his issues and worries that he presented in his letter. Mr. Dobson replied that the resolution has some great points but he didn't get a chance to read it thoroughly enough to answer. Mr. Dobson expressed that he hopes the regulations are strong enough that the city is able to enforce them. Mr. Hensley mentioned that he lives next to an abandoned house and there are wild animals that are taking over and the city does not have regulations to where we can take care of the issue. Mr. Hensley mentioned that he thinks the resolution is a good plan in helping being able to regulate the issues that could occur with permitting chickens. Planning Commissioners discussed their concerns over the attraction of predators that can occur when permitting chickens.

Mr. Hensley brought up the one-year sunset clause and that he thought it was a good plan to give staff and the city time to see if more problems occur, if staff is able to keep up with the regulations, if the city gets a ton of complaints, and the reaction of residents. Mr. Hensley said that we won't know any of those answers until there are chickens.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Mr. Strange asked if other cities were experiencing more predators or if the CDC has been called to those cities to test for diseases. Mr. Gaines said he did not have answers for those questions at this time.

Mr. Lounsbury directed the chair that the public meeting needed to be officially open and then further comments and discussion could take place.

Mr. Dobson mentioned that he conducted his own survey by knocking on doors and asking the residents if they wanted chickens or not. Mr. Dobson explained that the outcome of that survey was 60-40 in opposition of chickens.

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

The city received two letters from citizens. One was from Mr. Dobson which remained neutral and the other was from an anonymous citizen that was in opposition of the proposal. Mr. Lounsbury presented the letters to be a part of the record.

Mr. Rinaldi asked if anyone present wished to testify in opposition to the proposal. Melissa Enterman, 3390 Carlin Drive, West Carrollton, Ohio 45449 was sworn in for testimony. Mrs. Enterman shared her experience with backyard chickens in her neighborhood and spoke against permitting chickens. Mrs. Enterman explained that a resident in her neighborhood owned chickens and a rooster and they found out about the chickens because the rooster would crow all day long. Mrs. Enterman said that neighbors with small dogs had to accompany their pets while outside due to the predators. Mrs. Enterman explained that from frequently watching council meetings that no one has brought up wanting chickens besides the former council member that no longer lives in the city. Mrs. Enterman mentioned that the last formal survey that city council conducted on chickens was in 2018. Mrs. Enterman asked if the city was pursuing chickens based off of social media comments directed towards the informal survey that was handed out to some of the residents.

Mr. Rinaldi asked if staff wanted to speak on any of the questions raised. 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. Hensley and second by Mr. Strange to approve case T-26-3 with conditions. Mr. Hensley brought the sunset clause up for discussion to see if members wanted to keep it in the resolution. Mr. Hensley thought the clause was a good idea. Ms. Hagerman doesn't like the clause because if it gets voted down after a year then residents who have done everything by the book will lose all they worked towards with their chickens. Mr. Lounsbury explained why the clause was in the resolution, what it means and how it would come back to Planning Commission and Council again before the year is up if approved. Mr. Strange asked if staff thinks that residents will be deterred from applying for permits until the sunset clause

sets. Ms. Hagerman mentioned she doesn't see the need to pass this resolution since no one showed up to the meeting for or against it, so it is a non-issue. Mr. Strange asked if there were a lot of people in opposition about the issue wouldn't those people be speaking out at the meeting tonight. Planning Commission members discussed their thoughts on the issue before taking a vote.

A vote was taken: Ms. Hagerman- No, Mr. Hensley- yes, Mr. Rinaldi- no, Mr. Strange, yes. The motion ended in a tie 2-2 vote. Mr. Lounsbury is going to further research if the resolution needs to go back to Planning Commission for a second meeting, or if it can go through to City Council with no recommendation.

DECISION ITEMS

There were no decision items.

DISCUSSION ITEMS

Report by Director

City Manager Holloway brought up and explained a discovery in our Charter in regards to board member appointments. There has been a proposal to City Council to reappoint everyone on the Planning Commission board to align with the Charter. There are supposed to be overlapping terms of 5 years and that is not how it is currently lined up. Mrs. Holloway explained that reappointing everyone will fix that issue that we currently have.

Mr. Gaines wanted to let Planning Commission members know that the CBDG project for the Exit 47 signs has been completed. Mr. Gaines expressed how quickly Sheetz was moving along in the river district and that it will be no time before they are open. Mr. Gaines also let members know that Crown Cork and Seal plans to expand their business. They have been having meetings with staff and they are starting the permit and application process. Mr. Gaines said that the old PNC building has been purchased and that the new owner plans to demolish the building and replace it with a new credit union.

Mr. Gaines told the Commission that the city will be getting a new mural by securing grant funding from the county for the project. The artist for the mural plans to have a community paint day where members from the community can come out and help get the mural started. Mr. Gaines stated that the underpass project is still being worked on, and the city is working with another company to complete the groundcover. City staff will be re-painting the pillars that ODOT recently repaired. Mr. Gaines said that he is working with Barrett Paving on landscaping/screening and they are installing berms to start their mining.

Briefing by City Council Representative(s)

Mrs. Tomlin wanted to extend her appreciation for the discussion that the Planning Commission had about the chicken case tonight. Mrs. Tomlin explained that the reason the resolution came to Planning Commission for a vote is because in a council work session there was no clear consensus on how to move forward with chickens. Mrs. Tomlin mentioned that City Council just finished their council retreat so there were lots of great discussions going on about the White Water District. Mrs. Tomlin mentioned she was very passionate about the White Water District and she feels very strongly that the city needs some sort of activity on the water to draw people into our city.

Unscheduled Business

There was no unscheduled business.

Next Meeting

The next Planning Commission meeting is scheduled for November 19, 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. Hensley to adjourn the meeting at 8:35 p.m. The vote was unanimous to adjourn.

Chair Dominick Ronsilet Secretary Harold L Robinson

Date 11/19/2026 Date 11-19-26