

AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
January 26, 2021
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. None

7. New Business

   A. MINOR CHANGE - The applicant, GENERATIONS CONSTRUCTION, is requesting approval of a Minor Change to reduce the 50-foot rear yard setback, property located at 6678 Travenshire Drive (ZC 21-01).

   B. MINOR CHANGE - The applicant, WD PARTNERS, is requesting approval of a Minor Change from the approved PUD to modify existing signage package for property located at 7680 Brandt Pike (ZC 21-02).

8. Additional Business

   A. Pre-Application Conference, Mixed Use Project Old Troy Pike and Taylorsville Road.

   B. Election of Officers

9. Approval of Minutes

A. Planning Commission December 15, 2020 Minutes

10. Reports and Calendar Review

A. Huber Health Center Expansion

11. Upcoming Meetings

A. February 9, 2021

B. February 23, 2021

12. Adjournment

AI-7403 **7. A.**

Planning Commission

Meeting Date: 01/26/2021

MINOR CHANGE

Information

Agenda Title

MINOR CHANGE - The applicant, GENERATIONS CONSTRUCTION, is requesting approval of a Minor Change to reduce the 50-foot rear yard setback, property located at 6678 Travenshire Drive (ZC 21-01).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Plot Plan

Memorandum

Staff Report for Meeting of January 26, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: January 21, 2021

Subject: ZC 21-01 (Minor Change to Detailed Development Plan Callamere Farms)

- Application dated January 5, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Generations Construction – Applicant & Owner
DEVELOPMENT NAME:	Callamere Farms
ADDRESS/LOCATION:	6678 Travenshire Drive
ZONING/ACREAGE:	Planned Residential (PR) /
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	A
REQUEST:	The applicant requests approval of a Minor Change to the Detailed Development Plan for Front and Rear Yard Setback for a lot in Callamere Farms
ORIGINAL APPROVAL:	ZC 283
APPLICABLE HHCC:	Chapter 1171
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Minor Change to the Detailed Development Plan for a Front and Rear Yard Setback at 6678 Travenshire Drive for Callamere Farms.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant is requesting to modify the front and rear yard setback for lot 60 of the Callamere Farms subdivision. A handful of these types of requests have been approved in this subdivision over the years. The lot in question is a corner lot which is set for frontage on Travenshire Drive. The approved front year setback is 40 feet and the rear yard setback is 35 feet. On a corner lot, a typical design is to place a house that is canted and more facing the intersection instead of one street. In those cases, you have two front yards and then a question is made of what the rear yard and side yards are. The houses being built in the Callamere Farms subdivision are larger homes with this requested home to be 1938 square feet in area. To fit this house on this lot the front yard setback would need to be encroached on by 2.7 feet on the Travenshire frontage and 2.9 feet on the Aylesbury Court frontage. An 8-foot side yard will be kept on the south property line which complies with the zoning of the subdivision. The building will be located 33.0 feet from the east property line, 2 feet into the 35-foot rear setback line. This would not encroach into any easements or required buffer zones. The encroachments would be corners of the house, not full faces and does not pose any side distance issues at the intersection.

The following City Code covers Minor Changes to PUD's.

1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) *Major Changes.* Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) *Minor Changes.* The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

(Ord. 89-O-339, Passed 2-6-89)

This application does not alter the concept, uses or intent of the PUD. The requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.
(Case 427; Ord. 2002-O-1367, Passed 9-9-02)
Staff feels that this request meets the criteria for approval of the Minor Change.

Recommendation

After review of the applicant's proposal, staff recommends the approval of the Minor Change to the Detailed Development Plan for Callamere Farms, Lot 60 for encroachments into the front and rear setbacks.

Planning Commission Decision Record

WHEREAS, on January 5, 2021, the applicant, Generations Construction, requested approval of a Minor Change for a front and rear yard setback for Lot 60 of the Callamere Farms subdivision (ZC 21-01); and

WHEREAS, on January 26, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

_____ moved to approve the request by the applicant, Generations Construction, of a Minor Change to the front and rear yard setback for Lot 60 of the Callamere Farms Subdivision (ZC 21-01) in accordance with the recommendation of Staff's Memorandum dated January 21, 2021, and the following conditions:

1. The approved plot plans shall be those stamped as received by the Planning Department on January 5, 2021, except as modified herein.

2. The encroachment into the front and rear yard setback shall be for the house as shown on the plot plans stamped as received January 5, 2021 only. Any modification, addition or new structure shall comply with the Subdivision setback regulations.

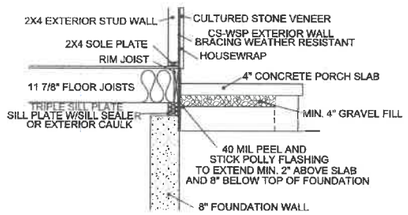
3. All other previous PUD agreements are still in place and not considered modified unless explicitly expressed herein.

Seconded by _____. Roll call showed: YEAS: ____. NAYS: ____. Motion to approve carried ____.

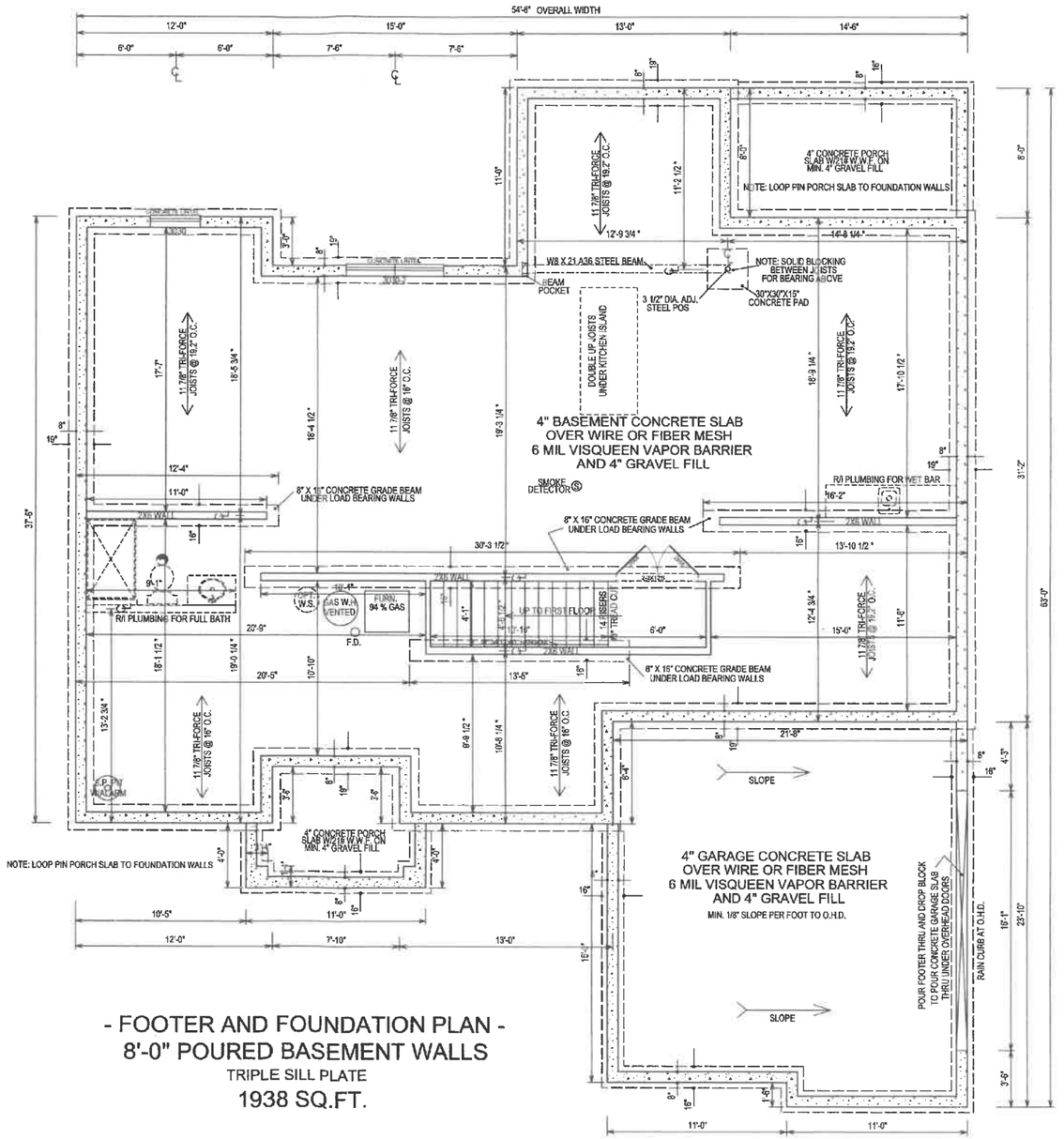
_____ _____
Terry Walton, Chair Date
Planning Commission

2019 OHBA ALTERNATIVE COMPLIANCE PATH 1

DESIGN LOADS:
- FLOOR LIVE LOADS= 40 PSF
- ROOF LIVE LOADS=25 PSF
- GARAGE SLAB LIVE LOADS= 125 PSF
- GROUND SNOW LOADS= 20PSF
- WIND LOADS @ 90 MPH= 20.25 PSF
- CONCRETE FOOTER AND SLAB= 3500 PSI
- SOIL BEARING CAPACITY= 2000 PSF(MEDIUM CLAY)



- PORCH DETAIL -



- FOOTER AND FOUNDATION PLAN -
8'-0" POURED BASEMENT WALLS
TRIPLE SILL PLATE
1938 SQ.FT.

NOTES:
1. ALL STUD WALLS ARE 3 1/2" FOR 2X4 WALLS AND 5 1/2" FOR 2X6 WALLS
2. FIRESTOP ALL SOFFITS AND DROPS
3. ALL BATH FANS VENTED OUTSIDE
4. SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP LOCATIONS OTHER THAN BEDROOMS TO BE SUPPLIED BY ELECTRICIAN PER CODE
5. 8'-0" POURED CONCRETE BASEMENT FOUNDATION WALLS
6. FOOTER IS DESIGNED FOR 2000 P.S.F. SOIL BEARING CAPACITY. BUILDER TO VERIFY SITE CONDITIONS
7. STAIRWAYS- 9" MIN. TREAD AND 8 1/4" MAX. RISE, 6'-8" HEADROOM PER 314; STAIRWAY ILLUMINATION PER 303.4. HANDRAILS AND HANDRAIL/GUARDRAIL COMBINATION 34" TO 38" HIGH PER 315. HANDRAIL GRIP SIZE PER 315.2, GUARDRAILS- 36" HIGH MINIMUM. A 4" SPHERE CANNOT PENETRATE INTERMEDIATE RAILS OR OPEN TREADS AND RAILS CANNOT FORM A LADDER
8. FAN/LIGHT TO BE SUPPLIED AND INSTALLED BY H.V.A.C. CONTRACTOR

SHEET INDEX

SHEET #	DESCRIPTION
1	FOOTER AND FOUNDATION PLAN-DETAILS
2	FIRST FLOOR PLAN-DETAILS
3	WALL BRACING
4	ALL ELEVATIONS
5	ROOF PLAN AND WALL SECTION

RECEIVED
JAN 05 2021
By

STATE OF OHIO VASU PATEL E-039908 PROFESSIONAL ENGINEER

ENGINEER:
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2991 CRANBROOK DR.
CINCINNATI, OH. 45251
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HHD
HARSHMAN HOME DESIGN LLC
5152 GANDER RD. W.
DAYTON, OHIO 45424
(937) 416-2601

Generations Construction
P.O. BOX 3906
DAYTON, OHIO 45401

DRAWING # 1 OF 5

" PATRICIA ANN "
CONSTRUCTION PLANS FOR
HARSHMAN RESIDENCE
LOT 60 CALLAMERE FARMS

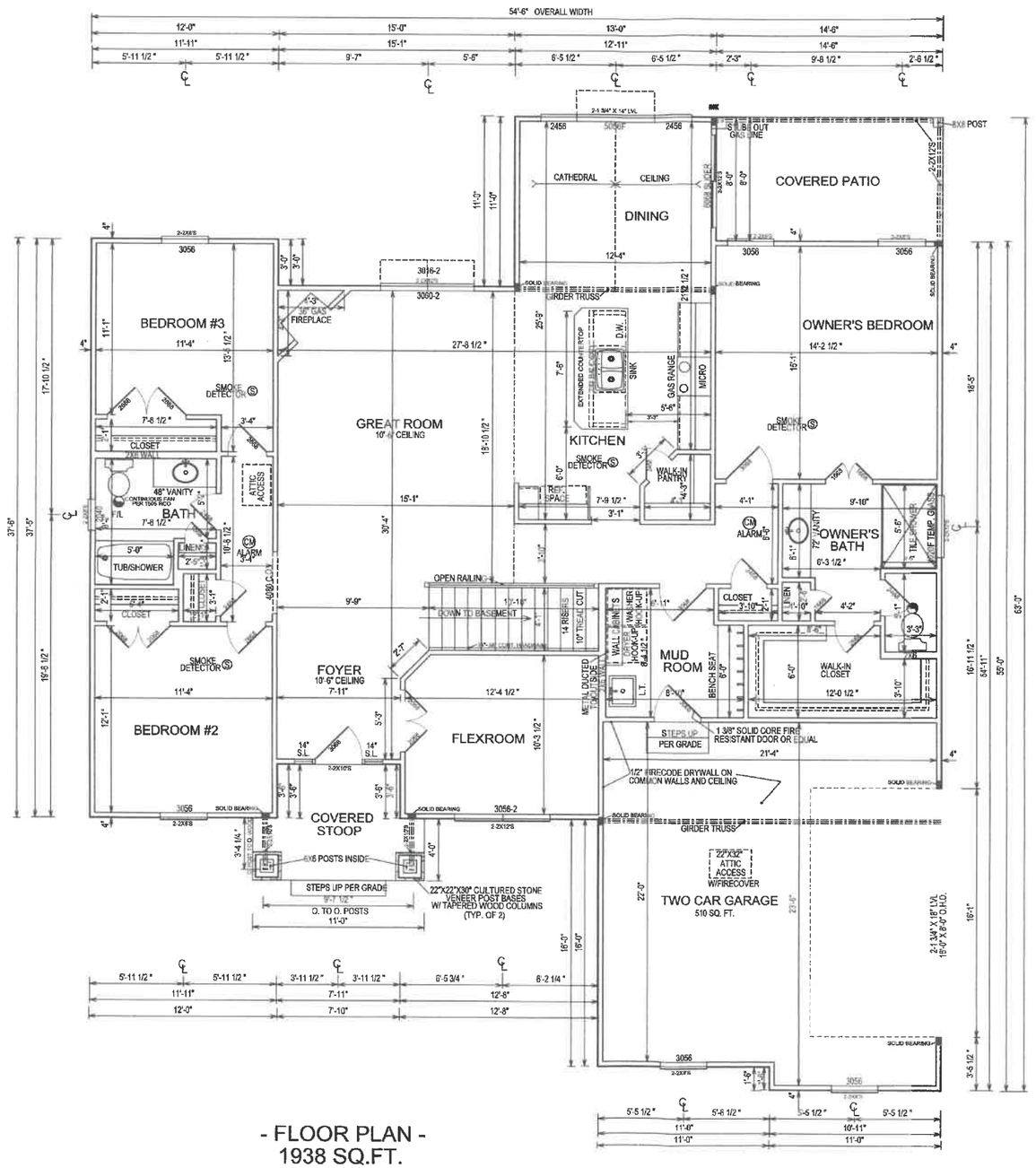
DATE:
7-7-2020
8-9-2020
CONSTRUCTION REVIEW SET 12-8-2020

SCALE: 1/4" = 1'-0"

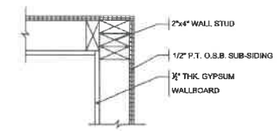
DRAWN BY: C. ALAN HARSHMAN

2019 OHBA ALTERNATIVE COMPLIANCE PATH 1

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- WIND LOADS @ 90 MPH= 20.25 PSF
- CONCRETE FOOTER AND SLAB= 3500 PSI
- SOIL BEARING CAPACITY= 2000 PSF(MEDIUM CLAY)



- FLOOR PLAN -
1938 SQ.FT.
9'-0" CEILING HEIGHT



EXTERIOR CORNER NAILING DETAIL
N.T.S.

NOTES:
1. ALL STUD WALLS ARE 3 1/2" FOR 2X4 WALLS AND 5 1/2" FOR 2X6 WALLS
2. FIRESTOP ALL SOFFITS AND DROPS
3. ALL BATH FANS VENTED OUTSIDE
4. SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP LOCATIONS OTHER THAN BEDROOMS TO BE SUPPLIED BY ELECTRICIAN PER CODE
5. 9'-0" CEILING HEIGHT UNLESS OTHERWISE NOTED
6. BOTTOM OF ALL WINDOWS 19" A.F.F. UNLESS OTHERWISE NOTED
7. STAIRWAYS- 9" MIN. TREAD AND 8 1/4" MAX. RISE, 6'-8" HEADROOM PER 314; STAIRWAY ILLUMINATION PER 303.4. HANDRAILS AND HANDRAIL/GUARDRAIL COMBINATION 34" TO 38" HIGH PER 315. HANDRAIL GRIP SIZE PER 315.2, GUARDRAILS- 36" HIGH MINIMUM. A 4" SPHERE CANNOT PENETRATE INTERMEDIATE RAILS OR OPEN TREADS AND RAILS CANNOT FORM A LADDER
8. FAN/LIGHT TO BE SUPPLIED AND INSTALLED BY H.V.A.C. CONTRACTOR
9. ALL HANDRAIL MUST RETURN TO THE WALL OR A POST PER SECTION 311.7.7.2
10. ATTIC ACCESS COVERS MUST BE INSULATED TO BE EQUIVALENT WITH THE REST OF THE ATTIC, R-49 PER SECTION 1102.2.3
11. 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENT LAMPS PER SECTION 1104.1
12. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES PER SECTION 315

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DRAWING # 2 OF 5

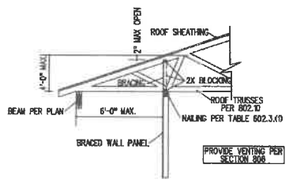
" PATRICIA ANN "
CONSTRUCTION PLANS FOR
HARSHMAN RESIDENCE
LOT 60 CALLAMERE FARMS

DATE:
7-7-2020
8-9-2020
CONSTRUCTION REVIEW SET
12-8-2020

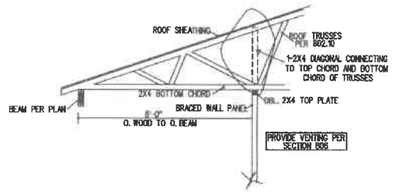
SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN HARSHMAN

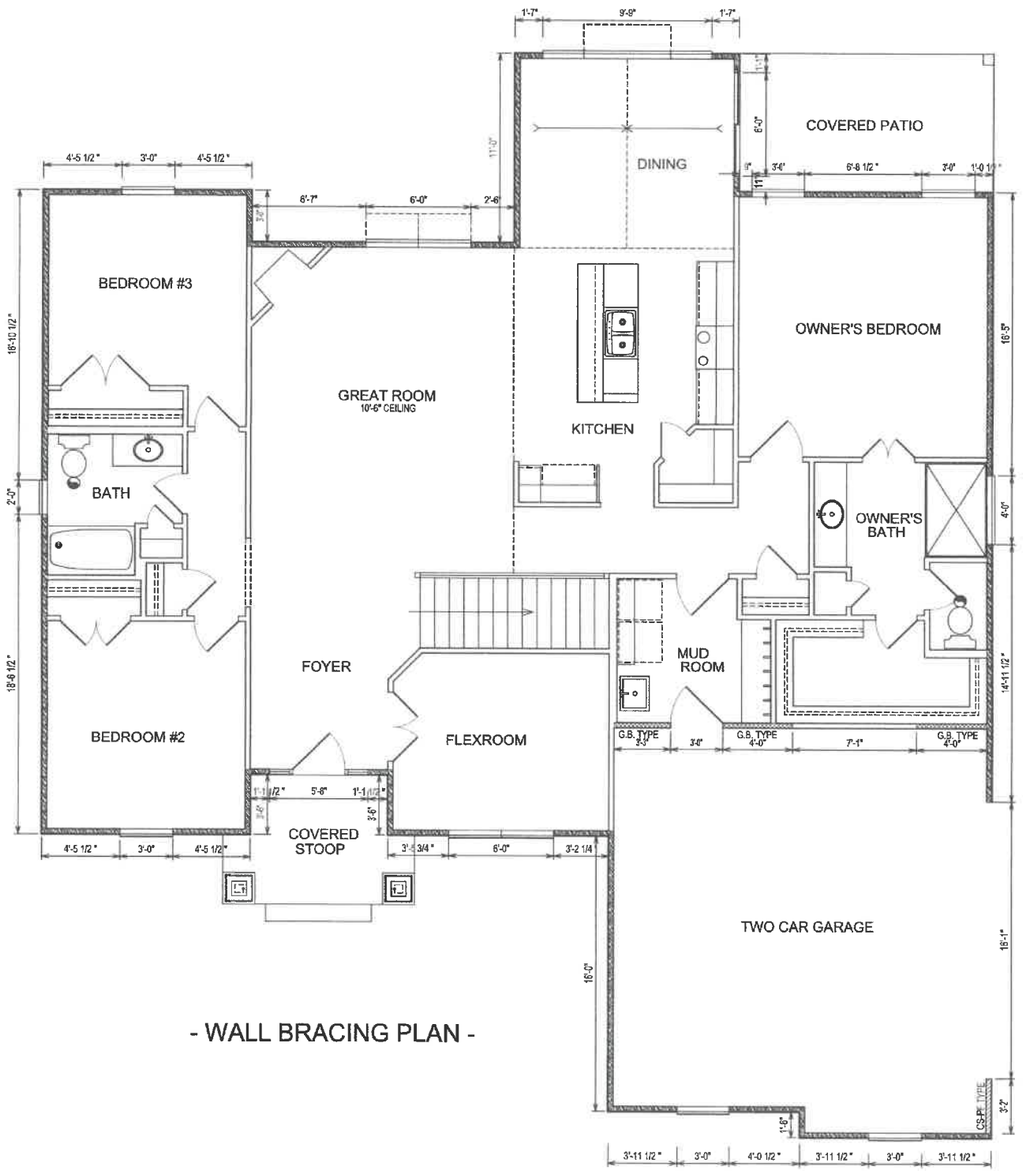
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1



BRACED WALL PANEL CONNECTION
TO PERPENDICULAR ROOF TRUSSES
PER 602.10.8.2



BRACED WALL PANEL CONNECTION
TO PERPENDICULAR ROOF TRUSSES
GREATER THAN 6'-0"



- WALL BRACING PLAN -

WALL BRACING PER 602.10

MATERIAL IDENTIFICATION

STUDS ARE STUD GRADE
TOP PLATES SPF#2 OR EQUAL
HEADERS ARE SYP#1KD
LVL HEADER AS SPECIFIED
SIZE OF LVL AS SPECIFIED
Fb=2800 PSI
EXTERIOR WALL SHALL HAVE 1/2" O.S.B./PLYWOOD
AS AN EXTERIOR WALL BRACING

GB TYPE WALL INTERIOR WALL BRACING

FASTENERS:
TYPE W OR S SCREWS @ 16" O.C. IN ACCORDANCE WITH ASTM C1002
AND SHALL PENETRATE WOOD NOT LESS THAN 5/8" PER TABLE 702.3.5
SPACING:
FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES(INCLUDING TOP AND BOTTOM PLATES) 7" FIELD

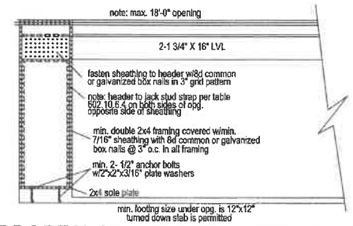
CS-WSP TYPE EXTERIOR WALL BRACING

FASTENERS:
6D COMMON NAILS @ 16" O.C. SHALL PENETRATE MIN. 1.5"
OR 8D COMMON NAILS @24" O.C. SHALL PENETRATE MIN 1.75"
SPACING:
BRACED WALL PANEL LOCATIONS 6" O.C. EDGES AND 12" O.C. FIELD

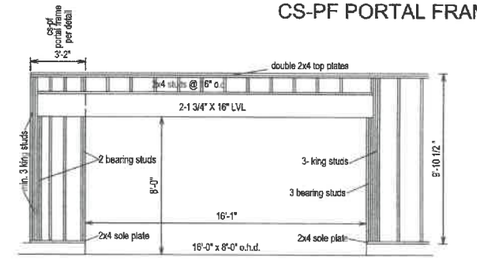
CS-PF TYPE PORTAL FRAME BRACING

SEE DETAIL 1A FOR CONSTRUCTION SPECS

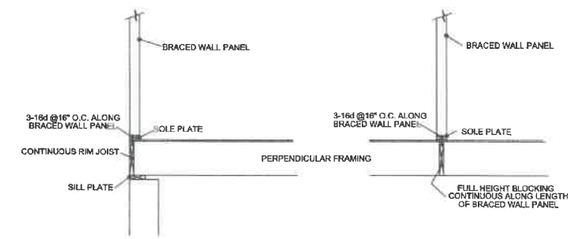
WALL BRACING LEGEND



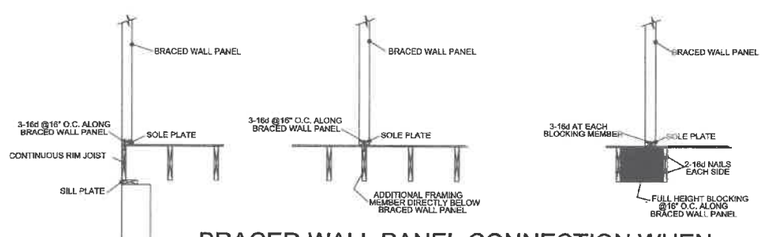
CS-PF PORTAL FRAME DETAIL PER 602.10.6.4



- GARAGE DOOR PORTAL FRAMING DETAIL -



BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING



BRACED WALL PANEL CONNECTION WHEN
PARALLEL TO FLOOR/CEILING FRAMING

STATE OF OHIO
VASU PATEL
E-038909
PROFESSIONAL ENGINEER
7/7/20

ENGINEER:
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DRAWING # 3 OF 5

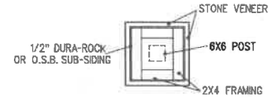
" PATRICIA ANN "
CONSTRUCTION PLANS FOR
HARSHMAN RESIDENCE
LOT 60 CALLAMERE FARMS

DATE:
7-7-2020
8-9-2020
CONSTRUCTION REVIEW SET
12-8-2020

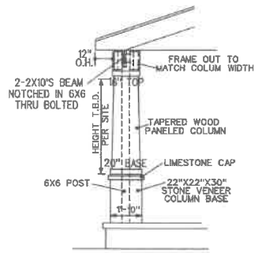
SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN HARSHMAN

2019 OHBA ALTERNATIVE COMPLIANCE PATH 1



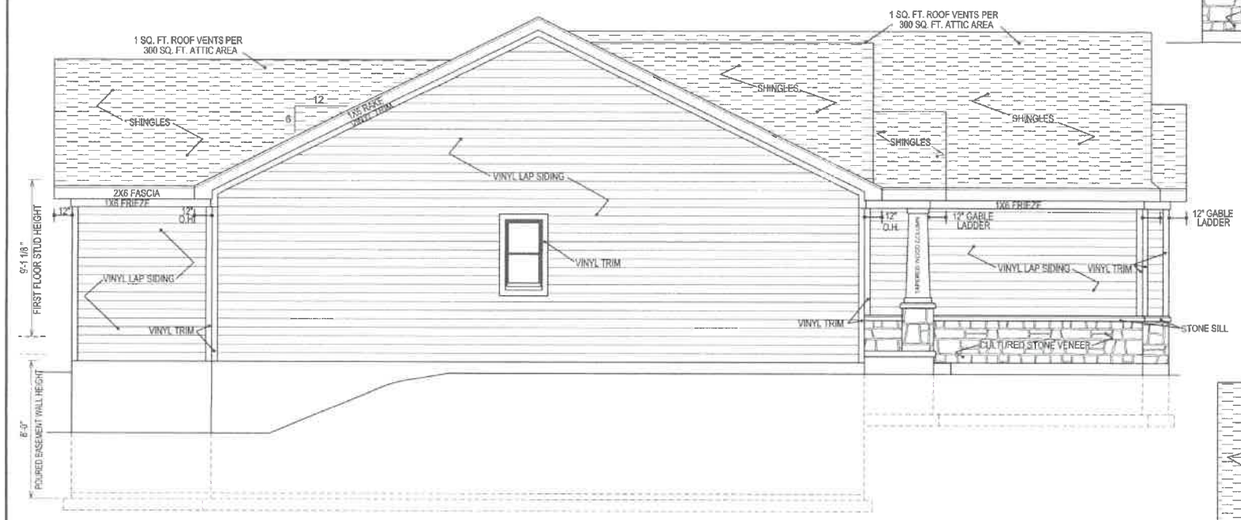
- COLUMN DETAIL -
1/2" SCALE



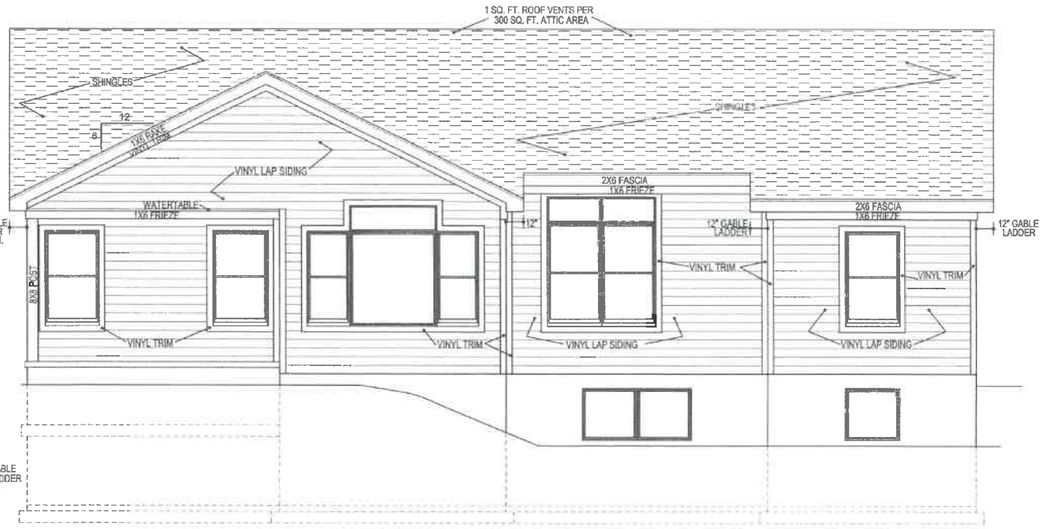
- PORCH COLUMN DETAIL -



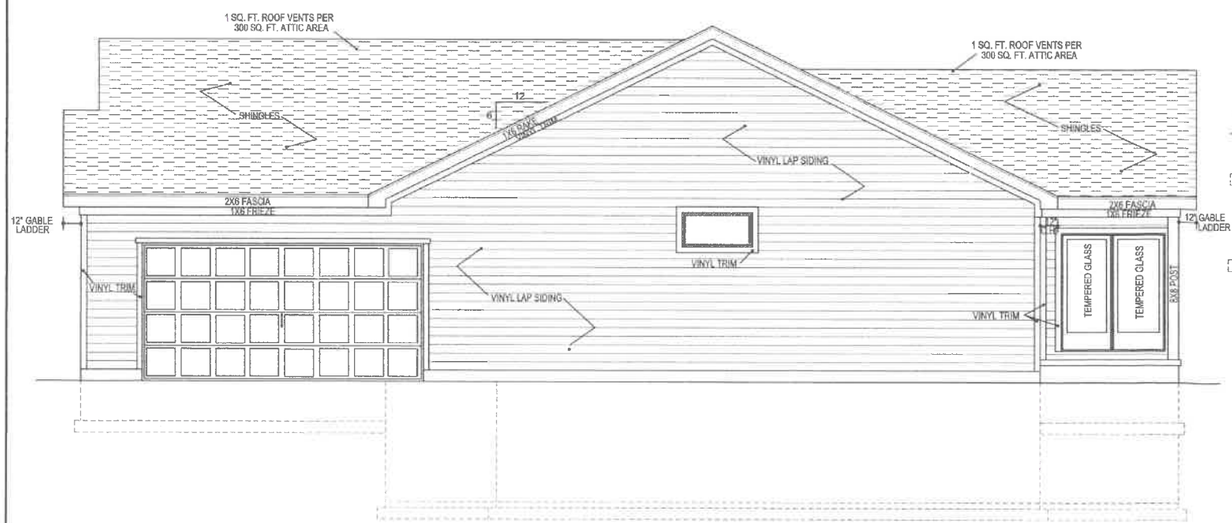
- FRONT ELEVATION -



- LEFT ELEVATION -



- REAR ELEVATION -



- RIGHT ELEVATION -

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DRAWING # 4 OF 5

" PATRICIA ANN "
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LOT 60 CALLAMERE FARMS

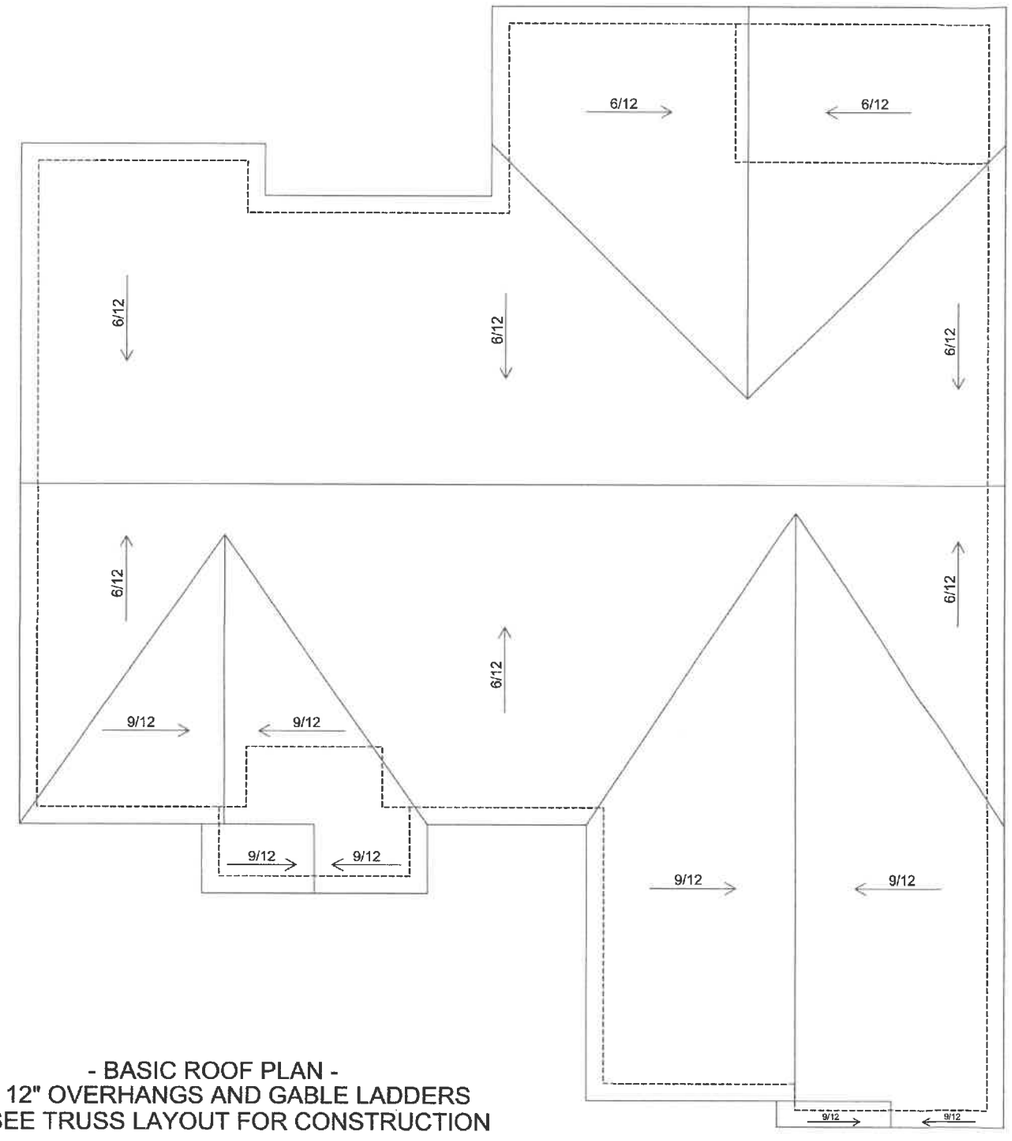
DATE:
7-7-2020
8-9-2020
CONSTRUCTION REVIEW SET 12-8-2020

STATE OF OHIO — VASU PATEL — E-039908 — REGISTERED PROFESSIONAL ENGINEER

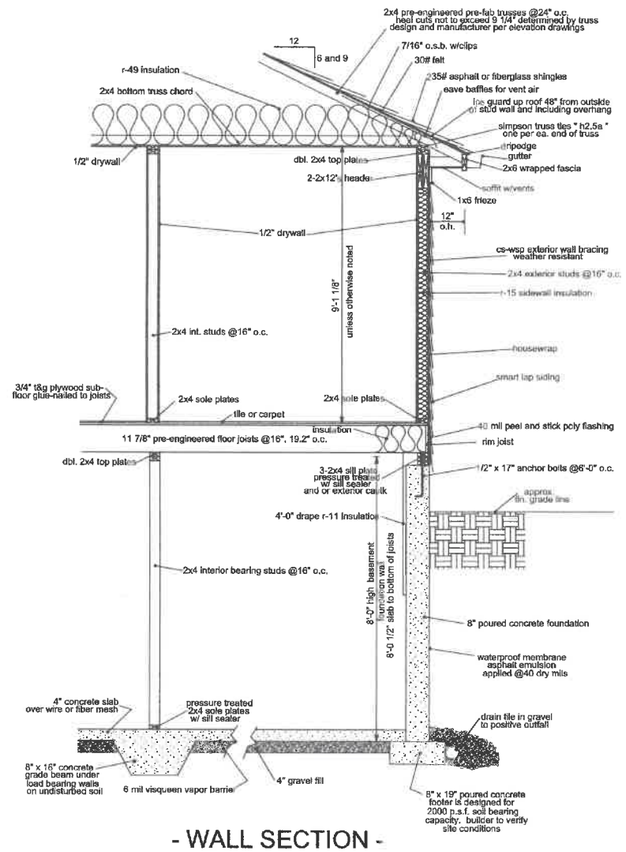
ENGINEER:
PAT (VASU) PATEL
2991 CRANBROOK DR.
CINCINNATI, OH. 45251
(513) 851-6356

SCALE: 1/4" = 1'-0"

DRAWN BY: C. ALAN HARSHMAN



- BASIC ROOF PLAN -
12" OVERHANGS AND GABLE LADDERS
SEE TRUSS LAYOUT FOR CONSTRUCTION



- WALL SECTION -
SCALE: 1/2" = 1'-0"

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HARSHMAN HOME DESIGN LLC
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DAYTON, OHIO 45424
(937) 416-2601

Generations Construction
P.O. BOX 3906
DAYTON, OHIO 45401

DRAWING # 5 OF 5

" PATRICIA ANN "
CONSTRUCTION PLANS FOR
HARSHMAN RESIDENCE
LOT 60 CALLAMERE FARMS

DATE:
7-7-2020
8-9-2020
CONSTRUCTION REVIEW SET 12-8-2020

SCALE: 1/4" = 1'-0"

DRAWN BY: C. ALAN HARSHMAN

STATE OF OHIO
VASU PATEL
E-039905
PROFESSIONAL ENGINEER

ENGINEER:
PAT (VASU) PATEL
2991 CRANBROOK DR.
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(513) 851-6356

Note: The proposed house violates the 35' Minimum Building Lines as shown. A variance will be required.

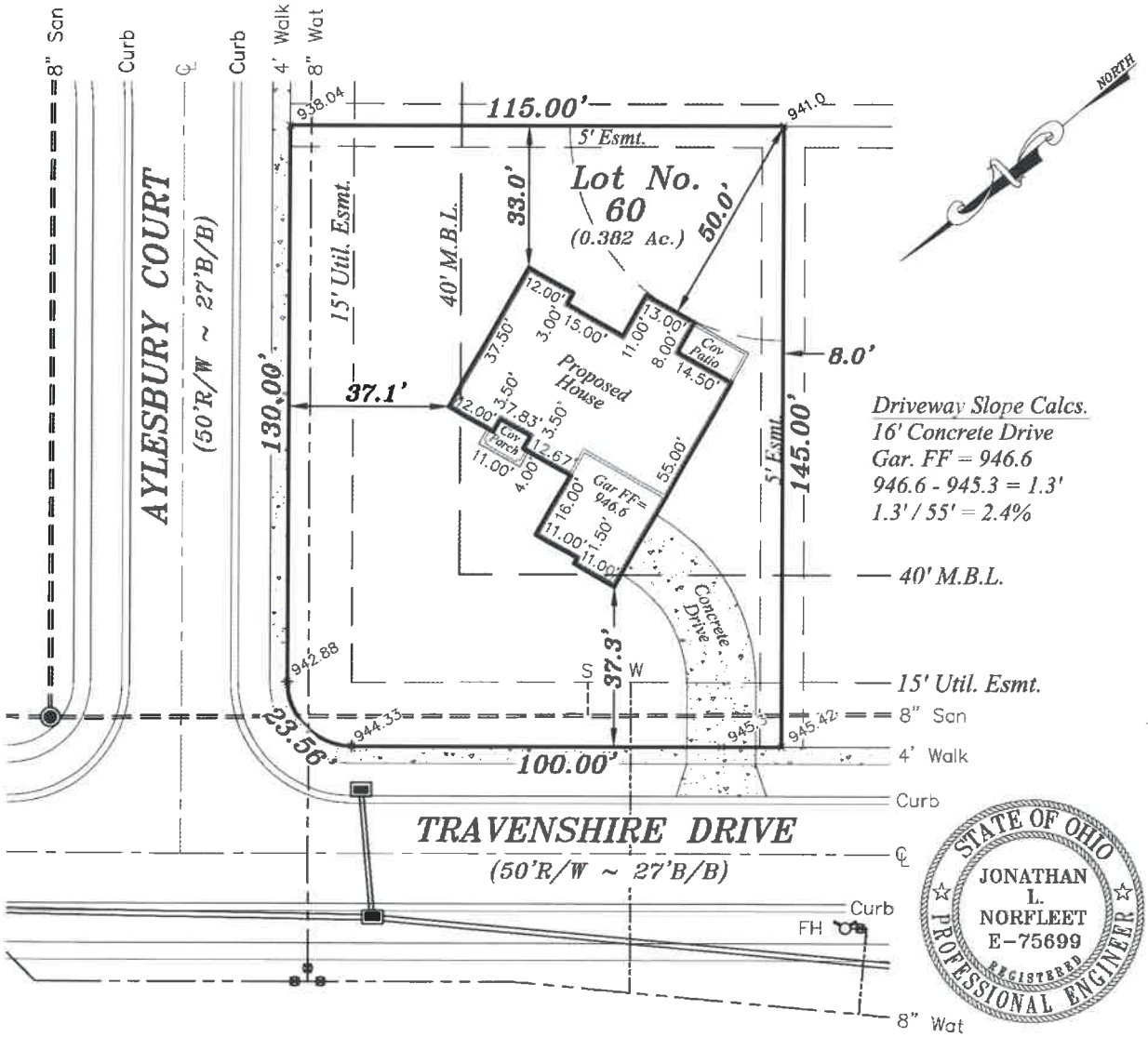
Stormwater Pollution Protection Plan (SWPPP)
Prior to any site disturbance, the contractor shall have in place erosion control measures per EPA 830-F-15-001 Guidelines for stormwater pollution prevention for small residential construction sites.

PLOT PLAN
LOT NUMBER 60

CALLAMERE FARMS
SECTION THREE

City of Huber Heights
Montgomery County, Ohio

For
Generations Construction
(937) 222 - 6855



RECEIVED
JAN 05 2021
By

THIS DOCUMENT IS PREPARED FOR BUILDING PERMIT APPLICATION PURPOSES ONLY.

REGISTERED ENGINEER
LICENSE NUMBER 75699

NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"= 40'	DRAWN: J.L.N.	CHK'D:
DATE: Dec. 30, 2020	JOB No.: 97-3571	

NOTE: This drawing is based on construction plans and/or record drawings and is not based from a field survey.

AI-7404 **7. B.**

Planning Commission

Meeting Date: 01/26/2021

MINOR CHANGE

Information

Agenda Title

MINOR CHANGE - The applicant, WD PARTNERS, is requesting approval of a Minor Change from the approved PUD to modify existing signage package for property located at 7680 Brandt Pike (ZC 21-02).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of January 26, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: January 21, 2021

Subject: ZC 21-02 (Minor Change for signage modifications)

- Application dated January 8, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: WD Partners, Applicant
Walmart Stores, Inc, Owner

DEVELOPMENT NAME: Walmart

ADDRESS/LOCATION: 7680 Brandt Pike

ZONING/ACREAGE: PC / 24.0 Acres

EXISTING LAND USE: Commercial

ZONING ADJACENT LAND: PP, PC, R-1, A

REQUEST: The applicant requests approval for signage modifications.

ORIGINAL APPROVAL:

APPLICABLE HHCC: 1176

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

ATTACHMENTS:

OVERVIEW:

The applicant requests approval of signage modifications.

STAFF ANALYSIS AND RECOMMENDATION:

The submitted materials referred to in this analysis are those stamped received on January 8, 2021 by the Planning Department. The applicant seeks to install a new parapet for anew wall sign and modify the existing sign package. The new wall sign will be ten feet, three inches tall by nine feet, one- and one-half inches wide for an area of ninety-three square feet. Signage will also be placed for Automotive numerals, 2' Automotive with arrow, 2' Automotive, 2'-6" Outdoor, 2' Home & Pharmacy, 2' Grocery and 2'-6" Walmart. The sign face on the pylon sign will also be refaced with no size modifications.

Recommendation:

Staff recommends approval of the request as described in the Decision Record attached hereto.

Planning Commission Decision Record

WHEREAS, on January 8, 2021, the applicant, WD Partners on behalf of Walmart, requested approval of a Minor Change for the modification of the signage package for property located at 7680 Brandt Pike (ZC 21-02); and

WHEREAS, on January 26, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

_____ moved to approve the request by the applicant, WD Partners on behalf of Walmart, in their request for approval of a Minor Change for the modification of the signage package for property located at 7680 Brandt Pike (ZC 21-02) with the following conditions:

1. The approved plan shall be that stamped as received by the Planning Department on January 8, 2021, except as modified herein.

2. All other previous PUD agreements are still in place and not considered modified unless explicitly expressed herein.

3. Applicant shall obtain all applicable building permits from the Montgomery County Building Department.

Seconded by _____. Roll call showed: YEAS: ____. NAYS: ____. Motion to approve carried ____.

_____ _____
Terry Walton, Chairman Date
Planning Commission

SITE PLAN



EXISTING PYLON SIGNAGE



EXISTING PYLON SIGNAGE

NEW PYLON SIGNAGE



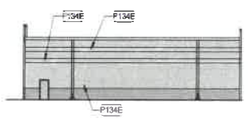
REPLACE SIGN PANELS
PAINT SIGN CABINET AND POLE DURANODIC BRONZE

COLOR LEGEND

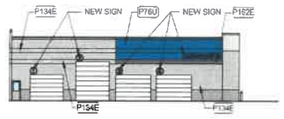
	P#	COLOR NAME
	P49E	DARK GRAY
	P76U	WALMART BLUE (URETHANE-LIKE)
	P134E	LIGHT GRAY
	P135E	MEDIUM GRAY
	P162E	BLACK GRAY
	HRC4	HEAT RESISTANT COATING TO MATCH DARK GRAY

DISCLOSURES

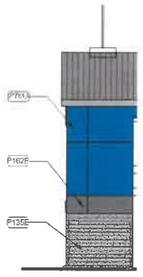
- PAINT RESTRICTIONS: NO COLOR RESTRICTIONS. BUILDING WAS FM PAINTED IN 2015/17, PER CURRENT STANDARDS
- ALLOWED SIGNAGE SF: SITE IS ZONED PLANNED UNIT DEVELOPMENT. CURRENT SIGNAGE PACKAGE IS PART OF THE PLANNED UNIT DEVELOPMENT. ANY MODIFICATION TO THIS WILL LIKELY REQUIRE A MODIFICATION TO THE EXISTING PLANNED UNIT DEVELOPMENT PLANNED UNIT DEVELOPMENT MODIFICATION PROCESS ESTIMATED AT 10-16 WEEKS
- EXISTING SIGNAGE SF: 691.84 SQFT
- PROPOSED SIGNAGE SF: 386.85 SQFT
- VARIANCE / PROCESS: AUTHORIZATION LETTER FOR VARIANCE/PLANNED UNIT DEVELOPMENT MODIFICATION



9 SEASONAL SHOP REAR ELEVATION
1" = 20'-0"



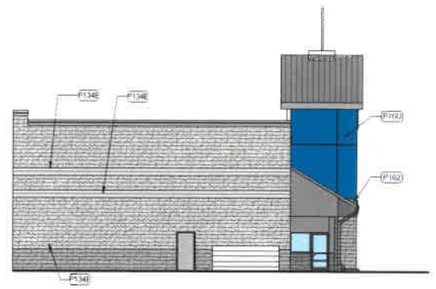
8 AUTO CENTER FRONT ELEVATION
1" = 20'-0"



7 VESTIBULE SIDE ELEVATION
1" = 10'-0"

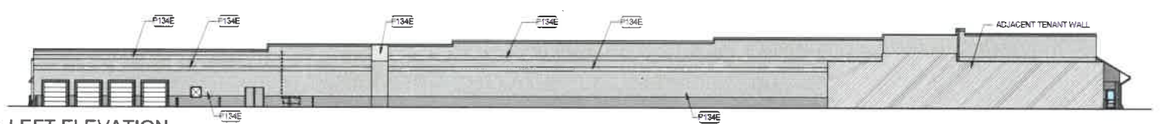


6 VESTIBULE RIGHT SIDE ELEVATION
1" = 10'-0"

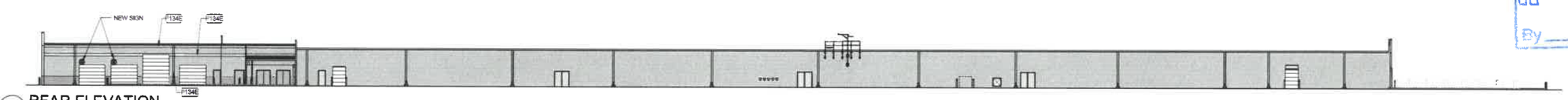


5 VESTIBULE LEFT SIDE ELEVATION
1" = 10'-0"

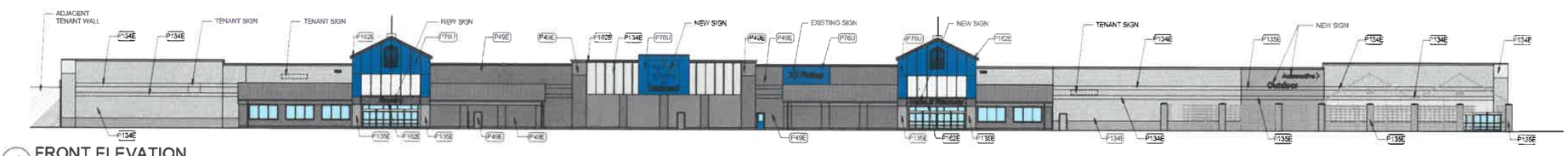
4 RIGHT ELEVATION
1" = 20'-0"



3 LEFT ELEVATION
1" = 20'-0"



2 REAR ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

RECEIVED
JAN 08 2021
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DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

BOD ELEVATIONS

SHEET A2_BD

wd innovation et acier
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

STIPULATION FOR REUSE

CONSULTANTS

Walmart
HUBER HEIGHTS, OHIO
7080 BRANDT PIKE
STORE NO.: 1495-338
JOB NUMBER: WM-20017 | PHOTO: 180 PHOTO NC

ISSUE BLOCK

CHECKED BY:	LC
DRAWN BY:	GP/MS
PROTO CYCLE:	10/09/2020
DOCUMENT DATE:	12/15/2020

KEYNOTES

7.04	METAL FASCIA COVER.
7.06	WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM.

COLOR LEGEND

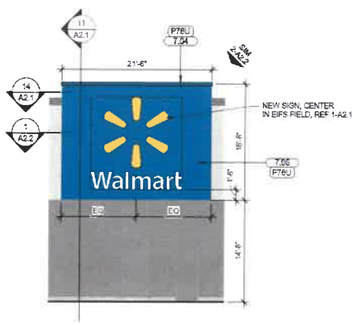
P46E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P136E	MEDIUM GRAY
P162E	BLACK GRAY

DEMOLITION NOTES

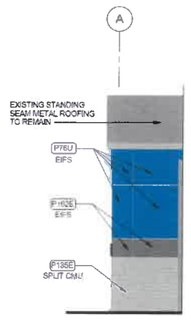
1. REMOVAL OF LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS BY OTHERS.
2. GENERAL CONTRACTOR TO PATCH/REPAIR HOLES LEFT AFTER SIGNS ARE REMOVED AND REPAINT AS SCHEDULED
3. NOT USED.
4. NOT USED.
5. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

SHEET NOTES

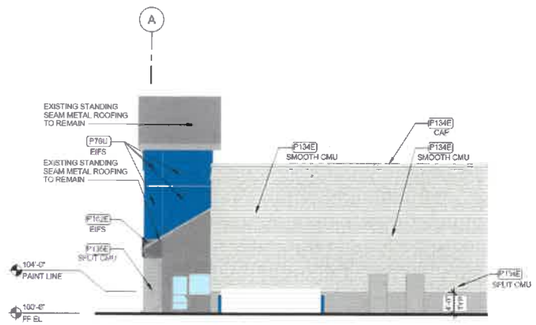
1. POWER WASH 100% OF EXTERIOR WALLS PRIOR TO PAINTING.
2. PATCH AND REPAIR EXTERIOR WALL SURFACES DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
3. REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CONTROL JOINTS AND EXPANSION JOINTS. FILL AND SEAL JOINTS, REF SPEC 07900.
4. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
5. RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
6. NOT USED.
7. PAINT EXTERIOR OF BUILDING AS SHOWN. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
8. PAINT DOOR HOODS, HOLLOW METAL STEEL DOORS AND FRAMES, GUTTERS AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNO.
9. NOT USED.
10. PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
11. NOT USED.
12. NOT USED.
13. NOT USED.
14. PAINT ALL EXTERIOR BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
15. NOT USED.
16. DO NOT PAINT LED WALL PACK HOUSINGS
17. NOT USED.
18. NOT USED.
19. DO NOT PAINT QUIK BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS.
20. AT MASONARY LOCATIONS WHERE SIGNS ARE BEING RSPLACED, PAINT AREA BEHIND SIGN TO MATCH EXISTING COLOR. FEATHER PAINT OUT TO BLEND WITH EXISTING, REF SPEC 09900.



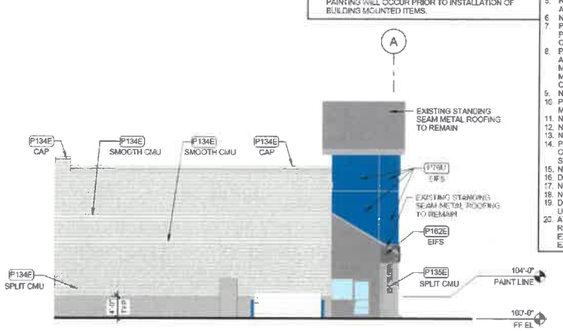
10 ENLARGED FRONT ELEVATION
1/8" = 1'-0"



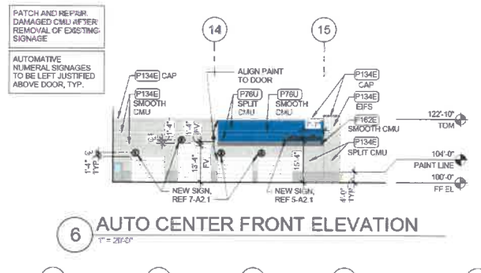
9 VESTIBULE SIDE ELEVATION
1" = 10'-0"



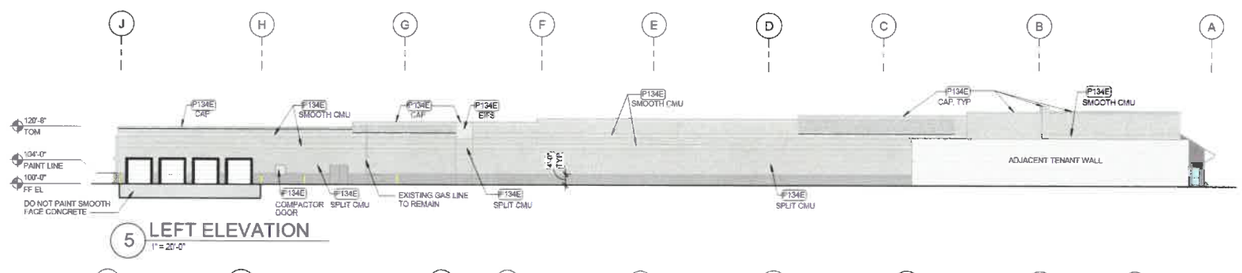
8 VESTIBULE RIGHT SIDE ELEVATION
1" = 10'-0"



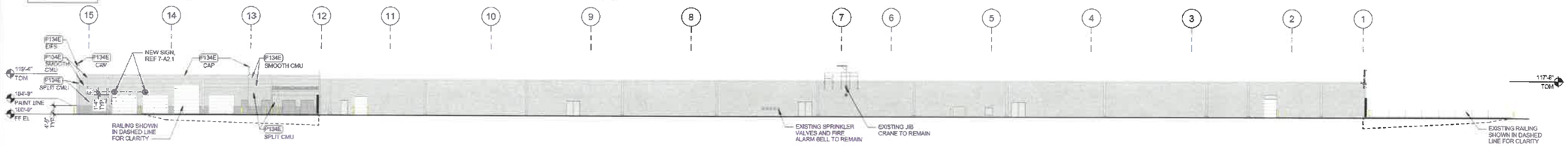
7 VESTIBULE LEFT SIDE ELEVATION
1" = 10'-0"



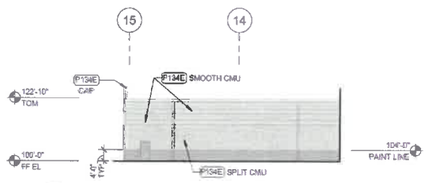
6 AUTO CENTER FRONT ELEVATION
1" = 20'-0"



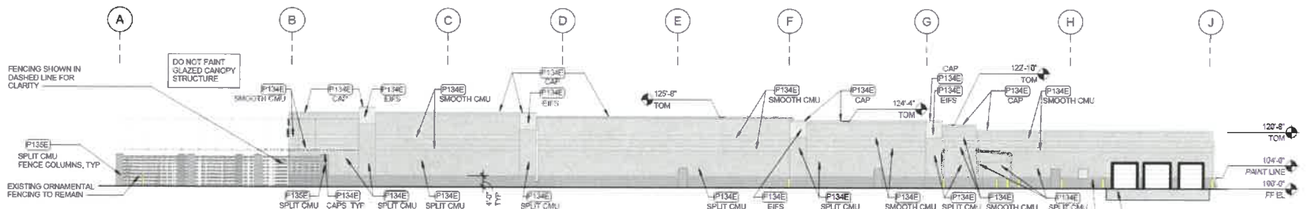
5 LEFT ELEVATION
1" = 20'-0"



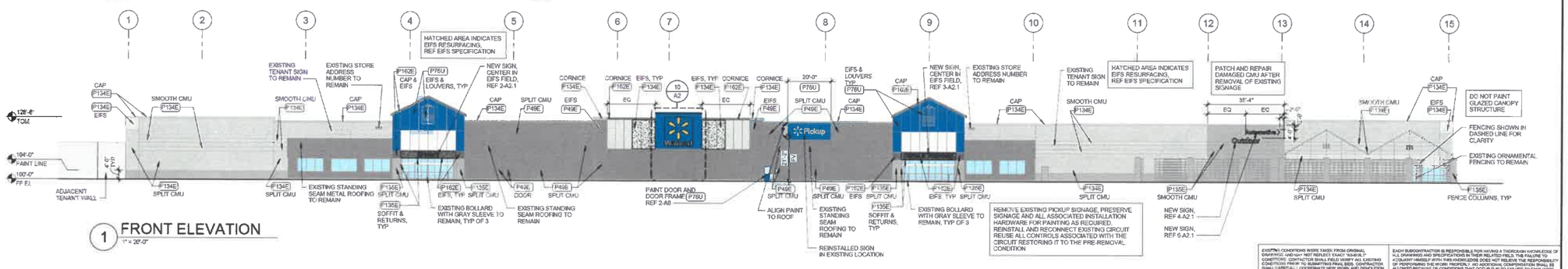
4 REAR ELEVATION
1" = 20'-0"



3 SEASONAL SHOP REAR ELEVATION
1" = 20'-0"



2 RIGHT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BID. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUIRE KNOWLEDGE SHALL NOT BE CONSIDERED GROUNDS FOR ANY EXTRA COMPENSATION. IF IN DOUBT REGARDING ANY INTENT, NOTIFY ARCHITECT IMMEDIATELY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE HIMSELF/HERSELF WITH THIS KNOWLEDGE.

wd innovation at scale
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

STIPULATION FOR RELISE:
THESE DRAWINGS WERE PREPARED FOR USE ON THIS PROJECT ONLY AND SHALL NOT BE USED ON OTHER WORK EXCEPT BY AGREEMENT WITH WD PARTNERS. ALL REPRODUCTIONS OF THESE DRAWINGS AND SPECIFICATIONS OR PORTIONS THEREOF MUST BEAR THE COPYRIGHT NOTICE OF WD PARTNERS AND THE NAMES OF THE AUTHORS. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANTS:

Walmart
HUBER HEIGHTS, OHIO
7880 BRANDT PIKE
ST LUKE ROAD
JOB NUMBER: WALH-20017 | PROTO: 160 PROTO 8C

ISSUE BLOCK

CHECKED BY:	AP
DRAWN BY:	MM/LC
PROTO CYCLE:	160/0/2020
DOCUMENT DATE:	12/16/2020

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET: A2

9/10/2020 10:55:51 AM

SIGNAGE GENERAL NOTES

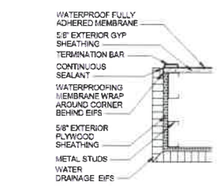
1. SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE EXTERIOR SIGN COMPANY IS ONSITE. THE EXTERIOR SIGN COMPANY WILL REMOVE EXISTING SIGNAGE. GENERAL CONTRACTOR WILL THEN PERFORM THE PATCH AND REPAIR WORK NEEDED AT SIGN LOCATIONS, AND PAINTING WORK NOTED IN PLANS. ONCE COMPLETE, GENERAL CONTRACTOR WILL NOTIFY THE EXTERIOR SIGN CONTRACTOR THAT AREAS NOTED TO RECEIVE SIGNAGE ARE READY. THE EXTERIOR SIGN COMPANY WILL THEN INSTALL NEW SIGNAGE AS SHOWN ON THE PLANS
   A. A TEMPORARY BANNER WILL BE INSTALLED BY THE EXTERIOR SIGN COMPANY PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED. GENERAL PRIORITIZE MODIFICATIONS/REPAIRS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIGNS WHILE EXTERIOR SIGN COMPANY IS ON SITE.
   B. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').
   C. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
3. GENERAL CONTRACTOR RESPONSIBILITIES
   A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
   B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO DETAILS ON SHEET A2.1/A2.2. FOR LIGHTED ID/LOGO SIGNS COORDINATE TIMING OF WORK WITH WALMART SIGN CONTRACTOR
   C. PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "spark" SIGNAGE. EXISTING BOXES FROM "Walmart" and "spark" SIGNAGE MAY BE REUSED.
   D. PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN. REFER TO ELECTRICAL.
   E. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
   F. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL
   G. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
4. SIGNAGE CONTRACTOR RESPONSIBILITIES
   A. REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE.
   B. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
   C. INSTALL SIGNAGE PER DETAILS ON SHEET A2.1/A2.2

EXISTING SIGNAGE SCHEDULE

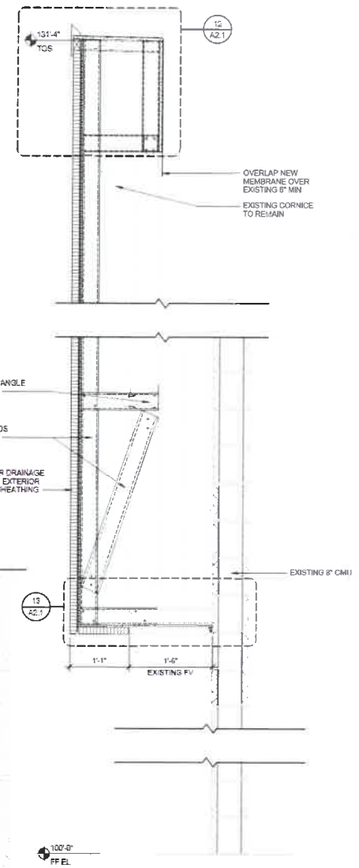
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	5'-6"		
* (Spark)	1	LED	YELLOW	8'-0"	256.00 SF	256.00 SF
Grocery	1	N/A	WHITE	2'-0"	25.83 SF	25.83 SF
Home & Pharmacy	1	N/A	WHITE	2'-0"	61.85 SF	61.85 SF
Outdoor Living	1	N/A	WHITE	2'-0"	77.17 SF	77.17 SF
Auto center-->	1	N/A	WHITE	2'-0"	34.50 SF	34.50 SF
Pickup	1	LED	WHITE	2'-6"		
* (Spark)	1	LED	YELLOW	4'-5 7/16"	65.43 SF	65.43 SF
TOTAL FRONT SIGNAGE						562.58 SF
AUTO CENTER SIGNAGE						
Auto Center	1	N/A	WHITE	2'-6"	31.47 SF	31.47 SF
Tire	2	N/A	WHITE	1'-0"	2.38 SF	4.76 SF
Lube	1	N/A	WHITE	1'-0"	3.13 SF	3.13 SF
TOTAL REAR SIGNAGE						39.35 SF
TOTAL BUILDING SIGNAGE						601.94 SF

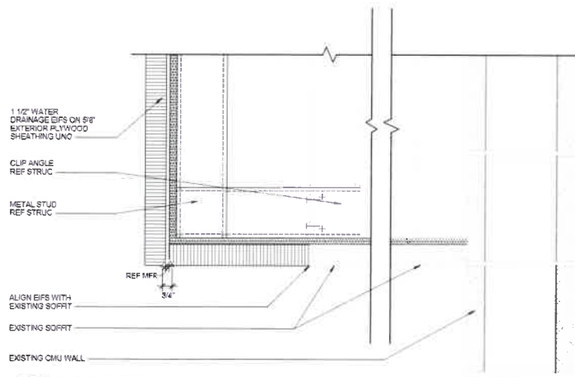
NEW SIGNAGE SCHEDULE

SIGNAGE LOCATION	NEW/ JETR	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE							
Walmart	NEW	1	LED	WHITE	2'-8"	32.52 SF	32.52 SF
* (Spark)	NEW	1	LED	YELLOW	16'-3"	93.51 SF	93.51 SF
Grocery	ETR	1	LED	WHITE	2'-6"		
* (Spark)	ETR	1	LED	YELLOW	4'-5 7/16"	65.43 SF	65.43 SF
Home & Pharmacy	NEW	1	N/A	WHITE	2'-0"	60.74 SF	60.74 SF
Grocery	NEW	1	N/A	WHITE	2'-0"	26.27 SF	26.27 SF
Outdoor	NEW	1	N/A	WHITE	2'-6"	31.88 SF	31.88 SF
Automotive-->	NEW	1	N/A	WHITE	2'-0"	23.83 SF	23.83 SF
TOTAL FRONT SIGNAGE							334.18 SF
AUTO CENTER SIGNAGE							
Automotive	NEW	1	N/A	WHITE	2'-0"	27.90 SF	27.90 SF
01	NEW	1	N/A	WHITE	2'-6"	4.12 SF	4.12 SF
02	NEW	1	N/A	WHITE	2'-6"	4.12 SF	4.12 SF
03	NEW	1	N/A	WHITE	2'-6"	4.12 SF	4.12 SF
04	NEW	1	N/A	WHITE	2'-6"	4.12 SF	4.12 SF
05	NEW	1	N/A	WHITE	2'-6"	4.12 SF	4.12 SF
06	NEW	1	N/A	WHITE	2'-6"	4.12 SF	4.12 SF
TOTAL FRONT SIGNAGE							52.62 SF
TOTAL BUILDING SIGNAGE							386.80 SF

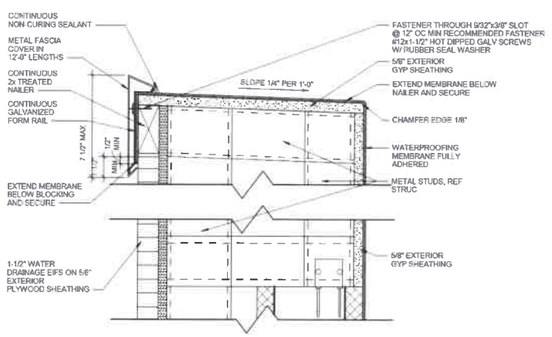


14 METAL STUD PARAPET
1 1/2" = 1'-0"

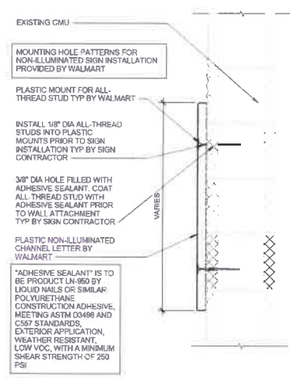




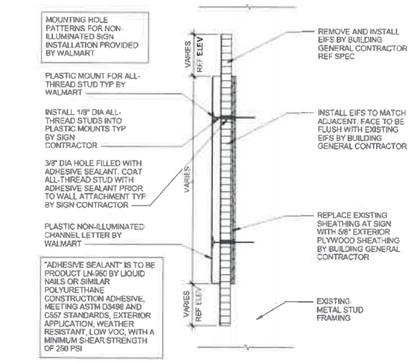
13 EIFS DETAIL
3" = 1'-0"



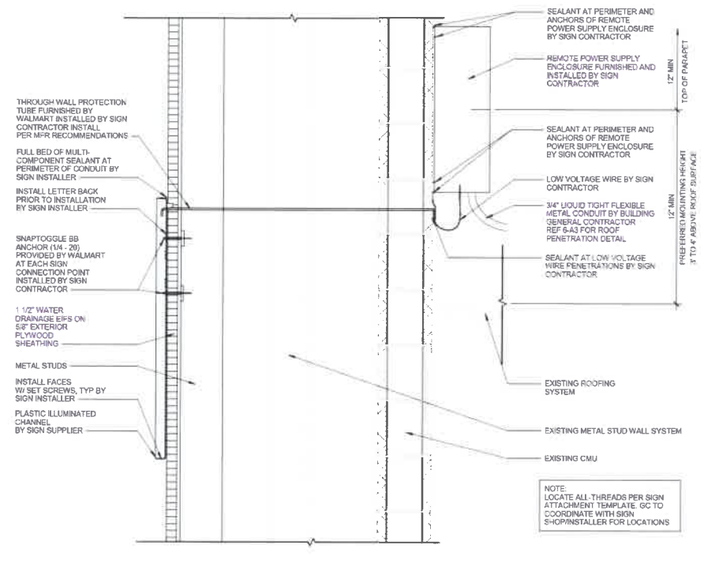
12 PARAPET CAP FLASHING
3" = 1'-0"



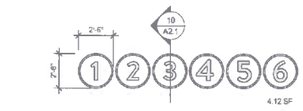
11 WALL SECTION
1" = 1'-0"



9 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL
1 1/2" = 1'-0"



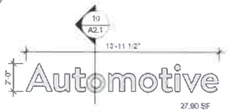
8 SIGNAGE ATTACHMENT AT WALMART BADGE
1 1/2" = 1'-0"



7 AUTOMOTIVE NUMERALS
1/4" = 1'-0"



6 2'-0" AUTOMATIVE W/ARROW RIGHT
1/4" = 1'-0"



5 2'-0" AUTOMOTIVE
1/4" = 1'-0"



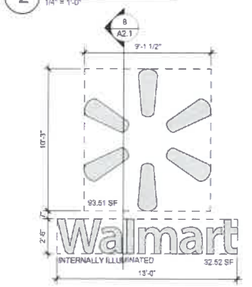
4 2'-6" OUTDOOR
1/4" = 1'-0"



3 2'-0" HOME & PHARMACY
1/4" = 1'-0"



2 2'-0" GROCERY
1/4" = 1'-0"



1 10'-3" WALMART SIGN
1/4" = 1'-0"

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CONSULTANTS

Walmart
HUBER HEIGHTS, OHIO
7880 BRANDT PIKE
ST# 5260
JOB NUMBER: WAL#5260 | PROTO: 18Z PROTO 9C

ISSUE BLOCK

CHECKED BY:	AP
DRAWN BY:	MB/MM/LC
PROTO CYCLE:	10/30/2020
DOCUMENT DATE:	12/15/2020

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION.

EXTERIOR SIGNAGE DETAILS, NOTES AND SCHEDULES

SHEET: A2.1

12/15/2020 10:08:08 AM

AI-7405 **9. A.**

Planning Commission

Meeting Date: 01/26/2021

Approval of Minutes

Information

Agenda Title

Planning Commission December 15, 2020 Minutes

Purpose and Background

Attachments

Minutes

Planning Commission
December 15, 2020 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:20 p.m.

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

Member absent: None

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

III. Opening Remarks by the Chairman and Commissioners

Mr. Walton thanked Mr. Jeffries for filling in for him at the last meeting and then introduced the Commissioners.

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 persons present responded in the affirmative.

VI. Pending Business

1. **MAJOR CHANGE - The applicant, KOEHLER & WANG, is requesting approval of a Major Change to the Basic Development Plan for The Oaks of Huber Heights, property located at the Corner of Fishburg and Bellefontaine Roads (ZC 20-31).**

Mr. Falkowski stated that the applicant requests approval of a Major Change to the Basic Development Plan for The Oaks of Huber Heights in a PR Planned Residential District.

The applicant is looking to develop a lot that was split from the original Oaks of Huber Heights residential development. The lot is currently approved for construction of a church on the 14.2-acre parcel.

The applicant requests to build forty-six (46) single family residential lots, with two (2) open space lots on 14.2 acres. Street access will come off Bellefontaine Road and Fishburg Road. Streets will be ~~public~~private and have a typically residential cross section with sidewalks on one side of the street. The lots will be served by public utilities. An existing 8-inch water main is located along the Fishburg Road frontage and an 8-inch sanitary sewer main is stubbed at the north end of the lot. The property slopes from the west to the east. The plan calls for a detention area to be placed at the northeastern corner of the lot to

handle stormwater runoff. The proposed lots in general have 55 to 60-foot frontages. The depths range from 107 feet to 136 feet. The lots that abut existing homes have a minimum of 132 feet depths and 60 feet widths. The setbacks are proposed to be 20-foot minimum front yards and rear yards ranging from 15 to 25 feet minimums. A landscaped mound is proposed at the north property line approximately 25 feet in width, which would provide a height of about 3 ½ feet maximum and also along the Bellefontaine and Fishburg Road frontages. An open space lot is proposed in the center of the development for use by the residents. Building elevations are provide in the packet with varying materials including vinyl siding, synthetic cedar shakes, and stone veneer. The proposal is to have all houses have 50% masonry on the front face of the buildings except for the lots at the Fishburg Road entrance (#29 and 30) to have 100% masonry on the front face of the buildings. Roofing materials will be dimensional shingles. The proposal calls for a sidewalk to be extended from the west property line to the corner or Fishburg Road and Bellefontaine Road. Staff recommends that both Fishburg and Bellefontaine be improved with sidewalks and curbs to meet the section of eighteen feet from center line to back of curb.

Mr. Falkowski wanted to include all issues brought up by neighbors in The Oaks.

1. Would not maintain the size, character, and density of homes currently in The Oaks, 46 proposed homes
2. Value of our homes, no decrease in value
3. Lot sizes and number of homes, already covered
4. Homeowners' Association in place in The Oaks, separate ownership, owner in charge of mowing and property maintenance
5. The retention area not always able to handle runoff, section 2 or 3 had a small swale put in, this development all flows into that. This will improve drainage
6. Water drainage from the field is a problem, already covered
7. Who will maintain the buffer between The Oaks and new development, owner
8. Financing/funding, no discussion on this
9. Promised million-dollar homes behind The Oaks, we can't promise this
10. Standards of full-frontal wrap, no two houses the same side by side, sheds match the homes, discussed
11. Water Main and Sewer main, discussed
12. Sidewalks extend to intersection of Bellefontaine and Fishburg, improvements on Bellefontaine and Fishburg include sidewalks and curbs, owner Fishburg only
13. Will these homes have central air-conditioning, not a zoning issue
14. Will they be built on site or are they manufactured homes, built on site
15. Sidewalks in front of homes, discussed
16. Children and pets with a fence free neighborhood, no requirements, pets leashed
17. No above ground pools
18. 6 feet fence made of metal and privacy slats as well as berm
19. Minimum setbacks
20. 3-acre green space, 1.75 open space
21. Access easements, yes
22. Traffic flow/street parking, parking in driveways
23. Rental properties, yes
24. How will we get to Cottonwood park after this area is closed off, Section 9 is private property with no public access

25. Tremendous turnover and higher crime rates, The Oaks resident's safety
26. Who is the builder, not a requirement for approval
27. Name of the development, Orangerie Courtyard
28. Viewed as part of The Oaks, no direct connection
29. Lawn responsibility, owner
30. Playground, no
31. North of The Oaks, any plans to develop that area, not part of this
32. No road should come out on Fishburg, need more than 1 access point
33. Will clash with other three corners of the intersection, residents
34. Transition between other areas in the city
35. Proper comprehensive planning, 2011 single family
36. Lower tax base for the City
37. Zoned for a church, church sold the property
38. Flood control, discussed
39. Noise, city ordinance
40. Diversity of typical Huber Heights neighborhood

Mr. Jeffries asked about lawn maintenance being owner responsibility, not renter or tenant. Mr. Falkowski said correct.
Discussion on setbacks, with no sidewalks will roads be wider. Mr. Falkowski said 27 ft back to back, buffered at back, proposed to be 2-3 ft plus vegetation like The Oaks, matches.
Ms. Vargo asked about lot size, last meeting discussion of no lot sizes. Mr. Falkowski said potential of removing lot lines. Owners and Mr. Falkowski believe lot lines are a better way to go. Ms. Vargo asked so they can sell later. Mr. Falkowski said yes, they could. Plan is to own them all.
Mr. Jeffries asked underground utilities. Mr. Falkowski said city ordinance all underground. Mr. Falkowski pointed out that the Decision Record stated widen intersection and sidewalk on Fishburg only, staff recommends both.

Chris Koehler and Jing Wang said the side setbacks are actually bigger than 5 ft, should match the boarder, a few 58 wide.
Sidewalk, other new developments on Bellefontaine no sidewalks.
Ms. Vargo said Artisan Walk has sidewalks. Mr. Falkowski said actually bike path and sidewalk on Chambersburg. Mr. Jeffries said part o Oaks has part does not. Any plans on finishing? Mr. Falkowski said no plans for completing sidewalks.
Mr. Jeffries asked about the front elevations, a plan to be different. Chris said yes, a couple different options to vary them.
Mr. Jeffries 25% of front or entire building. Mr. Falkowski said 25% of house itself. Mr. Jeffries asked if the elevations would be in the Detailed plan and Mr. Falkowski said yes.
Ms. Opp asked about timeframe. Mr. Falkowski said they can provide a schedule. Mr. Opp asked projections only? Mr. Falkowski said can't restrict the timeframe.
Mr. Jeffries asked about roads and infrastructure, Mr. Falkowski said part of the Detailed Development Plan.

Chris said 5 homes in a section, 3 years to complete. Ms. Vargo asked if they can do more than 5 Chris responded 5 seems like a good number. Again, 3 years for whole development. Jing stated they will stagger building of foundation, framing, roofing, etc.
Ms. Vargo asked if they have a commitment from Amish group and Mr. Falkowski said not part of the decision.

Ms. McNeely, representative of The Oaks HOA. Has concerns, property owner's full responsibility of homes and yards. Property Management in place.
Chris replied they will provide property management for all of it.
Jing said even furnace filters.
Ms. McNeely asked about another retention area, Mr. Falkowski said yes new retention area to handle run off.
Ms. McNeely asked about berm and fence to totally separate, access from their streets to The Oaks. Mr. Falkowski said no connection or access easement. The mounding is proposed to be the same as The Oaks. If fencing is installed at property line, 100% for applicants to maintain.
Mr. Falkowski said if the roads are private, they are responsible for snow removal, leaf pickup and street failure.
Ms. McNeely said a certain consistent value and Mr. Falkowski said building material and size are same, some are larger. There is no guarantee on price value.
Ms. McNeely asked if materials same standards and Mr. Falkowski said they are proposing additional product.
Ms. McNeely said close together and Mr. Falkowski said meet same side yard as The Oaks on exterior.

Action

Ms. Thomas moved to approve the request by the applicant, Koehler & Wang for a Major Change to the Basic Development Plan for The Oaks of Huber Heights, property located at the Corner of Fishburg and Bellefontaine Roads Parcel P70 03908 0146 of the Montgomery County Ohio Records (ZC 20-31) in accordance with the recommendation of Staff's memorandum dated November 4, 2020, and the Revised Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next this is a Recommendation to City Council. In January this will go to a Work Session and then a public hearing at the actual City Council meeting. All the residents that were initially notified will be new notifications. City Council will make the final decision.

Ms. Vargo asked what was decided on sidewalks. Mr. Falkowski said you voted on improvements for both Bellefontaine and Fishburg.

VII. New Business

1. MINOR CHANGE - The applicant, DFG HUBER HEIGHTS, LLC, is requesting approval of a Minor Change for Site Modification at property located at 7777 Old Troy Pike (ZC 20-35).

Mr. Falkowski stated the applicant proposes to modify the existing right in entrance off Old Troy Pike to a right in/right out curb cut. Traffic that typically travels from this area to the south on Old Troy Pike would normally utilize the shopping center access drives or the signal at Waynetowne Boulevard. The existing ground sign would be relocated to the north with this revision. The other part of the application is to modify the drive lanes and parking to allow for a pickup window on the northside of the building and curb side pickup spaces for a restaurant use. And outdoor seating area is also proposed at the northeast corner of the building. Signage is being added throughout this area to direct customers to the proper pickup and parking areas. Staff recommends a stop sign be added to the exist of the pick-up window drive for safety of the cross-traffic movements.
Staff recommends approval of the Minor Change in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.
Ms. Opp asked if they were voting separately on these and Mr. Falkowski stated this is one application.
Discussion on the traffic pattern, not a standard drive.
Mr. Jeffries said with the right turn out onto Old Troy Pike, sharpest angle as possible. Questioned the traffic coming in from Kroger.
Mr. Falkowski stated as big a porkchop as possible. Coming from west side of building acceptable, turn in with arrow painted on the ground showing out. You don't want to much signage.
Mr. Jeffries said traffic will pick up. Can we say we won't consider another fast casual? Mr. Falkowski said it is half the size of the old Friday's parking and size of building.

Tom Gunlock from 5 Guys, Mr. Jeffries asked how soon moving forward. Mr. Gunlock said doing drawings now, should be done by 1/8/21, building permit and signage. Start by end of January. Open by first of April.

Action

Ms. Vargo moved to approve the request by the applicant, DFG Huber Heights, LLC, requesting approval of a Minor Change for site Modification at property located at 7777 Old Troy Pike (ZC 30-35) in accordance with the recommendation of Staff's Memorandum dated December 9, 2020, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Thomas, Mr. Jeffries, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next for the applicant, Zoning Certificate and building permits.

2. FINAL PLAT – The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V (ZC 20-33).

Mr. Falkowski stated in April 2020, the Planning Commission approved the Detailed Development Plan for Section 6, Phase V. The current request is for the Final Plat of Section 6, 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 request is for a portion of the lots that were approved in Section 6, Phase V to be platted at this time. Ten (10) 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 fifth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) foot minimum widths on the north side of Honeylocust Street, 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.
After review of the applicant’s proposal, staff recommends approval of the Final Plat for Section 6, Phase V in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.

Ken Conaway stated on track for 110 sales, better than last year. They were scrambling to catch up, already paved.

Action

Ms. Opp moved to approve the request by the applicant, DEC Land Co I, LLC, requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V (ZC 20-33) in accordance with the recommendation of Staff’s Memorandum dated December 9, 2020, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Thomas, Mr. Jeffries, Ms. Vargo, Ms. Opp, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next for the applicant, signatures and to record.

3. LOT SPLIT - The applicant, JIM HEIMBACH, is requesting approval of a Lot Split of 20.578 total acres at property located at 8240 Taylorsville Road (ZC 20-34).

Mr. Falkowski stated the applicant requests a lot split of a 20.5800-acre parcel to split off a 6.5002-acre tract and a 14.0798-acre tract. The intent is that the two new parcels would then be transferred to the neighboring properties on Taylorsville Road and Bellefontaine Road. The property's zoning is A, Agricultural. The new lots have frontages of 345.53, 345.53 and 641.69 feet. The minimum lot frontage in an agricultural zoning district is 200 feet. No right of After review of the applicant's proposal, staff recommends approval of the lot split in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Jim Heimbach stated that he is the power of attorney for his mother. They are looking to create two lots, owners on each side want to purchase the acreage.

Action

Mr. Jeffries moved to approve the request by the applicant, Jim Heimbach, requesting approval of a Lot Split of 20.58 acres, Parcel P70 03905 0025 and P70 03905 0023 on the Montgomery County Ohio Records (ZC 20-34) in accordance with the recommendation of Staff's Memorandum dated December 9, 2020, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next is to record with the County.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the November 10, 2020, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski stated that this is the end of the year, so we do not have the second December meeting.

XI. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:00 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**