

**Planning Commission  
September 27, 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. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp, excused

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, SIGN DYNAMICS, is requesting approval of a Minor Change for signage for a new replacement monument sign. Property is located at 7505 Taylorsville Road (MC 22-37).**

Mr. Sorrell stated that the applicant requests approval to replace their existing wood panel ground sign with an approximately 6-foot-tall monument sign that has an incorporated electronic message center.

The Planning Commission has great flexibility for approving signs within a planned district. The applicant is requesting a 6'-foot high monument sign on a brick base, which is consistent with the zoning code. The electronic message center is less than 50% of the sign area, consistent with the code. However, the digital area is 25" high and the code suggests 18" in height in the "B", "O" or "I" districts.

The applicant seeks a minor change to replace their existing wood ground mounted sign with a 6-foot monument sign, on a brick base with an electronic message center. If this sign were in a "B", "O" or "I" district the sign conforms in all respects to the code, with the exception that the height of the digital lettering is

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slightly too tall. Despite the height of the digital lettering, the electronic message center is still less than 50% of the sign area, consistent with the zoning code.

**Fire:** None received

**City Engineer:** None Received

**Recommendation**

Staff recommends approval of the minor change to construct the monument sign as submitted.

Ryan Buffenbarger and James Stuart were present.

**Action**

Ms. Thomas moved to approve the request by the applicant Sign Dynamics, for approval of a Minor Change for signage for a new replacement monument sign. Property is located at 7505 Taylorsville Road, (FP 22-37) in accordance with the recommendation of Staff's Memorandum dated September 22, 2022, and the Planning Commission Decision Record attached thereto.

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

- 2. REZONING AND BASIC DEVELOPMENT PLAN - The applicant, THOMAS E. DUSA, is requesting approval of a Rezoning and Basic Development Plan, to construct a truck stop and repair facility o approximately three (3) acres. Property is located at the Southeast Corner of Technology Blvd and Artz Road (RZ BDP 22-35).**

Mr. Walton asked for a motion to table this item until 10/25/2022.

**Action**

Ms. Thomas moved to table the request by the applicant, THOMAS E. DUSA, for approval of a Rezoning and Basic Development Plan, to construct a truck stop and repair facility o approximately three (3) acres. Property is located at the Southeast Corner of Technology Blvd and Artz Road (RZ BDP 22-35).

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

- 3. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan, to construct a 135-unit senior community and a 192-unit market rate community on a combined 15.56 acres. Property is located at 6209 Brandt Pike (rear lots of former Marian Shopping Center) (DDP 22-34).**

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Mr. Sorrell stated that This project grew out from the Brandt Pike Redevelopment Plan (2017), which identified a need and demand for senior housing and market-rate multi-family housing along and near the Brandt Pike corridor. The city subsequently purchased the shopping center to facilitate redevelopment. New developments within this site include Dayton Metro Library Huber Heights Branch, Dogtown, and the shopping center will be refaced with a brick or stone façade.

The applicant received Basic Development Plan (BDP) approval by the Planning Commission and City Council and is now requesting approval of the Detailed Development Plan (DDP) approval for a 192-unit market-rate apartment community and a 135-unit senior apartment community.

The applicant has made two revisions to the overall site plans since approved by the Planning Commission and City Council. First, there are now two stormwater retention ponds, with the second pond placed in front of the senior building. The second change is to the west property line. Due to grading issues, the buffer area has decreased to between 30- and 32-feet, from the originally proposed 37 feet. The proposed privacy fence and evergreen screening remain. The proposed 5-foot mound remains for those properties closest to the market-rate apartment building.

Lastly, in your packets are revised civil and landscaping drawings showing the above-mentioned changes. The utility plans are from the original submission showing the location of light poles and the photometric plan. The locations and designs of the buildings, parking and exterior lighting remain unchanged.

The approved BDP includes ten conditions:

1. Sidewalks shall be required connecting the senior building and along the future roadway.
2. All sidewalks shall be a minimum of 5 feet in width.
3. Street trees shall be provided 40-foot on center.
4. A sign package meeting code shall be submitted with the Detailed Development Plan.
5. A lighting plan shall be submitted with the Detailed Development Plan.
6. A landscaping plan shall be submitted with the Detailed Development Plan.
7. In lieu of mounding and screening along the new roadway, clustered landscaping areas shall be provided between the apartments and sidewalks.
8. The applicant will comply with all stormwater requirements, per the City Engineer.
9. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Division.
10. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved.

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Staff recommends approval of the Detailed Development Plan submitted on September 21, 2022, to construct approximately 192 market-rate apartments and 135 senior apartments within two residential communities. Staff recommends approval with the following conditions:

- 1) A 40-foot tree preservation easement be placed on the south property line to preserve healthy trees.

Matt Canterbury was present and answered questions about fencing and parking and garages.

Jo Clark, a resident, was present and brought up issues concerning land, fence, who maintains the grass, match metal fence, water draining, utility easement, dog park, light poles, parking for senior facility.

Nancy Byrge was present and said she was impressed with the other facility that she got to tour.

Ms. Vargo asked if all were rentals, the answer is yes.

**Action**

Ms. Thomas moved to approve the request by the applicant HOMESTEAD DEVELOPMENT, for approval of a Detailed Development Plan to construct a 135-unit senior community and a 192-unit market rate community on a combined 15.56 acres. Property is located at 6209 Brandt Pike, (rear lots of former Marian Shopping Center) (DDP 22-34) in accordance with the recommendation of Staff's Memorandum dated September 22, 2022, and the Planning Commission Decision Record attached thereto.

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

**VIII. Additional Business**

Yard & Company presentation on the 2022 Comprehensive Plan by Joe Nickol.

**IX. Approval of the Minutes**

Without objection, the minutes of the September 13, 2022, Planning Commission meeting are approved.

**X. Reports and Calendar Review**

1 Tabled item

Major Change to the Detailed Plan – Warped Wing

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**XI. Upcoming Meetings**

October 11, 2022

October 25, 2022

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:15 p.m.

  
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**Terry Walton, Chair**

  
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**Date**

  
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**Geri Hoskins, Administrative Secretary**

  
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**Date**