

**Planning Commission  
November 08, 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, 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. **TEXT AMENDMENTS - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of various text amendments to the Zoning ordinance of the City of Huber heights pertaining to Special Use within the Agricultural District, permitted uses within the Planned Commercial and Planned Industrial District ad changes to the home occupation regulations (TA22-42).**

**Suggested Text Amendment #1: Expand the definition of Home Occupations (Section 1123.53).**

The home occupation definition is very limiting, especially considering the number of professions that have broadened work-at-home opportunities and advances in technology that make working from a home office easier. Additionally, traditional concerns about impacts from a home occupation such as delivery vehicles have primarily vanished with the increased popularity of Etsy, Amazon and other retailers who ship directly to consumers. Fed Ex, UPS and Amazon delivery vehicles are a ubiquitous sight in all residential areas.

**Suggested Text Amendment #2 & #3: Expand Special Uses within the Agricultural District (Chapter 1142)**

There is a limited list of allowable special uses in the agricultural district, and expanding this list and with appropriate standards will provide the BZA with additionally options and widen the potential use of lands without impacting adjacent property owners. Unlike a rezoning or variance, the special use permit expires if the use is discontinued for more than one year.

### **Bed and Breakfast Establishments**

I recommend adding “Bed and Breakfast Establishments” and “Automotive / Vehicle Repair” to the list of Special Uses within the Agricultural District. Currently, Bed and Breakfast (B&B) uses are not defined nor allowed in Huber Heights. While there are currently no B&B’s, there are a few unique buildings that may lend themselves to operating as a B&B, and they have very limited impact on neighboring properties. Most surrounding jurisdictions permit B&B’s in many residential areas.

### **Indoor Automotive / Vehicle Repair**

Allowing the BZA to consider automotive/vehicle repair as a Special Use within the Agricultural District may have provided the BZA with additional options when they were reviewing the Skilwies variance request. This approach is preferable to a rezoning or variance, because the use is no longer allowed if voluntarily discontinued after one year.

### **Self-Storage Facilities**

Self-Storage Facilities have been a topic of discussion both in Huber Heights and surrounding jurisdictions due to the recent acceleration in their development. While these facilities provide a service to the renters, they generate little employment opportunities, income tax, or vibrancy along a commercial corridor or areas designed to be active and vibrant.

Currently, there is no consistent definition for self-storage facilities within the zoning code. The terms “warehouse”, “mini-warehouse” and “mini-storage warehouse” are used in the code but none of the terms are defined.

Ms. Nancy Byrge was present.

Much discussion on all items, except home occupation, looking to be expanded on and more clarification.

### **Action**

Mr. Walton moved to table to 12/13/22, the request by the applicant, THE CITY OF HUBER HEIGHTS, for approval of various text amendments to the Zoning ordinance of the City of Huber Heights pertaining to Special Uses within the Agricultural District, permitted uses within the Planned Commercial and Planned Industrial District and changes to the home occupation regulations (TA 22-42).

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

**VIII. Additional Business**

**IX. Approval of the Minutes**

Without objection, the minutes of the October 11, 2022, Planning Commission meeting are approved.

**X. Reports and Calendar Review**

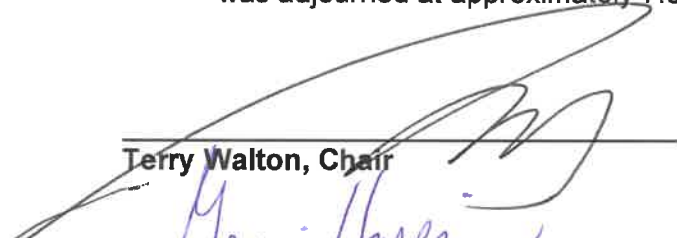
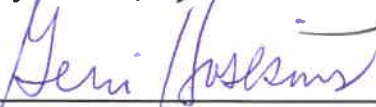
Rezoning – Wildcat Road  
Rezoning and Basic Development Plan – Thomas Dusa

**XI. Upcoming Meetings**

December 13, 2022

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:50 p.m.

  
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Terry Walton, Chair  
  
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Geri Hoskins, Administrative Secretary

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12/13/2022  
Date  
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12/13/22  
Date