

**Planning Commission
Aug 13, 2019 Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 7:00 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Vargo, and Mr. Walton

Staff Present: Staff Present: Scott Falkowski, Assistant City Manager, and Geri Bellingar, Planning & Zoning Administrative Secretary.

III. **Opening Remarks by the Chairman and Commissioners**

Mr. Falkowski stated that Mr. Williams resigned due to work schedule of his new job.

IV. **Citizens Comments**

None.

V. **Swearing of Witnesses**

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All person's present responded in the affirmative.

VI. **Pending Business**

1. **TEXT AMENDMENT – The applicant, CITY OF HUBER HEIGHTS, is requesting approval to amend Chapter 1189 of the Planning & Zoning Code entitled “Signs” (ZC 19-11).**

Mr. Falkowski stated that that this has been discussed for several months now. The following are the latest items.

Page 5 – Added a new definition for Human sign.

Page 7 – Addresses Human signs that they are exempted when not in the public right of way. Freedom of speech. Don't fill up the right of way. Ms. Vargo asked if they were allowed on sidewalks. The revision would just be Human signs. Ms. Opp asked if they don't approach vehicles in the street. Can revise to be not in public street section. Exempted signs, Human signs, not within the public right of way except paved sidewalks.

Page 8 – Hologram type signs, under prohibited signs. Attract unusual amount of visual attention. Planned areas where multiple businesses are could be approved by Planning Commission on a case by case basis. Mr. Jeffries asked if other communities have rules against it, it's new technology. Mr. Falkowski stated similar to search lights and spot lights. This is for commercial messaging. Could make sense in certain districts.

Page 9 – We struck the non-functionally signs. Duplicate language.

Page 10 – Abandoned signs bumped up to the 90 days as discussed. Ms. Opp asked about signs left with plywood. Mr. Falkowski explained they would have to leave a blank face.

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Mr. Otto said the projection signage is actually pretty neat and unobtrusive. Small cameras put out a sign or logo. Ultimately may detract from other issues. Please take a look at it. Ms. Vargo stated that we need to keep up with technology not prohibit it. Discussion on regulating it, or case by case basis. Mr. Otto stated that it is projected right there in one spot. Mr. Walton stated his issue is that he doesn't know enough about it. Mr. Falkowski said he can research more about it and have a supplement to this code. Projection signs and hologram stricken and will bring more information.

Tommy Reed from Atlantic Sign Company did say that regulating this will be a difficult task. You will need some parameters. Ms. Vargo asked about Real Estate signs. Mr. Falkowski asked to add #5 Open House and directional signs are snipe signs, not regulating the time portion. Can only be installed 5:00 pm on Friday until 6:00 pm on Sunday.

Mr. Jeffries brought up the size of the Real Estate signs. 9 sq. ft. per face.

Mr. Jeffries Page 10, discontinuance of signs. Discontinuance is when they shut their doors. Mr. Falkowski stated once again, this portion of the code is just about signs that are not in compliance with our code not just a business that has a sign that meets are standard code. Not as many.

Mr. Jeffries asked if we sent notices out to businesses in the city that we are talking about this, Mr. Falkowski said we did not send a mailing to every single business. Put it on the website, talked to several property owners, had a sit down with the Chamber Director.

Action

Ms. Vargo moved to approve the request by the applicant, CITY OF HUBER HEIGHTS, for the approval to amend Chapter 1189 of the Planning & Zoning Code entitled "Signs" (ZC 19-11) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, and Mr. Walton. NAYS: Mr. Jeffries, to have concerns heard, still room for improvement. Motion to approve carried 3-1.

VII. New Business

- 1. MINOR CHANGE - The applicant, ATLANTIC SIGN COMPANY, is requesting approval of a Minor Change for signage for an illuminated wall sign at Gander Outdoor/RV Sales complex. (ZC 19-31).**

Mr. Falkowski explained in 2018, City Council approved a Major Change for Camping World to take over the Gander Mountain site and add an RV Service Center. The rendering for the Service Center has some basic signage but did not have a final design or size. The request for a Minor Change is to finalize that signage. The request is for a wall sign on the south face measuring forty-five (45) feet wide by three (3) feet tall for an area of one hundred thirty-five (135) square feet. This sign fits within the front canopy area above the main entrance. Staff recommends approval of the Minor Change in accordance with the conditions contained in the proposed Decision Record.

Tommy Reed, 2328 Florence Avenue, Cincinnati, Ohio, Atlantic Sign Company stated that typically signage is the last thing a developer thinks about. Everyone wants a larger sign. This customer has a good ask here. Ms. Vargo asked if it will be backlit. Mr. Reed said internally illuminated. Mr. Opp asked what color, Mr. Reed said white with black, bluish gray.

Action

Mr. Jeffries moved to approve the request by the applicant, ATLANTIC SIGN COMPANY, for approval of a Minor Change for signage for an illuminated wall sign at Gander Outdoor/RV Sales complex. (ZC 19-31) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. DETAILED DEVELOPMENT PLAN - The applicant, DEC LAND CO. I, LLC, is requesting approval of a Detailed Development Plan for Carriage Trails, Section 6, Phase II (ZC 19-30).

Mr. Falkowski stated the applicant requests approval of a Detailed Development Plan for Section 6, Phase II of the Carriage Trails Development, which includes 20 single-family lots. Section 6, Phase II is a new section of 60-foot lots south of Carriage Trails Parkway and North of the existing H.C. Huber Plat No. 60. Section 6, Phase II is proposed to contain 20 new houses, along with all applicable utilities, streets, and easements. The 20 proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval with 60-foot widths and 130-foot depth minimums for Section 6. The lots are considered small single-family lots per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. This is the second phase of Section 6 which continues the growth to the south of Carriage Trails Parkway and to the east of Section 6, Phase I. The drainage from these sections flow to the east into existing detention basins. Public water and sewer are being extended through this Phase to service the lots from the west. Engineering has worked through a set of comments and is working with the applicant's engineer on any issues.

Ken Conaway 110 Harvard Drive, Springboro, Ohio, said they are within 25 sales of hitting 1000 homes in Carriage Trails.

Mr. Jeffries asked about the lot sizes. Mr. Conaway stated radius of the street.

Action

Ms. Opp moved to approve the request by the applicant, DEC Land Co. I, LLC, for approval of a Detailed Development Plan for Carriage Trails, Section 6, Phase II (ZC 19-30) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

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Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

3. DETAILED DEVELOPMENT PLAN - The applicant, DEC LAND CO. I, LLC, is requesting approval of a Detailed Development Plan for Carriage Trails, Section 6, Phase III (ZC 19-35).

Mr. Falkowski said the applicant requests approval of a Detailed Development Plan for Section 6, Phase III of the Carriage Trails Development, which includes 21 single-family lots. Section 6, Phase III is a new section of 60-foot lots south of Carriage Trails Parkway and North of the existing H.C. Huber Plat No. 60. Section 6, Phase III is proposed to contain 21 new houses, along with all applicable utilities, streets, and easements. The 21 proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval with 60-foot widths and 130-foot depth minimums for Section 6. The lots are considered small single-family lots per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. One open space lot is set within this Phase. This is the third phase of Section 6 which continues the growth to the south of Carriage Trails Parkway and to the east of Section 6, Phase I.

The drainage from these sections flow to the east into existing detention basins. Public water and sewer are being extended through this Phase to service the lots from the west. Engineering has worked through a set of comments and is working with the applicant's engineer on any issues.

Action

Mr. Jeffries moved to approve the request by the applicant, DEC Land Co. I, LLC, for approval of a Detailed Development Plan for Carriage Trails, Section 6, Phase III (ZC 19-35) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

4. FINAL PLAT - The applicant, DEC LAND CO. I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 8, Phase V (ZC 19-32).

Mr. Falkowski said in April 2019, the Planning Commission approved the Detailed Development Plan for Section 8, Phase V. The current request is for the Final Plat of Section 8, Phase V in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing. The twenty-four (24) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

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This is the fifth phase of Section 8 which continues the growth to the south of Carriage Trails Parkway. This is a new extension of White Ash Drive and Lakeside Street. The lots have sixty (60) foot minimum widths and one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. Engineering has worked with the applicant and is satisfied with the Record Plan.

Mr. Jeffries asked about the pinning on the corners. Mr. Falkowski stated we are working on the process not just for Ryan Homes, but for everyone.

Ms. Vargo asked about the size of lots. Mr. Conaway said this is what we need.

Action

Mr. Jeffries moved to approve the request by the applicant, DEC Land Co. I, LLC, for approval of a Final Plat for Carriage Trails, Section 8, Phase V (ZC 19-32) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

5. FINAL PLAT - The applicant, DEC LAND CO. I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 8, Phase VI (ZC 19-33).

Mr. Falkowski said in April 2019, the Planning Commission approved the Detailed Development Plan for Section 8, Phase VI. The current request is for the Final Plat of Section 8, Phase VI in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing. The fourteen (14) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan. This is the sixth phase of Section 8 which continues the growth to the south of Carriage Trails Parkway. This is a fill in set of lots between Phases I, II and III. The lots have sixty (60) foot minimum widths and one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. Engineering has worked with the applicant and is satisfied with the Record Plan.

Action

Mr. Jeffries moved to approve the request by the applicant, DEC Land Co. I, LLC, for approval of a Final Plat for Carriage Trails, Section 8, Phase VI (ZC 19-33) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

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Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

6. FINAL PLAT - The applicant, DEC LAND CO. I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 8, Phase VII (ZC 19-36).

Mr. Falkowski said in April 2019, the Planning Commission approved the Detailed Development Plan for Section 8, Phase VII. The current request is for the Final Plat of Section 8, Phase VII in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing. The thirty-seven (37) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan. This is the seventh phase of Section 8 which continues the growth to the south of Carriage Trails Parkway. This is a new extension of Silver Linden Drive and Lakeside Street. The lots have sixty (60) foot minimum widths and one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. Engineering has worked with the applicant and is satisfied with the Record Plan.

Action

Ms. Opp moved to approve the request by the applicant, DEC Land Co. I, LLC, for approval of a Final Plat for Carriage Trails, Section 8, Phase VII (ZC 19-36) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

7. FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of a Final Plat for Windbrooke, Section 2 (ZC 19-34).

Mr. Falkowski said in April 2019, the Planning Commission approved the Detailed Development Plan for Section 2 of the Windbrooke Subdivision. The current request is for the Final Plat of Section 2 of the Windbrooke Subdivision in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The twenty-nine (29) proposed single-family lots meet the minimum dimensional and area requirements of the 2005 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

This is the second Section which continues the growth to the west side of Senna Street. This is a new extension of two streets running east-west. The lots have seventy (70) foot minimum widths with a twenty-five (25) foot minimum building

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setback. There are five (5) foot side yards and thirty (30) foot rear yard minimums. Engineering has worked with the applicant and is satisfied with the Record Plan.

Action

Mr. Jeffries moved to approve the request by the applicant, DEC Land Co. I, LLC, for approval of a Final Plat for Windbrooke, Section 2 (ZC 19-34) in accordance with recommendations of Staff's Memorandum and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the July 23, 2019, Planning Commission meeting are approved.

X. Reports and Calendar Review

Detailed Development Plan for Section 9, The Brown Farm and Rezone of the Danbarry Cinemas.

XI. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:30 p.m.



Terry Walton, Chair



Geri Bellinger, Administrative Secretary



Date



Date