

**Planning Commission  
November 9, 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. **BASIC DEVELOPMENT PLAN - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).**

Mr. Falkowski stated we received word this afternoon that the applicant is requesting to pull this item off of the Agenda and withdraw their current application.

**Action**

Ms. Vargo moved to table the request by the applicant DARIN SCHMIDT, for the approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

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

**VII. New Business**

- 1. REZONING - The applicant, Parveen Wadhwa, is requesting approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42).**

Mr. Falkowski stated that the applicant requests approval of a Rezoning and Basic Development Plan for the property at 6025 Taylorsville Road to Planned Commercial for a convenience store and laundromat.

The above-described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

The City's 2011 Comprehensive Plan Update shows this area as Mixed Density Residential, which allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas. This use would be a complement to mixed density residential as a neighborhood commercial space.

The site currently has one residential building. The proposal is to raze the building and build a new 7200 s.f. building.

Parking will be provided following Chapter 1185 of the City's Zoning Code and is called out to be 10 foot by 18-foot spaces.

Storm water will be handled through storm sewers flowing into a proposed underground storm water management unit. This will follow all City drainage regulations.

Water and Sanitary will connect to existing public systems.

Traffic analysis was completed by the applicant and no major roadway improvements are recommended.

The proposal calls for an all masonry building with a sloped roof.

The applicant proposes a landscape buffer on all sides of the project.

Proposed lighting shall follow Section 1181.21 of the City Zoning Code.

Signage will follow Section 1189 of the City's Zoning Code.

Recommendation to City Council.

Mr. Jeffries asked if this changed to a different use, would come back Mr. Falkowski said only requested uses.

Mr. Op asked about the drive thru and Mr. Falkowski said drive up window on west side.

Patricia Buzza is against the rezoning issues were increased traffic, amount of children in the apartments, extremely dangerous, property values, please don't zone Commercial.

Planning Commission Meeting  
November 9, 2021

Adam Gill discussed the traffic study, met acceptable capacity levels.

Ms. Vargo asked hours of operation, he couldn't answer that.

Parveen Wadhwa said hours will be 7am to 11pm., convenient to neighborhood

Mr. Opp asked hours of laundry and Mr. Wadhwa said 8 to something.

Mr. Jeffries asked currently zoned, and Mr. Falkowski said R4 the whole thing.

Ms. Vargo asked how much laundry and how much convenience store. Mr.

Wadhwa said 60 – 40%.

**Action**

Ms. Thomas moved to approve the request by the applicant PARVEEN WADHWA for approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42) in accordance with the recommendation of Staff's Memorandum dated November 4, 2021, and the Planning Commission Decision Record attached thereto.

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

This now goes to City Council.

**2. MINOR CHANGE - The applicant, MS Consultants, Inc., is requesting approval of a Minor Change for addition of new coolers, freezer, and dry storage room at property located at 5611 Merily Way (ZC 21-44).**

Mr. Falkowski stated that the applicant requests approval of a Minor Change for Addition of New coolers, freezer, and dry storage at rear of building.

The applicant wishes to place an addition to the rear of the building for coolers, freezers, and storage. There is no plan to expand any of the dining areas, so there are no increased parking requirements, but their plan is to remove eight spaces where the expansion is located. The restaurant expanded the parking lot above the required amount several years ago, so the decrease does not go below that standard code. The plan for the exterior of the building is to match the materials and colors of the existing stone, brick, and roofing.

Sean French talked about operational impact issue, hold more inventory, mimic landscaping, replace sidewalk, stain paint to match.

**Action**

Ms. Thomas moved to approve the request by the applicant, MS CONSULTSANTS, INC., for approval of a Minor change (ZC 21-44) in accordance with the recommendation of Staff's Memorandum dated November 4, 2021, and the Planning Commission Decision Record attached thereto.

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

Next step is to submit for the zoning certificate.

**3. MAJOR CHANGE - The applicant, Larkspur, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 7.234 acres for property located at 7650 Waynetowne Boulevard (ZC 21-43).**

Mr. Falkowski stated that the applicant requests approval of a Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District for a Storage Facility.

The proposal before Planning Commission calls for redevelopment of the property at 7650 Waynetowne Boulevard, currently occupied by Danbarry Cinema, to Larkspur for an Indoor Storage Facility.

The site in question is the one that currently is occupied by a commercial structure. The applicant received approval of a Detailed Development Plan that would allow for the razing of the existing building and placing five new storage buildings with leasable space in Phase I. The current request is to build one large building in place of the previously approved five individual buildings.

The buildings are made up of pre-engineered metal, EIFS and brick. The building face that fronts along Waynetowne Boulevard are requested to be pre-engineering metal with brick at the water table. The previous approved buildings had all masonry materials along the face that fronts along Waynetowne Boulevard. Each unit will have roll up doors. The main office will have a glass storefront. The dumpster enclosure will be masonry with gates at the front.

The proposal calls for one curb cut to access the facility off of Waynetowne Boulevard. The current two curb cuts will be removed, and a new curb cut installed. 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. Paved drive aisles access each building with no dead-end drives. Fencing is proposed at the perimeter of the site with fencing abutting public right of way being a decorative metal fencing and coated chain link for the remainder of the fencing which meets the approved PUD conditions. The exterior aisles are 30 feet and 25 feet 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 the existing detention basin onsite. The existing detention basin is being upgraded to meet current water quality and quantity detention requirements. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

The ground sign shall have a maximum height of six feet from ground level, a maximum area of seventy-five square feet and base materials shall match the fronts of the buildings.

Planning Commission Meeting  
November 9, 2021

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. The Landscaping Plan complies with the City Standards.

Mr. Jeffries asked about masonry materials along Waynetowne. Discussion on being more visible than before. Adding brick to the water table on north side.

David Bernstein spoke about functional and visible enhancement. Ms. Vargo asked about temperature controlled, Mr. Bernstein answered yes.

**Action**

Ms. Vargo moved to approve the request by the applicant, LARKSPUR, for an approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for property located at 7650 Waynetowne Boulevard further identified as Parcel P70 04005 0100 on the Montgomery County Auditor's tax map (ZC 21-43) and the Planning Commission Decision Record amended attached thereto.

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

Next step is to go to City Council.

**VIII. Additional Business**

1. Pre-Application Conference – Residential Development – 22-acre Storck Property, Bellefontaine Road.  
Bob Krohngold discussed a potential project of 22 acres on east side of Bellefontaine across from The Oaks Development. It is for a residential development. Paired patio homes, will need a lift station to get sewer out, affordable, start building next year. Wembley and Hudson, controlled by HOA. Jennifer Gonzolaz talked about layout, size, market.

All Planning Commissioners liked the product.

2. Mr. Falkowski talked about Union at Chambersburg Traffic Impact Study. Recommended the northern access point. Exiting access point that the bank uses now, the proposal and recommendation is that is full access, redone and widened. Northern access point recommending right in right out access point. Left hand turn lane on Old Troy Pike be extended to have more stacking.

**IX. Approval of the Minutes**

Without objection, the minutes of the October 26, 2021, Planning Commission meeting are approved.

**X. Reports and Calendar Review**

Mr. Falkowski stated next meeting is December 14, Major Change at 5840 Old Troy Pike for a proposed used car lot. Approval of next year meeting schedule.

Mr. Falkowski also stated this is his last Planning Commission meeting, Mr. Foster will be at next meeting.

**XI. Upcoming Meetings**

December 14, 2021

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:35 p.m.



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Terry Walton, Chair



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Geri Hoskins, Administrative Secretary



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Date



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Date