

**Planning Commission  
March 29, 2022, 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: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

**III. Opening Remarks by the Chairman and 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. **BASIC DEVELOPMENT PLAN - The applicant, AMARJIT TAKHAR, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

This case was tabled at the March 15, 2022, to allow time to review the revised development plan that was submitted shortly before the meeting. The crux of the revision reconfigures the western access point to allow for a future extension of Center Point 70 Boulevard and meet the development standards of the Planned Commercial District.

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-

trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The revised site plan illustrates 76 parking spaces, including 10 for semi-trucks. This is an increase from 62 automobile parking spaces.

The proposed uses are principally permitted in the PC district. The revised plan indicates a 15-foot perimeter buffer yard, which meets the standards for this chapter. All other standards for this Chapter are met.

The revision meets the requirements of Chapter 1181. The revised plans illustrate street trees placed every 40-feet. No exterior lighting plan was submitted at this time, but will be submitted at the time of detailed development review. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

The revised proposal meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The revised plan indicates 70 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

**Other Considerations:**

Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. The applicant has adjusted the site plan by reconfiguring the parking and circulation plan. The revised configuration will likely improve vehicle stacking at the intersection along the proposed roadway, rather than internally as was originally illustrated.

**Additional Comments:**

**Fire:** See Attached. The applicant will comply will all fire code requirements.

**City Engineer:**

**Recommendation**

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the revised basic development plan with the following conditions:

- Applicant shall comply will all fire code requirements.

### **Action**

Ms. Thomas moved to approve the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) on approximately nine (9) acres of a 35-acre parcel at property located on the East side of intersection of State Route 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Ohio Records (ZC BDP 22-08) and accordance with the recommendation of staff's memorandum dated March 22, 2022 and the Planning Commission's Decision Record attached thereto.

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

Move to City Council

## **VII. New Business**

- 1. COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, is requesting approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road (ZC CDBP 22-11).**

Mr. Sorrell stated that This case was originally ZC 21-47, which contemplated 132 units (66 2-family townhomes) on approximately 23 acres. The applicant withdrew the application and is now submitting approval for 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

The proposed one-family lots are slightly smaller and 20-feet shallower than what is prescribed by the code. The 64-foot-wide lots are significantly smaller in square footage than prescribed by the code, however this does provide a housing product for those households who do not want or need a larger yard. Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area.

Each unit, both detached and attached, will contain a two-car garage, along with driveway space for parking. The proposal complies with this standard.

All utilities will be placed below ground.

The applicant has submitted proposed elevations that that are consistent with this requirement.

While landscaping and screening is not required in the Planned Residential District, the applicant is proposing significant buffering and screening along Bellefontaine Road, and along the interior gas transmission easement.

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The comprehensive plan indicates this area should be single-family with a maximum density of six (6) units per acre. The proposed development contains 29 single-family homes and 35 duplex townhomes. The overall density of the development is 4.33 units per acre, consistent with the comprehensive plan.

While no phasing plan was submitted with the application, this is a relatively small subdivision for Huber Heights.

The public roads are adequate for this development. Bellefontaine Road is classified as a Major Collector in the City Thoroughfare Plan

The site is served by adequate utilities.

The applicant is proposing significant landscaping and screening beyond the code requirements along Bellefontaine Road. Additional tree plantings are proposed throughout the development in the common areas.

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06 and the intent of 1171.09. Staff recommends approval of the rezoning to Planned Residential and the combined Basic and Detailed Development Plan to construct 97 homes. Staff recommends approval with the following conditions:

- 1) The dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
- 2) The applicant will comply with all stormwater requirements, per the City Engineer;
- 3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Bob Krohngold was present.  
Cindy Smith and Tracy Harman

Discussion on the Fire Assessment and percentage of masonry

**Action**

Ms. Thomas moved to approve the request by the applicant Campbell Berling for approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road, Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (ZC CDBP 22-11) in accordance with the recommendation of Staff's Memorandum dated March 22, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

**2. REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HORIZON LINE DEVELOPMENT, is requesting approval of a Rezoning and Basic Development Plan to PM (Planned Mixed) for 197 unit Residential Town-Home Apartment Community, located at 7125 Executive Boulevard (ZC BDP 22-12).**

Mr. Sorrell stated that the applicant is requesting approval for a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use, to facilitate the construction of 197 residential townhome apartments and five commercial out lots.

The applicant has proposed development and use standards that are generally consistent with the applicable zoning regulations. Staff would like to see the following revisions:

- Residential garage openings shall be set back at least 20-feet from the back of the sidewalk. (It appears this is the case in most instances; however, the drawings are not dimensioned and to the greatest extent possible staff desire to limit the overhang of vehicles into the sidewalk pathways).
- The following proposed permitted non-residential uses should be eliminated from permitted use list:
  - Filling stations
  - Sweepstakes cafes
  - Convenience store
  - Self-Storage – Indoor Climate Controlled
  - Car Wash

The area contains a mixture of residential, commercial and office uses.

This site is located along a well-traveled thoroughfare, surrounded by residential uses to the north and west, commercial uses to the south, and Carriage Hill MetroPark to the east. The vast majority of the proposed land uses are residential and are located adjacent to other residential uses. The proposed commercial out lots, which will likely have more intensive uses, are appropriated located to front Executive Boulevard.

Commodity crop production is the current use of the site, and few natural features exist. There is a small drainage stream that bisects the site near the southwest corner, which crosses under Executive Boulevard and ultimately into Drylick Run Creek. The proposed development plan appears to limit the impact on the drainage stream.

In general, the site slopes west to east. Two onsite and one offsite stormwater basins will provide for stormwater management. The stormwater basins are designed to be wet basins, which will provide an attractive landscape amenity.

This development will have two entrances from Executive Boulevard that are aligned and spaced in a manner where little traffic conflict points should exist. Interior sidewalks and walking trails are proposed for pedestrian circulation. As the commercial spaces are developed sidewalks along the north side of Executive Boulevard should be constructed to provide pedestrian connections to the amenities near and along Executive Boulevard.

Parking for the residential units is provided by what appears to be a mixture of one-and two-car garages, along with driveway space. The applicant is providing at least two spaces per unit for the residential development, including the driveway space. As previously stated, the setback from the garage face to the back of sidewalk for the residential units should be a minimum 20-feet.

The proposal provides interior sidewalks and walking paths. Additional sidewalks should be constructed as the commercial lots are developed along Executive Boulevard to provide pedestrian access to the surrounding amenities.

A sign package was not submitted with the application; however, two monument signs are indicated on the landscaping plan. Signs shall comply with Chapter 1189.

The residential buildings are set back 15-feet from each residential building. While the commercial out lots illustrate generic building footprints, plenty of land area exists to meet these setback requirements.

The residential buildings are approximately 20-feet tall.

The plans and renderings indicate a mixture of decorative light poles and wall sconce lighting throughout the residential development. A lighting plan will be required at the detailed development plan phase.

The site plan indicates the trash receptacles will be fully enclosed where provided.

The architecture of the commercial structures is not indicated in the application, but will be reviewed at the time of the detailed development plan submission for each out building.

All utilities will be placed underground.

The residential open space will be owned by the apartment development owner.

The applicant proposes to retain the existing trees along the north property line as a buffer, and the closest structure is approximately 80-feet from the property line. Staff does not feel a 6-foot-high landscaping mound is warranted and would require the removal of existing trees.

Along the west property line, the screening will be a mixture of evergreen and ornamental trees. No mounding or fencing is proposed or required.

The commercial out lots will be reviewed at the detailed development plan phase; however, the covenants indicate the commercial developments will comply with Chapter 1185.

Street trees are indicated throughout the development. Street trees will be required along Executive Boulevard as those sites are developed.

**STAFF RECOMMENDATION**

Staff recommend approval of the rezoning and Basic Development Plan to construct 197 residential units and five commercial out lots. Staff recommend the following conditions for approval:

- 1) The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.
- 2) The permitted uses shall exclude those recommended by staff.
- 3) The water mains and sanitary sewers shall be built to city standards and in easements.
- 4) The applicant shall submit a sign package consistent with Section 1189.
- 5) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Eric Allen  
Kevin Brolema  
Steve Massingill

Discussion on the entertainment area, traffic, widening Executive, adding turn lane.

**Action**

Ms. Vargo moved to approve the request by the applicant Horizon Line Development, for approval of a Rezoning and Basic Development Plan to Planned Mixed (PM) for 35 acres at 7125 Executive Boulevard, Parcel Number P70 03910 0005 of the Montgomery County Ohio Records (ZC BDP 22-12) in accordance with the recommendation of Staff's Memorandum dated March 29, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 4-1.

Move to City Council

**VIII. Additional Business**

None.

**IX. Approval of the Minutes**

Without objection, the minutes of the March 15, 2022, Planning Commission meeting are approved.

**X. Reports and Calendar Review**

Rezoning and Basic Detailed Development Plan, Medical Facility  
Major change and Detailed Development Plan, Commercial Lot  
Major Change and Detailed Development Plan, Discount Tire

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**XI. Upcoming Meetings**

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April 12, 2022

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:33 p.m.

  
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Terry Walton, Chair

  
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Geri Hoskins, Administrative Secretary

  
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Date