

**Planning Commission
May 10, 2022, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:01 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Vargo and Mr. Walton.

Members absent: Ms. Thomas.

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. None

VII. New Business

- 1. **DETAILED DEVELOPMENT PLAN - The applicant, CHARLES V. SIMMS, is requesting approval of a Detailed Development Plan to construct 74 for sale residential units within 11 buildings for The Gables of Huber Heights. Property located on Brandt Pike North of the Reserves at the Fairways (Case DDP 22-20).**

Mr. Sorrell stated that the applicant requests approval of a detailed development plan to construct 74 condominiums in 11 buildings on 15.93 acres, which yields an average density of 4.64 units/acre. Approximately 64% of the site is open space (10.20 acres).

The Planning Commission approved the basic development plan on March 15, 2022, with the following conditions:

- 1) Applicant shall comply with all fire code requirements
- 2) The minimum private street pavement width shall be 27'
- 3) The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- 4) The entrance off of Brandt Pike shall be a minimum 36' wide with one lane in and two lanes out.

Conformance with Basic Development Plan

The proposal overwhelmingly conforms to the basic development plan, commission-imposed conditions and the regulations outlined in Chapter 1179, Planned Mixed Use District (PM):

Compliance with Planning Commission conditions:

The detailed development plan complies with the conditions established by the Planning Commission through their March 15, 2020, decision order.

- Compliance with fire code requirements:
 - One main entrance and one emergency access is provided.
 - The front boulevard entrance exceeds the width requested by the City Engineer and meets the turning radius requirements to accommodate fire apparatus.
 - At the request of the Fire Department, the boulevard entrance only contains low-height evergreen shrubs and landscaping.
 - Sheet C700 illustrates compliance with fire apparatus turning requirements.
- The minimum private street pavement width shall be 27'
 - The private street widths have been increased to 27' per city code
- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
 - While not included in the detailed development plan submission, the applicant and City Engineer have arranged that they will be included in the final plat prior to recording. Planning staff feels this is sufficient and appropriate.
- The entrance from Brandt Pike shall be a minimum 36' wide with one lane in and two lanes out.
 - The entrance width has been expanded to 44', which includes a 14' entrance, a 6' planted median strip, and a 24' two-lane exit.

Landscaping and Screening

The applicant has submitted an extensive landscaping and screening plan. The plan contains a mixture of shade and ornamental trees, along with a mixture of evergreen trees and shrubs.

Landscaping:

- An attractively landscaped entrance into the development is proposed.
- The plan illustrates a mixture of ornamental trees along the front of each unit.
- Shade trees are proposed throughout the greenspace and between building clusters.

Screening and buffering:

- Guest parking areas are softened with plantings of Taxus shrubs at the end of the parking stalls.
- The plan illustrates a mixture of Norway Spruce evergreen trees planted along the 6' high landscape mound, providing screening and separation between this development and the existing residential structures in The Reserve.
- The plan also illustrates a dense planting of Arborvitae evergreen trees along the north edge of Monte Carlo Way. As you may recall, residents who live along

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Monte Carlo Way expressed concerns about the lack of screening. This landscaping plan should address their concerns.

Staff Analysis

As outlined above, the applicant has made all the necessary revisions to the detailed development plan as requested by the Planning Commission and various city departments. Staff feels the submitted plan meets the standards for approval of the detailed development plan.

Recommendation

Staff recommends approval of the detailed development plan submitted on April 15, 2022, with the following condition:

- Applicant shall illustrate all existing and new utility easements in the final plat.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

- 1) Approve the detailed development plan application, with or without conditions.
- 2) Deny the detailed development plan.
- 3) Table the application in order to gather additional information.

Robert Simms
Max Paton
James Baer
John Moore
Christine Olinsky

Discussion on the median, timeframe for widening Brandt, City or State control speed, entrance sign, fire road, and buffer zones.

Action

Mr. Jeffries moved to approve the request by the applicant Charles V. Simms Development, for approval of a Detailed Development Plan for 15.93 acres on Brandt Pike North of the Reserves at the Fairways Parcel Number P70 03910 0057 of the Montgomery County Auditor's Map (Case DDP 22-20) in accordance with the recommendation of Staff's Memorandum dated May 3, 2022, and the Planning Commission Decision Record attached thereto.

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

Next steps are the applicant to revise various plans according to Commission and submit for City approval and then we will issue permits.

VIII. Additional Business

Informal review Major Change to Detailed Development Plan – BroadReach.

Beth Cotner, Developer for Sheetz, and Mike Castellitto from Broad Reach proposed a change to the approved Development Plan for the Broad Reach development. Family-owned company headquartered out of Altoona, Pennsylvania. 24/7 restaurant that sells fuel. Food made to order. Site will have carwash.

Mike Castellitto said they do support, great use for the property and the community.

Some topics of conversation; other car wash in area, no additional curb cuts, approved entrances, right in right out, traffic, convenience store close by, 3rd fast food establishment, monument sign, multi-tenant building, either Major Change to DDP or start over, a new DDP.

IX. Approval of the Minutes

Without objection, the minutes of the April 12, 2022, and April 28, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning from A to PI off of Taylorsville Road, east of the City for auto repair
Final Plat Carriage Trails

XI. Upcoming Meetings

May 24, 2022

June 14, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:20 p.m.



Terry Walton, Chair



Geri Hoskins, Administrative Secretary



Date



Date