

**Planning Commission
August 9, 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. 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. None

VII. New Business

- 1. **MINOR CHANGE - The applicant, McBRIDE DALE CLARION, is requesting approval of a Minor Change for year-long outdoor sales at the Kroger Store and Fuel Center. Property is located at 7747 Old Troy Pike (MC 22-30).**

Mr. Walton stated that the applicant withdrew their application.

- 2. **LOT SPLITS - The applicant, LUIS RIANCHO & ASSOCIATES, INC., is requesting approval to replat one 19.1291 acre lot into 4 existing lots with total acreage between 19.94 and 10.78 acres. Property is located at 7860 Bellefontaine Road (LS 22-32).**

Mr. Sorrell stated that this site was recently the subject of a rezoning request to construct a paintball facility. Four adjacent neighbors are purchasing the site and enlarging their existing lots. All current lots are zoned Agriculture and there is no anticipated change of use.

The city is requesting right of way dedication, consistent with the thoroughfare plan.

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The applicant requests to replat one 19.1291-acre lot into four existing lots with total acreages between 19.94 and 10.78 acres. All lots meet minimum zoning requirements.

The proposed replat meets all requirements of the subdivision regulations and the applicant is dedicating various depths of right-of-way consistent with the thoroughfare plan.

No Fire comments received

No City Engineer comments received

After reviewing the applicant's proposal, staff recommends approval of the replat of 19.1291 acres submitted with the application dated August 2, 2022.

Luis Riancho was present.

Action

Mr. Jeffries moved to approve the request by the applicant LUIS RIANCHO & ASSOCIATES, INC., for approval to replat one 19.1291 acre lot into 4 existing lots with total acreage between 19.94 and 10.78 acres. Property is located at 7860 Bellefontaine Road (LS 22-32) in accordance with the recommendation of Staff's Memorandum dated August 3, 2022, and the Planning Commission Decision Record attached thereto.

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

3. DETAILED DEVELOPMENT PLAN - The applicant, APP ARCHITECTURE, is requesting approval of a Detailed Development Plan to create a freestanding emergency and urgent care center. Property is located at 7611 Old Troy Pike (DDP 22-29).

Mr. Sorrell stated that the applicant requests approval of a detailed development plan to construct a 10,800square-foot healthcare facility for outpatient and emergency services. The applicant anticipates an initial volume of 30 – 40 patients per day, with a maximum of 50 – 60 patients per day once established.

The Basic Development Plan and rezoning public hearing was held by the City Council on Monday, July 25, 2022. This staff report assumes the rezoning and Basic Development Plan will be approved on Monday, August 8, 2022 . If approved by Council, the Detailed Development Plan will be considered by the Planning Commission the following day. While this is not our typical practice, accommodations have been made for other developments in an equivalent manner. No zoning permits will be issued until the rezoning is effective 30 days after Council approval.

To address the concerns of a third curb-cut along Taylorsville, the applicant has worked with Rural King to obtain an access agreement along the Taylorsville

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frontage and use the existing Rural King entrance. The site plan also moves the identification sign to the western side of the site.

On June 3, 2022, the Planning Commission voted to recommend approval of the rezoning from Planned Commercial to Planned Office and approval of the basic development plan with the following conditions:

- Street trees shall be placed every 40 feet along Taylorsville Road.
- The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
- The applicant shall comply with Chapter 1181.21 Lighting Standards.
- The applicant shall comply with Chapter 1182 Landscaping and Screening.
- Wall and canopy signs shall be similar to those submitted in the sign package submitted to the Planning Commission on April 12, 2022.
- Ground signs shall not exceed 6 feet in height.
- The applicant shall comply with all fire code requirements.

The applicant has submitted a Detailed Development that meets these conditions.

This revised Basic Development plan addressed the Taylorsville Road access concerns of the Planning Commission and City Council. The Detailed Development Plan substantially conforms to the approved Basic Development and conforms to the PO district regulations including parking and buffering.

1173 (PO) Planned Office District

The proposed use is principally permitted in the PO district.

The required 15-foot perimeter yard is provided in the Detailed Development Plan.

Chapter 1181 General Provisions

The Detailed Development Plan meets the requirements of Chapter 1181:

Street Trees

The Detailed Development Plan indicates street trees placed 25' on center, consistent with the zoning code.

Lighting

The Detailed Development Plans include a photometric study that illustrates the light trespass is minimal and meets code requirements along the public right of way. There is slight light trespass onto the adjacent parking lots, but those parking areas are also illuminated; therefore, there is no impact from the light trespass.

Screening of Service Structures

The Detailed Development Plan indicates the dumpster and service structures will be screened according to code.

Chapter 1182 Landscaping and Screening Standards

The Detailed Development Plan illustrates a significant landscaping and screening program associated with the development. The plan conforms to the street tree frontage requirements and all perimeter parking landscape requirements.

Chapter 1185 Parking and Loading

The Detailed Development Plan meets the requirements of Chapter 1185. The applicant is illustrating areas for parking island landscaping. Based on the interior programming, 45 spaces are required, and 50 spaces are illustrated.

The applicant has secured an agreement with Rural King for access through the Rural King parking area parallel to Taylorsville Road.

Chapter 1189 Signs

The applicant is requesting a mixture of signage, including one ground-mounted sign, three corporate wall signs, three "Emergency" wall signs and one "Ambulance" canopy sign. The sign package submitted with the application is consistent with the conditions imposed by the Planning Commission.

Recommendation

Staff feels the standards of approval outlined in 1171.09 can be met, and therefore staff recommends approval of the Detailed Development Plan with the following conditions:

1. The applicant shall comply with all fire code requirements.
2. The applicant shall comply with all conditions imposed by the City Council as a condition of the rezoning and Basic Development Plan approval.

Brian Dean was present

Action

Ms. Vargo moved to approve the request by the applicant APP ARCHITECTURE, for approval OF A Detailed Development Plan to create a freestanding emergency and urgent care center. Property is located at 7611 Old Troy Pike (DDP 22-29) in accordance with the recommendation of Staff's Memorandum dated August 3, 2022, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the July 12, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

August 23, 2022
September 13, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:40 p.m.



Terry Walton, Chair



Geri Hoskins, Administrative Secretary

9/13/2022

Date

9/13/22

Date