

**Planning Commission
October 11, 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. None

VII. New Business

- 1. **MAJOR CHANGE TO THE DETAILED DEVELOPMENT PLAN - The applicant, JOHN KOPILCHACK, is requesting approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building to a taproom and restaurant. The applicant plans an addition of a beer garden and minor exterior modifications. Property is located at 6602 Executive Blvd (MJC DDP 22-39).**

Mr. Sorrell stated that the applicant desires to convert the former Truck Pro building on Executive Boulevard into a taproom and restaurant for Warped Wing Brewing Company. The applicant plans to construct a beer garden on the east side of the building. The existing building is approximately 12,300 SF. The applicant plans minor exterior façade changes, but the overall footprint of the building remains unchanged.

The taproom / restaurant will be approximately 3,705 SF and the beer garden will be approximately 4,188 SF. The facility will also contain a pilot brewing system and approximately 4,700 SF devoted to warehousing and distribution.

The applicant feels the Warped Wing taproom and restaurant use will complement the existing entertainment destinations along Executive Boulevard.

Current Application

The applicant is proposing to reuse an existing 12,300 SF building for a taproom and restaurant, and warehouse. The building was previously used for warehousing / distribution and retail sales. The uses are permitted in the Planned Employment Park District.

The applicant is making minor cosmetic changes to the exterior of the building, including new windows and openings, painting, an upgraded entrance and relocating the mechanical units. The applicant will be constructing an outdoor beer garden in a portion of the parking area on the north and east side of the building. No other improvements are planned.

Development Standards

No changes to the existing building or the addition of a beer garden will affect the conformance of the development standards.

Screening requirements

Screening is not required by this application.

Parking and Loading

The interior restaurant has seating for approximately 136 patrons, which requires 68 parking spaces. Based on similar Warped Wing facilities, there will be approximately 20 employees on the busiest shift, which requires 10 spaces. In total, approximately 78 parking spaces are required. The development plan indicates 90 parking spaces.

Signs

The applicant is proposing four wall signs totaling 176 SF: painted wing: 92 SF; entrance sign: 22 SF; painted "warped wing" sign: 46 SF; Ohio-shaped painted sign: 16 SF.

The applicant intends to reuse the existing ground sign and pylon sign facing I-70.

The sign code suggests wall signs should not be greater than 75 SF with a total aggregate amount of 150 SF. Within the PEP district, the planning commission has considerable discretion in approving signage. Staff feels the painted wall signs look proportional to the size and scale of the building.

Lighting

The applicant plans to improve the exterior building lighting, but no additional parking lot lighting will be installed. The plans appear to meet code.

Building Materials

The applicant is planning to paint the existing metal panel building and add a new wood-panel entry feature. No other alterations to the building materials are contemplated.

Utilities

All utilities are underground. The applicant plans to relocate the mechanical systems to the west side of the building and screen them with a painted solid wood fence. The utility screening meets code.

Trash and Garbage Control

No dumpsters are illustrated on the plans, but the applicant shall comply with the zoning code requirements.

Landscaping

No additional landscaping is illustrated in the plans. Staff recommends missing landscaping island trees be replaced.

Other Considerations:

Recently there have been several residential developments proposed along Executive Blvd., which will likely increase the number of pedestrians traveling to this destination. To that end, the Planning Commission may want to require the applicant to construct sidewalks that connect with the existing sidewalk to the east.

Staff Analysis

The applicant is proposing to reuse an existing 12,300 SF building for a taproom and restaurant, and warehouse. The uses are principally permitted in the district. The planned improvements meet the zoning requirements and in staff's opinion are a good reuse of an existing structure. The addition of a taproom, restaurant and beer garden will enhance the burgeoning Executive Blvd entertainment district and adds another destination use to the area.

Additional Comments:

Fire: None received

City Engineer: The City Engineer has requested the applicant clean out the brush and overgrowth from the detention basins.

Discussion on the dumpster, additional landscaping, east side walkway, parking vs. seating, shared use agreement for the parking,

John Kopilchack was present.

Action

Ms. Vargo moved to approve the request by the applicant John Kopilchack, for approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building to a taproom and restaurant. The applicant plans an addition of a beer garden and minor exterior modifications. Property is located at 6602 Executive Blvd, (MJC DDP 22-39) in accordance with the recommendation of Staff's memorandum dated October 6, 2022, and the Planning Commission amended Decision Record attached thereto.

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

VIII. Additional Business

Mr. Jeffries brought up moratorium on Storage Units

Mr. Sorrell said Zoning text recommendation, next agenda discussion on text amendments

Ms. Opp brought up roll offs at UHaul.

IX. Approval of the Minutes

Without objection, the minutes of the September 27, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning and Basic Development Plan – Thomas Dusa

XI. Upcoming Meetings

October 25, 2022

November 18, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:30 p.m.


Terry Walton, Chair


Geri Hoskins, Administrative Secretary


Date


Date