

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

RESOLUTION: CU-25-1, APPROVING A CONDITIONALLY-PERMITTED USE WITHIN THE M-1 BUSINESS PARK DISTRICT, FOR A WAREHOUSING – WAREHOUSING FACILITY/WHOLESALE FACILITY/DISTRIBUTION FACILITY AT 340 GARGRAVE ROAD, BEING CITY LOT NO. 2258 PT AND COMPRISING 1.44 ACRES.

WHEREAS, on January 21, 2025 an application was submitted by City Electric Supply Co., 3450 Needmore Road, Dayton, OH 45414, agent for the owner Target Property Management LLC, 8300 Yankee Street, Centerville, OH 45458, requesting Conditional Use approval of a Warehousing – Warehousing Facility/Wholesaling Facility/Distribution Facility at 340 Gargrave Road, being City Lot No. 2258 PT and comprising 1.44 acres, per Section 154.10.603 and 154.07.01 of the Zoning Code; and

WHEREAS, site plan review as provided by Section 154.14.01 is typically incorporated into the conditional use review for developed properties where site improvements will be relatively minimal; and

WHEREAS, notification of a public hearing before Planning Commission regarding this matter was given in accordance with Section 154.07.01(B)(6) of the Zoning Code on January 30, 2025 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 January 23, 2025; and

WHEREAS, notification of a public hearing before Planning Commission was advertised by posting a sign conspicuously on the property along Gargrave Road on January 31, 2025; and

WHEREAS, notification of a public hearing before Planning Commission was posted on the City's website; and

WHEREAS, a public hearing was held by the Planning Commission on February 20, 2025, 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, AS FOLLOWS:

SECTION I. That the Planning Commission finds that pursuant to case CU-25-1 the proposed Conditional Use for 340 Gargrave Road, a Warehousing – Warehousing

Facility/Wholesaling Facility/Distribution Facility, meets all criteria found within Section 154.07.01(B)(2) of the Zoning Code as follows, subject to the conditions outlined in Section II:

- a) The company is an electrical wholesale business serving residential, commercial, and industrial customers. Hours of operation are Monday through Friday 7am to 5pm and Saturday from 8am-noon. Each branch employs approximately 5 to 7 employees.
- b) "Warehousing facility/wholesaling facility/distribution facility" is listed as a conditional use in the M-1 District in Section 154.10.603 of the Zoning Code.
- c) The City's Comprehensive Plan designates this property for industrial development (Chapter III), which is consistent with the proposed use. The proposal is also consistent with the Plan's goals to promote available sites and buildings as a potential business location, to identify business opportunities that enhance and fit the local economy, and to promote linkages between local businesses and complementary suppliers (Chapter IV). This use is also consistent with the stated purpose of the M-1 District: *"To designate and reserve certain land areas exclusively for the development of industrial parks, certain light manufacturing uses, warehousing, wholesaling and distribution facilities, and their related accessory buildings and uses, which will not adversely affect their surroundings."*
- d) The character of this area is clearly industrial and will not be changed by the proposed warehousing and distribution use. However, there are a number of existing site issues which should be addressed to make the site more harmonious and appropriate in appearance with the existing character of the area
- e) The parking lot for the 340 Gargrave Road side of the building is showing extreme signs of deterioration, including alligator cracking and weed growth. Much of the parking lot striping has also faded. This lot is significantly worse than surrounding properties in this business park, and detracts from its appearance and value.
- f) The site lacks any parking lot lighting and landscaping.
- g) The property provides adequate parking and loading space for the proposed business.
- h) The use will not be an adverse influence upon any neighboring uses, nor be detrimental to any persons, property, or the general welfare. The City's only concern with respect to this criterion is the potential for outdoor storage which may negatively impact neighboring uses and the visual appeal of the business park
- i) The city is aware of no excessive production of noise, smoke, fumes, glare or odors that would be associated with this proposed operation
- j) A new business in this facility, along with recommended site improvements, will enhance the economic vitality of the property and industrial park for the benefit of the applicant, property owner, surrounding businesses, and the entire community.
- k) The property is fully serviceable from Gargrave Road, and is served by all public utilities.

- l) This proposal has been reviewed by all City departments and external agencies, with no concerns expressed.
- m) The proposal provides adequate ingress/egress to the site, and relates effectively to the existing street system in terms of safety and ease of access. Federal Express and UPS usually drop off packages once per day. Trucks such as Dayton Freight and R&L serve the business two or three times per week. Customer-generated traffic is variable. Each branch has a delivery truck that makes deliveries to job sites for customers, but customers also come to the branch to pick up their material orders. These customers include not just electrical and HVAC contractors, but also hotels, restaurants, hospitals, municipalities, airports, and Wright Patterson. Each day is different. The business employs 5 to 7 employees at each branch
- n) The proposed use does not create unusual demands for public facilities or services, and establishes a new business for the community which will serve local businesses and will benefit the community by new employment and new tax revenue for City services.
- o) No site improvements are proposed which would impact any natural, scenic, or historic feature.


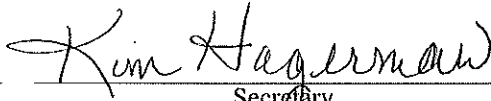
SECTION II. Being a developed property where site improvements will be relatively minimal, site plan review as provided by Section 154.14.01 is hereby incorporated into the conditional use review for this application, and this application is determined to have met all review criteria of Section 154.14.01(C)(2).

SECTION III. That the Conditional Use for 340 Gargrave Road, a Warehousing – Warehousing Facility/Wholesaling Facility/Distribution Facility, be approved with the following conditions:

- 1. All asphalt areas on the 340 Gargrave Road property shall be resurfaced and restriped as approved by the City prior to issuance of a final occupancy permit. All parking spaces shall measure a minimum of nine feet in width and 19 feet in length, and all striping shall be continuously maintained so as to be visibly defined at all times.
- 2. At least the minimum number of parking spaces shall be provided as required by section 154.12.01, Off-Street Parking and Loading Requirements.
- 3. One shade tree be planted at 30 feet on-center along the 340 Gargrave Road street frontage, of a species from the city's Approved Street Tree list and meeting the minimum size and all other requirements of Section 154.13.01(E), Landscape Requirements, as approved by the City prior to issuance of a final occupancy permit.
- 4. Ten percent of the front yard area of 340 Gargrave Road shall be landscaped with a combination of trees, shrubs, planting beds and/or perennials in a motif designed by the owner as approved by the City prior to issuance of a final occupancy permit.
- 5. All exterior storage be completely screened from public view, as approved by the city.

6. A dumpster shall be provided on the property, which is fully screened from public view as approved by the City.
7. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 13th day of February, 2025.

	
Chairman	Secretary

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