

**Planning Commission
August 10, 2021 Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

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

III. Opening Remarks by the Chairman and Commissioners

None.

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. DETAILED DEVELOPMENT PLAN - The applicant, SMSD HOLDINGS, LLC, is requesting approval of a Detailed Development Plan for 15.86 acres at the Bellefontaine Road and Brentwood Drive intersection (ZC 20-08).**

Mr. Falkowski stated that the applicant requests approval of a Detailed Development Plan for a multi-family project at the above described location.

The Heathermere PUD was approved back in 2000 with three types of residential components. The first piece with single family residential lots has completely built out. The other two components were senior/assisted living and multi-family apartment uses. The area being requested was approved for a Major Change, which is the 15.86-acre parcel on the south side of Brentwood Drive. The approved plan calls for a town home concept with two, three and four-unit buildings. This proposal brings the total residential unit count to 120 for this parcel.

Public water, storm and sanitary sewer will be connected to existing City facilities. Existing storm and sanitary lines have been placed though this property. Public water runs along Brentwood Drive. An existing detention basin is located in the center of this property. The majority of the drainage flows into this basin and a new basin at the northern side of the property, then routed

Planning Commission Meeting
August 10, 2021

through natural drainage ways. The streets will be 27 feet wide from back of curb to back of curb with four-foot sidewalks at the back of curb. Per the original PUD approval, Bellefontaine Road is being improved with widening and sidewalks. There are several main gas lines that run along the Bellefontaine Road right of way that are located within easements. Parking is provided in driveways and off-street spaces. There are seventy-two (72) off street spaces at 10 feet by 18 feet. As per the Major Change approval, both sides of Brentwood Drive are to be signed as "no parking". Lighting will be handled with pedestal lights at each building.

The proposed buildings are set to be attached town home product. There are proposed twenty-eight (28) 3-unit buildings, eight (8) 4-unit buildings and two (2) 2-unit buildings. The buildings will be setback a minimum of twenty feet from the right of way line as approved by the Major Change application. The plan is for each unit to be individually owned. The buildings are three stories each. The building materials are to be a combination of different styles of vinyl siding with masonry along the bottom of the front facades. The units have different colors and directions of siding along with staggered setback. This adds an architectural depth to the buildings.

There is proposed landscaping throughout the complex with a combination of evergreen, shade, and ornamental trees. There are several preservation zones that have been approved along the perimeter of the property.

After review of the applicant's proposal, staff recommends approval of the Detailed Development Plan for Heathermere Woods in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Jeffries asked about preservation zone being clearly marked. Should we add the depth, also 20 feet what we landed on? Mr. Falkowski said 20 feet is what was approved in the ordinance. Called out on the plat.

Ms. Vargo asked about utility easement on eastern side. Mr. Falkowski said the light green is where there is an easement. Not a preservation zone but they will add landscaping. Off of Heather Way. Storm drainage will go in that pond.

Mr. Jeffries asked no parking on Brentwood? Mr. Falkowski said signs could be put in as part of the infrastructure.

Steve Lisle from Reinke Group talked about buffer being 20 feet. Landscape architect has been hired. Buffer very important along Bellefontaine.

Ms. Opp asked what is estimated maturity. Mr. Lisle said 10 – 15 years. Ms. Opp asked who will care for these. Mr. Lisle said HOA maintenance. Owner will be a lot with his unit. Outside that property line will be HOA maintained. Ms. Opp asked about lot size. Mr. Lisle said isn't calculated yet. Landominium. Transferable lot.

Ms. Vargo asked who the builder is, Ms. Lisle said Ryan Homes. Ms. Vargo asked price of homes, Mr. Lisle said mid-200s, up to 300.

Planning Commission Meeting
August 10, 2021

Tracy Dudley on behalf of residents.

1. Jan 2020 last meeting for this commission? Mr. Falkowski said yes, gone through City Council on 1/13/2020.
2. Concerns – documentation on HOA, landscaping busser – preservation zone.
3. Property Value
4. Like properties in Springboro and Centerville
5. Safety – not a through road, signage
6. Access – Bellefontaine Road is busy – traffic study
7. Condo Concept
8. Lighting outside home. No street lighting in Heathermere
9. Ryan Homes

Mr. Falkowski said this is the Detailed Development stage, City Council already approved, we don't approve home prices – market rate. Planning Commission can't lock in dollar amounts.

Similar properties looked at by City Council, existing signage – do not plan on removing any signage.

New traffic study – No, this project is less dense than what was before.

House structure – purchasing the building not the lot. Grass around your building is maintained by HOA. 4 unit will have 4 different owners. Green space around pond by HOA.

Lighting – Pedestal lighting like along Heather Way.

Planning Commission does not approve the builder, this sets up details of plans. HOA documents not submitted.

Ms. Dudley, HOA – public document, certain capacity? Mr. Falkowski said HOA are recorded with Montgomery County. In play day one.

Ms. Dudley, landscaping by the developer. Mr. Falkowski said landscaping plan in the packet. They will put up a bond, 3 year growing season.

Ms. Dudley, not a speed limit sign. Mr. Falkowski said we can add.

Ms. Dudley, one entrance. Mr. Falkowski main on Brentwood, emergency out to Kitridge. Relocate sign if by a proposed driveway. Speed limit signs can be added. Ms. Dudley one entrance for 120 homes? Ms. Falkowski said one public access off of Brentwood no connection to Heather Way. Emergency access at the southern point that goes out to Kitridge.

Ms. Dudley, condo concept. Mr. Falkowski said same city rules on property maintenance.

Ms. Dudley, this is Basic Development Plan and approved by City Council, was that the final approval? Mr. Falkowski stated this is the Detailed Development Plan, the Basic Development Plan was approved by City Council back in 2020. This is the next step after that. This is the final approval to be able to start construction. There is a Final Plat that records the streets. With this their next step is to submit for grading permits and construction permits.

Ms. Dudley, rubble on the road, equipment coming through, knocking down trees.

Mr. Falkowski said they are allowed to cut a tree down if not in preservation zone. Some clearing could happen whether this plan is out there or not. Some work is partly from code enforcement. Clearing of the sidewalk. Along the frontage of Bellefontaine the gas company did some clearing.

Ms. Dudley, market rate would be disappointed if misled.

Ms. Dudley, no traffic study was done. It was done in 2020. Assisted living or senior living planned, that would be a bit different. Mr. Falkowski said assisted living that was proposed was on North of Brentwood, the South side where this is was apartments. That was approved through original ordinance back in 2001. Mr. Falkowski stated that 2020 was when this group came through with this plan. Ms. Dudley, 20 years later it's time for another study.

Mr. Jeffries preservation 20 feet, landscaping in addition. Mr. Falkowski said that is correct. Ms. Dudley there are preservation areas in Heathermere. Mr. Falkowski said preservation areas are to have dead or diseased trees removed.

Mr. Brian Machuch HOA, is this separate than what is established in Brentwood. Mr. Falkowski said it would be separate.

Traffic pattern and visibility. Mr. Falkowski said they will be widening Bellefontaine Road which will improve that site-line.

Will this affect the water pressure. Mr. Falkowski said it shouldn't affect pressure because it connects down through a loop. Not an extension.

Electric underground, Mr. Falkowski stated yes, all underground.

Ms. Jennifer Sole asked about a dog park? 2 ponds with walkways around.

When will this project be done? Mr. Falkowski said next step is for permitting, start construction this year. A couple year project.

Mr. Scott Dorston, SMSD Holdings, both streets at the same time.

Ms. Sole how quickly are people moving in? Mr. Dorston said both streets at same time. Regarding home builder nothing can be done until first pavement is done.

Ms. Vargo asked about phases, Mr. Dorston said no not in phases.

Ms. Chris Biggs, water pressure had a special valve. Mr. Falkowski said this will not increase pressure. Ms. Biggs asked about animals in the woods. Relocate them? Mr. Falkowski can't answer that.

Music guidelines? Mr. Falkowski said same ordinances for all homeowners in the City.

Ms. Julie Mewa, 4 units let out onto Brentwood Court. Could that be flipped?

Mr. Falkowski said this is the best layout that they could propose.

Ms. Mewa asked why not get rid of those units and make that the dogpark?

Mr. Falkowski said they moved forward with plan that was approved by City Council.

Two public streets surround yet only entrance is our private through put. Dangerous. Why does our neighborhood need to share it?

Mr. Falkowski said Brentwood is a public street not a private street. With improvement being done that will improve the site distance issues. An additional curb cut, originally want to reduce the number of curb cuts. Emergency access is to limit curb cuts on main roads. Overall traffic plans the more curb cuts you have on main roads are not as safe.

Can we change the plan? Mr. Falkowski said he would not recommend changing the plan.

Planning Commission Meeting
August 10, 2021

Ms. Nancy Byrge, how much widening Bellefontaine? Mr. Falkowski said just this side is being done.

Ms. Byrge said already 20-foot buffer and we are going to add another 20 foot on the other side and then put in some trees.

Mr. Lisle said existing buffer, there aren't that many additional plantings. Trees on Bellefontaine side to provide buffer.

Ms. Byrge said originally there would be 20-foot buffer. Concerns about one egress. Heathermere is 70 homes, small community, a bunch of small children. Extra traffic coming down Heather Way. A real safety concern.

HOA, ordinances said when approval of a Detailed Development Plan, we approve the HOA. We don't even have a draft. This would be appropriate to have a property management company taking care of it. Who will monitor the health of retention ponds? Landscaping?

Mr. Scott Dorston said the plan is to have a property management run the HOA.

Ms. Byrge asked when will we see the HOA? Mr. Falkowski said that it will be attached to the Final Plat for recording.

Mr. Dorston said until approved we can't move forward with an HOA.

Mr. Jeffries said if we can't require a HOA, final agreement have property maintenance requirements. Mr. Falkowski said correct.

Ms. Vargo HOA ever been required that it be approved by Planning Commission. Mr. Falkowski said he has seen it in PUDs. Were they accepted as presented or asked to make changes? Mr. Falkowski said he can't answer that.

Ms. Biggs said original HOA disappeared.

Mr. Lisle said he did a study comparison plan 208 apartments and now 120 townhomes. Peak amount of trips 117 cars out of apartments based on Institute of Traffic Engineers. 120 townhomes 59 trips.

About half the trips of the approved plan. As far as one entrance, we discussed with the fire department and staff. Originally set up 130 units would require emergency access. We agreed to provide it with 107 units.

Dog Park, the city has a dog park close. Add another retention area.

Ms. Dudley consider looking at a draft of HOA.

Mr. Scott Dorston, HOA, we have a lot amount of green space. We need an HOA, we will have a strong HOA.

Mr. Falkowski said the property owner. Property maintenance standards that have to be followed. Property owner responsibility.

Ms. Byrge said you're going to have unit owners. So, who becomes the property owner.

Mr. Falkowski said the current owner is the company. Each individual unit will be sold to an individual, but the rest of the property will be owned by somebody. It could be Mr. Dorston, he could sell it. There is a property owner that is responsibility.

Mr. Dorston said a separate LLC for the homeowner's association.

Ms. Vargo asked who pays for a new roof? Mr. Dorston said homeowner. Individually owned home.

Mr. Jeffries asked about secondary access. Is that wide enough to become an actual road? Mr. Falkowski said not enough room between the units. Currently the plan is to improve all the way to Kitridge. The current driveway is not wide enough. They are proposing to widen it to meet emergency standards. To make it a public road, not enough room.

Mr. Jeffries we would want a secondary egress, so we are putting this in to make it happen? Mr. Falkowski said yes.

Discussion on multi family vs. single family.

Mr. Lisle said the area in the south is an existing preservation zone. This isn't over the requirements for two entrances. We are under the requirement. This is the plan we presented to everybody last year. It is safe.

Mr. Falkowski added to the comment could you revise this driveway, because of the sanitary lift station that is there, you couldn't move it any further.

Action

Ms. Thomas moved to approve the request by the applicant SMSD HOLDINGS, LLC, for the approval of a Detailed Development Plan for property at the southeast corner of Bellefontaine Road and Brentwood Drive (ZC 20-08) in accordance with the recommendation of Staff's Memorandum dated August 4, 2021, and the Planning Commission Decision Record as amended.

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

Ms. Vargo asked to add #6 to the proposed Decision Record for HOA Documents shall be submitted to Planning Commission prior to approval of a Final Plat.

The next step will be to submit for permits through the engineering and zoning departments.

VII. New Business

1. DETAILED DEVELOPMENT PLAN - The applicant, DEC LAND CO I, LLC, is requesting approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (ZC 21-23).

Mr. Falkowski stated that the applicant requests approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development, which includes 62 single-family lots and 2 green space lots.

Section 2, Phase V is a new section of 55-foot lots south of Carriage Trails Parkway and West of the existing Waterstone Apartment development. Section 2, Phase V is proposed to contain 62 new houses, along with all applicable utilities, streets, and easements.

Planning Commission Meeting
August 10, 2021

The 62 proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval with 55-foot widths and 130-foot depth minimums for Section 6. The lots are considered village homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. A new street connection is proposed to connect to Red Buckeye Drive completing another loop in the street network.

This is the fifth phase of Section 2 which continues the growth to the south of Carriage Trails Parkway.

The drainage from these sections flow to the east into two proposed 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.

Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.

After review of the applicant's proposal, staff recommends approval of the Detailed Development Plan for Section 2, Phase V in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Ken Conaway stated 1260 is the number tonight. Higher finish on tighter lots. All that is left is the piece on the very north, don't quite have enough land to build the north side of the street. But we're designing that so we could build it in anticipation that we could get all the lots along the south side. Inventory today is 20 lots not sold. Getting ready to pave Section 6.

Ms. Vargo asked what size the white section was? Mr. Conaway said it is 5 acres. It is getting ready to close with Redwood and build apartments on it.

Action

Ms. Opp moved to approve the request by the applicant DEC LAND CO I, LLC, for the approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (ZC 21-23) in accordance with the recommendation of Staff's Memorandum dated August 4, 2021, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Planning Commission Meeting
August 10, 2021

Without objection, the minutes of the June 29, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski stated 3 cases for Broad Reach Project.

XI. Upcoming Meetings

Aug 24, 2021
Sept 14, 2021

XII. Adjournment

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



Terry Walton, Chair



Geri Hoskins, Administrative Secretary



Date



Date