

**Planning Commission
April 28, 2022, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:07 p.m.

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

Members absent: Mr. Jeffries, and Ms. Opp.

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. 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 explained that for the Addington Development. The developer brought to his attention that his recommendation and the decision order prohibits vinyl siding on the single-story buildings. That was never the intent, that was an error. Vinyl siding was never a conversation that Planning Commission had. I'm asking for the Decision Record to be amended to say that all dwellings shall have an average of 50% of the surface area of the front façade finished with brick. This is similar and consistent with every planned development subdivision that we have passed since 2008. City Council will be revising the ordinance that is in front of them. I also anticipate that they will only be approving the Basic Development Plan for Addington and sending back here for Detailed Development approval.

Cindy Smith spoke to her disagreements with this development.

Single story full brick wrap

No three-story homes

Lessening of standards

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- Percentages of brick in the ordinance
- Transition zone
- Doesn't follow the Comprehensive Plan
- Lot size
- Backyards
- Fencing
- Stream and livestock
- Decision Record very basic
- Fire allowing verses best practice
- Frontage measurements

Tracy Harmon
Transition

Mr. Sorrell stated that on a cul-de-sac it is measured at the building line.

Ms. Vargo asked for explanation of Ms. Smith's percentages.

Mr. Sorrell stated a different development than what is across the street.

Different product, Comprehensive Plan is a guide, not a binding document.

Waterways that have caused flooding, taking a larger look at stormwater management in that area. Fencing is a new issue. Perhaps perimeter fencing.

Garage be excluded from percentage. You can modify to 40% if you like.

Desire to create a boulevard entrance. Cul-de-sac meets city standards. Fire is not impeded by this.

Ms. Vargo would be in favor of past practices of 40% and not to include the garage.

Not to put the boulevard into the decision record because it wasn't in any plans that were reviewed.

Action

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

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 3-0.

VII. New Business

None.

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VIII. Additional Business

None.

IX. Approval of the Minutes

None.

X. Reports and Calendar Review

XI. Upcoming Meetings

May 10, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:45 p.m.


Terry Walton, Chair


Geri Hoskins, Administrative Secretary

5/10/2022
Date

5/10/2022
Date