CITY OF WEST CARROLLTON
PLANNING COMMISSION
JUNE 18, 2026

Members Present
Dominick Rinaldi, Chair
Kimberly Hagerman, Vice Chair
Brad Hensley
Max Strange

Staff Present
Greg Gaines, Director of Planning & Comm. Dvlpt.
Samantha Morgan, P&CD Administrative Assistant
Josh Lounsbury, Law Director

Members Absent
Harold Robinson

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 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 June 18, 2026 meeting as submitted. The motion was unanimously approved.

APPROVAL OF MINUTES

There was a motion by Ms. Hagerman with a second by Mr. Hensley to approve the minutes of the May 21, 2026 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

T-26-1, Cannabis Regulations

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

Mr. Rinaldi opened the 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 May 28, 2026 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 June 12, 2026.

Mr. Lounsbury said much of the proposal is language verbatim from the Ohio Revised Code.

Mr. Rinaldi asked if anyone had any questions for staff.

Ms. Hagerman asked why cultivation and processing facilities weren't permitted. Mr. Lounsbury replied that the city generates revenue from dispensaries. It was also stated that those facilities have much more of an impact on surrounding property.

Mr. Strange asked why two dispensaries are proposed. Mr. Gaines replied that was at City Council's direction.

Ms. 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.

Mr. Nate Mundy, 1485 S. Alex Road, was sworn in for testimony. Mr. Mundy said he was not testifying on behalf of the school board, but just as a resident. He expressed concern for children with cannabis dispensaries in the city. He suggested that the separation requirement be increased to 1,000 feet from schools.

Mr. Rick Dobson, 3131 W. Alex-Bell Road, stated he was testifying as a business owner. Mr. Dobson expressed concern as a business owner about the length of time a business could be closed, which could put it out of business.

Mrs. Angie Fryman, 5371 Eda Avenue, stated she and two other Councilpersons visited a dispensary on Patterson Boulevard, and they found it well taken care of, secure, and the staff well-trained. She does not have any concerns and believes the 500-foot setback will be fine.

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. Hensley and second by Ms. Hagerman to amend the first sentence of Section 120.13(D) by deleting the following language: "*The City may allow a cannabis dispensary whose permit has been revoked to reapply ~~after 12 months from the date of revocation~~.*" The motion was approved unanimously.

There was a motion by Ms. Hagerman and second by Mr. Strange to accept the changes recommended by staff in the staff report dated June 12, 2026. The motion was approved unanimously.

There was a motion by Mr. Hensley and second by Ms. Hagerman to approve Resolution T-26-1 with conditions as amended. The motion was approved unanimously.

CU-26-2, 209 S. Alex Road

Mr. Rinaldi opened the public hearing.

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 June 1, 2026; notice was mailed to abutting property owners on May 29, 2026; and a sign was placed on the property. Mr. Gaines stated that the application had also been posted on the 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 June 15, 2026.

Mr. Rinaldi asked if anyone had any questions for staff. 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 Ms. Hagerman and second by Mr. Hensley to approve Resolution CU-26-2 with conditions. The motion was approved unanimously.

DECISION ITEMS

SP-26-1, 5819 Student Street

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 June 14, 2026.

Mr. Rinaldi asked if anyone had any questions for staff.

Mr. Rinaldi asked if there were any more questions. There were none.

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

DISCUSSION ITEMS

Report by Director

There was no report by the Director.

Briefing by City Council Representative(s)

Mrs. Fryman informed the Commission that Phase 2 was underway in the River District.

Unscheduled Business

There was no unscheduled business.

Next Meeting

The next Planning Commission meeting is scheduled for July 23, 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 8:30 p.m. The vote was unanimous to adjourn.

Chair Dominick Rinaldi Secretary Kim Hagerman

Date 10-15-26 Date 10-15-2026