

**Planning Commission
September 28, 2021 Meeting
City of Huber Heights**

I. Vice Chair Jan Vargo called the meeting to order at approximately 6:00 p.m.

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

Members absent: Terry Walton.

Staff Present: Scott Falkowski, Interim City Manager.

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

None.

IV. **Citizens Comments**

None.

V. **Swearing of Witnesses**

Ms. Vargo 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**

None.

VII. **New Business**

1. **DETAILED DEVELOPMENT PLAN - The applicant, REDWOOD LIVING, is requesting approval of a Detailed Development Plan for 5.41 acres on Red Buckeye Drive (ZC 21-28).**

Mr. Falkowski stated that the proposal before Planning Commission calls for the construction of an extension of an existing Multi-Family Housing complex. The site is located in Section One of the Carriage Trails Development on the north side of Red Buckeye Drive. The proposal consists of 36 residential units housed in 3-, 4-, 5-, and 6-unit buildings. There are a total of 8 buildings.

The buildings are proposed to have a combination of stone and vinyl façades that match those of the previous phases. The requirement per the approved Basic Development Plan is that 30% of the primary façade shall be finished with masonry products. All proposed buildings meet or exceed that requirement. The roofs have asphalt shingles and have multiple pitches providing a depth to the buildings. Each unit has a covered entry, all from the outside of the building. Each unit has its own garage located at the front elevation.

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The applicant's proposal consists of an internal drive connection from Phase III of the development. There will be no new curb cuts off Red Buckeye Drive. This street network follows a circular grid pattern and provides turn arounds for trash and emergency vehicles. The drives are all proposed to be 26 feet in width, which is smaller than the City's standard street section, therefore at a minimum, one side of the street shall be posted "No Parking". Sanitary and water have public main extensions throughout the complex. The water system is proposed to connect to the west through the existing complex. The sanitary sewer system in this area has adequate capacity to handle this number of residential units. Stormwater will flow into existing drainage systems and into existing retention ponds and will meet the City standards for outfall from the site. A mailbox kiosk is located near the center of this phase. Trash will be handled per unit. Lighting is being provided at the front porch and patio door only. The front porch lighting level meets the minimum requirement for infrequent entrances. There are no proposed pole lights in the complex. Parking is provided with garages at each unit, driveways for each unit that lead to each garage, plus an additional 14 parking spaces located throughout the complex, which is a larger space per unit allocation than the previous approved sections. Those spaces are proposed at 10 feet by 19 feet which exceeds the City standards.

Along Red Buckeye Drive, landscaping consisting of street trees is being proposed. There is proposed landscaping along all property lines and along the drives and parking areas with a combination of evergreen, shade, and ornamental trees. In Planned Mixed-Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that requirement. Landscaping is also being provided around each building through a combination of bushes, grasses, and flowers. This plan has a different set of tree types than phase I and II. Staff recommends that a minimum of 80 percent of the tree types match the previous phases.

Staff's analysis of the applicant's proposal leads it to recommend approval of the Detailed Development Plan in accordance with the approval conditions detailed in the proposed legislation for Planning Commission's consideration.

Ms. Vargo asked about pole lights in the complex? Mr. Falkowski said same lighting as previous sections. Individual lights at units on the buildings.

Greg Thurman, applicant. Wrapping up a 5-acre piece that completes the street scape along Red Buckeye Dr. Coach lighting on each garage.

Ms. Opp asked about two car garage but pad looks wide enough for 3 cars. Mr. Thurman said garages have concrete pad in between them, not designed to be another space. Mr. Jeffries explained a little wider driveway without grass between them.

Action

Ms. Opp moved to approve the request by the applicant REDWOOD LIVING, for the approval of a Detailed Development Plan for 5.41 acres on Red Buckeye Drive (ZC 21-28) in accordance with the recommendation of Staff's

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Memorandum dated September 28, 2021, and the Planning Commission Decision Record attached thereto.

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

2. DETAILED DEVELOPMENT PLAN - The applicant, RA SMITH, is requesting approval of a Detailed Development Plan for 1.15 acres at 7578 Old Troy Pike (ZC 21-29).

Mr. Falkowski stated that the applicant requests approval of a Detailed Development Plan for a new Discount Tire Facility.

The above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM – Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings. The proposal before Planning Commission calls for the construction of a new 7,020 square foot Discount Tire Facility which is a permitted use in the Planned Mixed Use Zoning District as a commercial use. Staff's analysis of the proposal is broken into several segments as follows.

The building is made up of split face CMU and aluminum bordered window walls. There are also metal awnings and an aluminum storefront. There is a good mix of colors and depth to the building. The total building height is 26 feet. The dumpster enclosure is proposed to be made of CMU units to match the building and have gates at the front.

The building is 90 feet from the Old Troy Pike Right-of-Way. The building in this location is surrounded by other commercial uses. The parking area at the Old Troy Pike frontage is proposed to be 16.2 feet from the right of way line. The dumpster enclosure is located at the rear of the building.

Parking is as follows:

Required Parking Spaces: Automobile accessories sale or installation: two spaces for every service bay, plus one space for every 400 square feet of sales area.

By Code, sixteen spaces would be required. Thirty-nine parking spaces are provided, with two being handicap accessible. The proposal calls for nine-foot width parking spaces. Staff recommends that they meet the City Code of ten-foot-wide spaces.

The building will be serviced by connections to public water and sanitary sewer connections. Gas, telephone, and electric are also available at the site limits. Drainage is being collected through catch basins and storm sewer routing the flow to the existing retention pond to the east. There is no need for additional storm water detention. Lighting shall meet the standards of City Code 1181.21.

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Three wall signs are proposed on the building. The signs are to be located on the west, north and south faces. The total sign area of all three signs shall not exceed 150 square feet as per that standard City Code for buildings with multiple visible faces. No ground sign will be approved at this location. A master development sign will be available for all users.

Landscaping is being provided around the perimeter of the building and site. The landscaping consists of deciduous trees, evergreen trees, shrubs, grasses, and perennials. As the first development plan to be submitted along the Old Troy Pike frontage, this landscape plan will set the standards for landscaped areas along the Old Troy Pike Right of Way.

Staff's analysis of the applicant's proposal leads it to recommend approval of the Detailed Development Plans in accordance with the approval conditions detailed in the proposed legislation for Planning Commission's consideration.

Mr. Jeffries asked about the parking. Will ask applicant.

Ms. Vargo said no photos of building were received and asked if it is a metal building. Mr. Falkowski said aluminum parts to it but a masonry building. Ms. Vargo would like to see no metal buildings to continue the character of Huber Heights with brick. Mr. Falkowski said majority is concrete with multiple colors, aluminum bordered window walls just at the frontage. The rest of the building is masonry. Ms. Vargo asked to request brick. Mr. Jeffries was good with brick. Ms. Thomas asked how much brick will we request. Mr. Jeffries asked aren't we opening the door for the rest of the development. Mr. Jeffries asked Ms. Vargo when you say masonry you are talking brick and stone, Scott you say hardy look. Mr. Falkowski concrete block is proposed. Request could be a certain amount of brick up to a certain level. Not 100% brick.

From RASmith said building is all masonry. Façade a more modern look. Decorative masonry. Not proposing any clay brick materials. Corporate owned building. Ms. Vargo concerned about 20 years from now, material will deteriorate.

RASmith said not like a metal sided building. Will last a very long time. Ms. Vargo asked about a schedule on building repairs.

RASmith not a franchise. Corporate owned. Reputation speaks for itself, no cars kept outside the building. 8 – 6 at night Monday through Friday, 8 – 5 Saturday and closed on Sunday. All tires stored inside the building. Trash enclosure is masonry built. No oil changes or service work done.

Ms. Vargo asked about material and location of dumpster.

RASmith said it is matching material, masonry. Ms. Vargo stated she doesn't want it to be metal. Mr. Falkowski said it is proposed to match the building. The gates are made of metal.

Ms. Opp asked why building this here. We have 12 other tire places in town. You have one less than 5 miles from this site.

RASmith said a whole division to handle markets, demand. Others in the area do other service work. Discount Tire does tires.

Ms. Vargo asked if other locations were looked at.

RASmith said he isn't part of the real estate group.

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Ms. Vargo asked Mr. Falkowski if they looked at other properties and Mr. Falkowski said he doesn't know but this is an acceptable use for this property as approved through the Basic Development Plan and this is the proposal.

Ms. Vargo asked if not being in the character of Huber Heights a legitimate reason for declining. Mr. Falkowski said plenty of commercial buildings that do not have brick that do have masonry. You can add a condition for brick. To deny because you don't see brick, that might be problematic. Our code doesn't say every building has to have brick.

Ms. Vargo asked about this zoning allowing flexibility. Mr. Falkowski said as a PUD you have ability to have conditions put on. But flat-out denial because it doesn't have a certain material that's not the only material approved, that is where the problem would come in.

Mr. Falkowski said this is an acceptable commercial use. There are standards about making the decision itself, whether it meets the City Council has already ruled that this is a commercially zoned area. This type is acceptable. Detail plan does it reasonable match the expectations set by Council.

Ms. Opp asked can we disapprove because the type of store. Mr. Falkowski said City Council sets the standards. Already set at the Basic Development Plan as commercial use.

Mr. Jeffries said if we request more brick, aren't we opening the door to be more restrictive of the rest of the development. Mr. Falkowski said yes potentially. Like the trees along the frontage, we want the development to have connectivity with each other. It's a planned mixed use, that's the point. Some brick on multi-family units so it would be reasonable to request some here.

Mr. Jeffries asked about so much parking. Need for 39 spaces.

Mr. Falkowski stated let's get through the masonry section first.

Ms. Opp asked for some matching of the apartments brick. All around the building maybe 30%.

Mr. Jeffries doesn't know how much to tell them. Our standards said masonry.

Ms. Vargo said this is in an Industrial area on our main throughfare. Not to look like a tire store.

Mr. Falkowski said his opinion was that it has multiple types of these materials and depth to it, I believe it is a good-looking building as is.

Ms. Thomas stated Ms. Vargo has concern about maintenance over time. Can we make sure they have standard maintenance, stellar look.

Mr. Falkowski said we do have property maintenance standards.

Ms. Thomas fine with the look it is. It is a retail development not an industrial development.

Mr. Jeffries said not comfortable putting a number on how much brick. Follow the code.

Ms. Vargo wants to recommend 30% brick on all sides. Without a second this motion will die.

Ms. Vargo concurs with 10 ft wide parking spaces.

Mr. Falkowski said our code comes out to 16 required spaces and you are proposing 39. Reason for that many.

RASmith said appointments, people leave cars for the day, employees, then the ones without appointments. Typically, 40 spaces, this one a little less. Probably 35 spaces.

Action

Mr. Jeffries moved to approve the request by the applicant RA SMITH, for the approval of a Detailed Development Plan for 1.15 acres at 7578 Old Troy Pike (ZC 21-29) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, and the Planning Commission Decision Record as amended.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Opp, Mr. Jeffries, and Ms. Thomas. NAYS: Ms. Vargo. Motion to approve carried 3-1.

3. DETAILED DEVELOPMENT PLAN - The applicant, RJK ASSOCIATES, is requesting approval of a Detailed Development Plan for 8.755 acres at 5060 US Route 40 (ZC 21-30).

Mr. Falkowski stated that the applicant requests approval of a Detailed Development Plan in a PM (Planned Mixed Use) District for a Storage Facility.

The proposal before Planning Commission calls for development of the property at 5060 US Route 40, currently vacant for an Indoor Storage Facility.

The site in question is the one that currently is the remainder parcel at the north end of the Windbrooke Subdivision. The applicant is requesting approval of a Detailed Development Plan that would allow for the installation of fourteen new storage buildings with leasable space, split into four phases. Staff's analysis of the proposal is broken into several segments as follows.

The buildings are made up of multiple materials. The office portion is covered with brick veneer and has a metal roof. The storage building that also faces Senna Drive has a brick veneer façade on the west face. The storage units have a combination of metal siding and tilt up piers. Each unit will have roll up doors. Any dumpster enclosure will be masonry with gates at the front.

The proposal calls for one curb cut to access the facility off of Senna Drive. No access will be provided off US Route 40. The parking requirement for the office is one space for every 300 square feet of gross floor area, which calculates to 4 parking spaces, with 1 of those being designated accessible spaces. 5 total parking spaces are proposed at 9 feet by 19 feet. City standard is 10 feet by 18 feet. Staff recommends the 10-foot-wide space requirement. Paved drive aisles access each building with no dead-end drives. Six-foot wrought iron fencing is proposed at the north and west perimeter of the site with a gate at the front and an emergency gate at the rear and six-foot wood privacy fence is proposed at the south and east perimeters. The interior aisles are 25 and 30 feet in width and exterior aisles vary to allow for emergency vehicle turning movements.

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through proposed detention basins onsite. The

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detention basins are designed to meet current water quality and quantity detention requirements. All field tile encountered are to be routed around the proposed buildings and into the storm water drainage system. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

The proposal calls for a wall sign on the front of the office building. No dimensions are shown, but staff would recommend limiting the size to a maximum of seventy-five (75) square feet in area as per the standard City Code.

Landscaping is being proposed to include street trees and buffering around the perimeter of the site. This landscaping includes a combination of deciduous trees, evergreen trees, shrubs, and grasses. A twenty-five-foot landscape buffer is proposed along the southern property line, protecting some of the vegetation and adding buffer type trees for year-round protection. The Landscaping Plan complies with the City Standards.

Discussion on entrance on Senna moved to Route 40, materials, mounding, secondary entrance, lighting.

Bob Krumdieck, applicant spoke to these issues.

Residents spoke against this case,
Julie Reese
Dale Masin
Connie Masin
Holly Batton
Monique Allsnonse
Wooten
David Franth

Applicant said he would just withdraw and come back at a later date.

4. MINOR CHANGE - The applicant, CAMPBELL BERLING, LLC, is requesting approval of a Minor Change for signage at The Oaks Section 9 (ZC 21-31).

Mr. Falkowski stated that the applicant requests approval of a Minor Change for signage for the Oaks of Huber Heights Section 9 Development at the entrance off of Fishburg Road.

The applicant wishes to install an entrance development sign on the south side of Silver Oak Way. The request is to locate the sign sixteen (16) feet from the Fishburg Road right of way and twelve (12) feet from the Silver Oak Way right of way line. As described below the standard code for ground signs is for the sign to be located a minimum of fifteen feet from the right of way. In this instance, a distance of twelve (12) feet from the Silver Oak Way right of way line would allow for the full landscaping mound approved with the Detailed Development Plan along Fishburg Road. The sign base would be ten (10) feet in width, with an overall height of six (6) feet. The sign face itself is four (4) feet six (6) inches wide by two (2) feet six (6) inches tall. The sign area would be eleven and a quarter (11.25) square feet per side. The sign would not be located over any

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utility line. Landscaping shall be placed around the sign as to not block the sight distance of the intersection.

Mr. Jeffries asked about the different name. Mr. Falkowski stated a different builder came in for this section. Designated a different name. Still part of The Oaks.

Ms. Vargo said it appears to be wooden, who will take care of it in the future. Mr. Falkowski said there will be an HOA it may be separate.

Cindy Smith spoke said different than on their website. Publicity different. Talked about park. Maintenance of it.

Bob Krohngold will go back and take a look at it. Approve location perhaps. Materials questionable. Leave for staff approval.

Action

Mr. Jeffries moved to approve the request by the applicant, CAMPBELL BERLING, LLC, for approval of the Minor Change for signage at The Oaks Section 9 (ZC 21-31) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, and the Planning Commission Decision Record attached as amended.

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

VIII. Additional Business

Mr. Falkowski gave an update on Huber Center. Signage is up at both entrances. Repaving has not been completed, City has not issued a final. Redoing some curb and replacing some trees. Parking lot is not in violation. Potholes have some patching. 80% full. Not in compliance. Continuing with violation process and not giving the final for signage. Raising our Standards.

IX. Approval of the Minutes

X. Reports and Calendar Review

Mr. Falkowski said meeting scheduled for first week in October

XI. Upcoming Meetings

Oct 12, 2021
Oct 26, 2021

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XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:46 p.m.



Jan Vargo, Vice Chair

12-14-2021
Date



Geri Hoskins, Administrative Secretary

12-14-2021
Date