



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
December 13, 2022
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Opening Remarks By The Chair and Commissioners
4. Citizens Comments
5. Swearing of Witnesses
6. Pending Business
 - A. **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 Uses within the Agricultural District, permitted uses within the Planned Commercial and Planned Industrial District and changes to the home occupation regulations (TA22-42).
 - B. **BASIC DEVELOPMENT PLAN AND REZONING** - The applicant, THOMAS E. DUSA, is requesting approval of a Basic Development Plan and Rezoning to PI - (Planned Industrial) to construct a truck repair facility and truck/trailer drop lot on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road (RZ BDP 22-35).

7. New Business
 - A. MINOR CHANGE - The applicant, KAP SIGNS, is requesting approval of a Minor Change to add one 5'-8" non-illuminated ground sign (approximately 13 square feet). Property is located at 7050 Executive Boulevard (MC 22-44).
 - B. MAJOR CHANGE - The applicant, JOHN KOPILCHACK, is requesting approval of a Major Change to the Combined Basic and Detailed Development Plan to construct a 10,600 SF addition to the existing medical facility. Property is located at 8501 Old Troy Pike (MJC 22-43).
 - C. REZONING - The applicants, RICHARD BAUMER and STACI CARRE, are requesting approval of a Rezoning of approximately 4 acres from I-1 (Industrial) to R1 (Residential). Properties are located at 7767 and 7777 Wildcat Road (RZ 22-41).
8. Additional Business
 - A. Election of Officers
9. Approval of Minutes
 - A. Planning Commission Novemer 8, 2022
10. Reports and Calendar Review
 - A. Approval of 2023 Meeting Schedule
11. Upcoming Meetings
 - A. January 10, 2023
January 24, 2023
12. Adjournment

AI-8833

6. A.

Planning Commission

Meeting Date: 12/13/2022

Text Amendments

Information

Agenda Title

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 Uses within the Agricultural District, permitted uses within the Planned Commercial and Planned Industrial District and changes to the home occupation regulations (TA22-42).

Purpose and Background

Attachments

Staff Report

Decision Record

Decision Record

Decision Record

Decision Record

Memorandum

Staff Report for Meeting of December 13, 2022

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: December 6, 2022
Subject: Proposed Zoning Text Amendments

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights
DEVELOPMENT NAME: N/A
ADDRESS/LOCATION: Text Amendments
ZONING/ACREAGE: N/A
EXISTING LAND USE: N/A
**ZONING
ADJACENT LAND:** N/A
REQUEST: The City is proposing a number of zoning text amendments meant to enhance the future development of the city.
ORIGINAL APPROVAL: N/A
APPLICABLE HHCC: Chapter 1123, 1142
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

From time to time the zoning text should be reviewed for necessary amendments due to changing development and design values, updated laws and policies, and/or to ease administration or lessen regulatory burden. The amendments suggested below are due in part from discussions with the City Council, Planning Commission and staff review of the code. The planning commission is making a recommendation to the City Council on whether these proposed amendments should be adopted. Since it requires a supermajority to overturn the recommendation of the planning commission, the commission should consider grouping recommendations into two or more decision orders: the amendments favored by the planning commission and those they are against.

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.

Current Definition:

1123.53 Home occupation.

Home occupation means an occupation conducted in a dwelling unit, provided that:

- (a) Only members of the family residing on the premises shall be engaged in a home occupation, thus permitting no employees therein.
- (b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation. Accessory buildings may not be used for the home occupation.
- (c) There shall be no visible evidence of the conduct of a home occupation.
- (d) No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Zoning Ordinance and shall not be located in a required front yard.
- (e) No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment may be used which causes fluctuations in line voltage off the premises.

- (f) There shall be no stock in trade kept or commodities sold on the premises.

I recommend the following updated and expanded definition for home occupations. I have bolded areas that are substantial expansions from the current definition.

Proposed Definition:

1123.53 Home Occupations

Home occupations may be permitted with standards when compliant with the following regulations and any other applicable sections of this resolution:

- 1) Such use shall be conducted entirely within the dwelling unit or an accessory building. In all cases, all activities related to home occupation must take place within the enclosed building.
- 2) Home occupations shall not change the character of the residential use and shall not adversely affect the uses permitted in the residential district of which they are a part.
- 3) The nature of home occupation as an accessory use relative to its location and conduct of activity is such that the average neighbor, under normal circumstances, would not be aware of its existence.
- 4) Any home occupation activities on the property shall be conducted only by persons residing in the dwelling unit and one additional person who does not reside at the home where the occupation takes place.
- 5) No building or structure shall be used to: operate a business, store equipment or supplies used for a business, or serve as a location where more than four employees meet or park prior to going to work off-site, where such employees do not work anywhere on the property.
- 6) The maximum floor area the use may cover shall not exceed 25 percent of the total floor area of the dwelling unit.
- 7) One, non-illuminated sign with a maximum square footage of four-square feet is permitted, without a permit, if it is mounted flat against the wall of the principal building.
- 8) Home occupations which provide a service shall not have more than two customers (including those arriving and waiting for service) at any one time.
- 9) The storage of all equipment, machinery, supplies, materials, files, and the like, shall be stored completely within the residence or accessory buildings.
- 10) Any need for parking generated by the conduct of such home occupation shall be accommodated on off-street parking spaces or areas that are paved for the purpose of parking.
- 11) No traffic shall be generated by such home occupation in greater volume than is normally expected for the residential neighborhood.
- 12) The following are examples of permitted types of home occupations:

- (i) Clerical and other similar business services;
- (ii) Instruction in music, dance or other types of teaching with a maximum number of two students at a time;
- (iii) The office of a professional accountant, attorney, broker, consultant, insurance agent, realtor, architect, engineer, sales representative, and similar office-oriented occupations;
- (iv) Artists, sculptors, photographers, and other providers of home crafts;
- (v) Barber shop/beauty salon with a maximum of one chair;
- (vi) A licensed massage therapist who provides massage therapy for a maximum of one client at any given time; or
- (vii) Any similar use as determined by the Zoning Inspector.

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” 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&Bs in large-lot or historic residential areas.

Zoning Text Amendment #2: I recommend the following definition and development standards for Bed and Breakfast Establishments within the Agricultural District:

Definition

1123.141 Bed and Breakfast Establishments

Any place of lodging that provides four or fewer rooms for rent on a temporary basis, is the owner’s personal residence, is occupied by the owner at the time of rental, and where meals may be served to guests.

The following standards shall apply to any bed and breakfast establishment:

- 1) Bed and breakfast establishments shall only be permitted within a single-family, detached dwelling or accessory structure, unless otherwise approved by the BZA.
- 2) The owner of the premises shall reside full-time in the dwelling, or in a dwelling on an adjoining lot.

- 3) No more than four bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.
- 4) One off-street parking space shall be provided for each bedroom used for guest lodging in addition to those normally required for the single-family dwelling.
- 5) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
- 6) Meals provided for cost in a bed and breakfast establishment, shall only be served to the guests who are lodging at the bed and breakfast establishment.
- 7) Guests shall be permitted to reside at the facility for not longer than three continuous weeks.

Add to Special Use table:

1142.03 (g) Bed and Breakfast Establishments

Indoor Automotive / Vehicle Repair

Allowing the BZA to consider automotive/vehicle repair as a Special Use within the Agricultural District may provide 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.

Zoning Text Amendment #3: I recommend the following development standards for indoor automotive / vehicle repair:

1142.03 (h) Automotive / Vehicle Repair (Indoor)

The following standards shall apply to any automotive or vehicle repair use:

- 1) Activities shall be limited to the servicing of motor vehicles with minor repair work, including engine and transmission repair. All activities shall be performed in an enclosed building.
- 2) Bodywork and painting shall be prohibited.
- 3) The storage of non-operational vehicles for longer than one week shall be prohibited. Vehicles must be able to move at least 100 feet under their own power within 24 hours' notice by the City. All vehicles shall be required to have a valid license plate.
- 4) Parking, storage, or salvaging of junk vehicles, as defined by the ORC, shall be prohibited
- 5) The building shall be set back a minimum of 40 feet from any adjacent residential lot and 200 feet from any adjacent residential structure. The parking for the storage of vehicles, whether operational or non-operational, shall be set back a minimum of 35 feet from any adjacent residential lot.
- 6) Parking areas within 100 feet of an adjacent residential lot shall be screened along said lot line by an 8-foot solid fence, or dense evergreen vegetation with a height of at least 8' feet within two years of planting.

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.

Text Amendment #4: I suggest we use the State of Ohio’s definition for “Self-Service Storage Facilities” to define self-storage facilities, mini-warehouse, and mini-storage warehouse. Operators of these facilities use the state’s definition because the state regulates how foreclosures and forfeitures of stored goods are handled.

Ohio Revised Code 5322.01 states:

"Self-service storage facility" means any real property that is designed and used only for the purpose of renting or leasing individual storage space in the facility under the following conditions:

(1) The occupants have access to the storage space only for the purpose of storing and removing personal property.

(2) The owner does not issue a warehouse receipt, bill of lading, or other document of title, as defined in section 1301.201 of the Revised Code, for the personal property stored in the storage space.

I suggest the following definition:

Section 1123.9301 “Self Storage Facilities, “mini-warehouse” and “mini-storage warehouse” are defined as Self-Service Storage Facilities as defined in ORC 5322.01.

Additionally, I suggest stand-alone self-storage facilities be principally permitted in the I-1, I-2, and PI Districts. The Planning Commission may wish to allow indoor self-storage facilities as a Special Use when existing buildings are being repurposed such as a vacant Wal-Mart, K-Mart, etc.

Suggested Amendments for each district:

I-1 District: 1156.02(a)(18) Self-Service Storage Facilities

PC District: 1176.05 (d) Indoor Self-Service Storage Facilities as part of an adaptive reuse of an existing building.

Planning Commission Action

The planning commission may make any changes to the recommended text amendments.



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Section 1123.53 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Section 1123.53 the Huber Heights City Code (Case TA 22-42) as follows:

Section 1123.53 of the Codified Ordinances is amended to read as follows:

1123.53 Home Occupations

Home occupations may be permitted with standards when compliant with the following regulations and any other applicable sections of this resolution:

- 1) Such use shall be conducted entirely within the dwelling unit or an accessory building. In all cases, all activities related to home occupation must take place within the enclosed building.
- 2) Home occupations shall not change the character of the residential use and shall not adversely affect the uses permitted in the residential district of which they are a part.
- 3) The nature of home occupation as an accessory use relative to its location and conduct of activity is such that the average neighbor, under normal circumstances, would not be aware of its existence.
- 4) Any home occupation activities on the property shall be conducted only by persons residing in the dwelling unit and one additional person who does not reside at the home where the occupation takes place.
- 5) No building or structure shall be used to operate a business, store equipment, or supplies used for a business, or serve as a location where more than four

- employees meet or park prior to going to work off-site, where such employees do not work anywhere on the property.
- 6) The maximum floor area the use may cover shall not exceed 25 percent of the total floor area of the dwelling unit.
 - 7) One, non-illuminated sign with a maximum square footage of four-square feet is permitted, without a permit, if it is mounted flat against the wall of the principal building.
 - 8) Home occupations which provide a service shall not have more than two customers (including those arriving and waiting for service) at any one time.
 - 9) The storage of all equipment, machinery, supplies, materials, files, and the like, shall be stored completely within the residence or accessory buildings.
 - 10) Any need for parking generated by the conduct of such home occupation shall be accommodated on off-street parking spaces or areas that are paved for the purpose of parking.
 - 11) No traffic shall be generated by such home occupation in greater volume than is normally expected for the residential neighborhood.
 - 12) The following are examples of permitted types of home occupations:
 - (i) Clerical and other similar business services;
 - (ii) Instruction in music, dance, or other types of teaching with a maximum number of two students at a time;
 - (iii) The office of a professional accountant, attorney, broker, consultant, insurance agent, realtor, architect, engineer, sales representative, and similar office-oriented occupations;
 - (iv) Artists, sculptors, photographers, and other providers of home crafts;
 - (v) Barber shop/beauty salon with a maximum of one chair;
 - (vi) A licensed massage therapist who provides massage therapy for a maximum of one client at any given time; or
 - (vii) Any similar use as determined by the Zoning Inspector.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Section 1135 and 1142 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Sections 1135 and 1142 the Huber Heights City Code (Case TA 22-42) as follows:

- 1) Add Bed and Breakfast Establishments to the list of Special Uses in Section 1142.
- 2) Add the following development standards to Section 1135 of the Codified Ordinances to read as follows:

Bed and Breakfast Establishments

Any place of lodging that provides four or fewer rooms for rent on a temporary basis, is the owner's personal residence, is occupied by the owner at the time of rental, and where meals may be served to guests.

The following standards shall apply to any bed and breakfast establishment:

- 1) Bed and breakfast establishments shall only be permitted within a single-family, detached dwelling or accessory structure, unless otherwise approved by the BZA.
- 2) The owner of the premises shall reside full-time in the dwelling, or in a dwelling on an adjoining lot.
- 3) No more than four bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.

- 4) One off-street parking space shall be provided for each bedroom used for guest lodging in addition to those normally required for the single-family dwelling.
- 5) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
- 6) Meals provided for cost in a bed and breakfast establishment shall only be served to the guests who are lodging at the bed and breakfast establishment.
- 7) Guests shall be permitted to reside at the facility for not longer than three continuous weeks.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Sections 1135 and 1142 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Sections 1135 and 1142 the Huber Heights City Code (Case TA 22-42) as follows:

- 1) Add Automotive / Vehicle Repair (Indoor) to the list of Special Uses in Section 1142.
- 2) Add the following development standards to Section 1135 of the Codified Ordinances to read as follows:

Automotive / Vehicle Repair (Indoor)

The following standards shall apply to any automotive or vehicle repair use:

- 1) Activities shall be limited to the servicing of motor vehicles with minor repair work, including engine and transmission repair. All activities shall be performed in an enclosed building.
- 2) Bodywork and painting shall be prohibited.
- 3) The storage of non-operational vehicles for longer than one week shall be prohibited. Vehicles must be able to move at least 100 feet under their own power within 24 hours' notice by the City. All vehicles shall be required to have a valid license plate.
- 4) Parking, storage, or salvaging of junk vehicles, as defined by the ORC, shall be prohibited
- 5) The building shall be set back a minimum of 40 feet from any adjacent residential lot and 200 feet from any adjacent residential structure. The

parking for the storage of vehicles, whether operational or non-operational, shall be set back a minimum of 35 feet from any adjacent residential lot.

- 6) Parking areas within 100 feet of an adjacent residential lot shall be screened along said lot line by a 8-foot solid fence, or dense evergreen vegetation with a height of at least 8' feet within two years of planting.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date



Planning Commission Decision Record

WHEREAS, on October 19, 2022, the City of Huber Heights requested amendments to Section 1123 of the Huber Heights City Code (Case TA 22-42), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

_____ moved to recommend approval of the application by the City of Huber Heights requesting amendments to Section 1123 the Huber Heights City Code (Case TA 22-42) as follows:

Section 1123 of the Codified Ordinances is amended to read as follows:

Section 1123.9301 “Self-Storage Facilities”, “mini-warehouse” and “mini-storage warehouse” are defined as Self-Service Storage Facilities as defined in ORC 5322.01.

Stand-alone self-storage facilities be principally permitted in the I-1, I-2, and PI Districts.

I-1 District: 1156.02(a)(18) Self-Service Storage Facilities

PC District: 1176.05 (d) Indoor Self-Service Storage Facilities as part of an adaptive reuse of an existing building.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to recommend approval carried _____.

Terry Walton, Chair
Planning Commission

Date

AI-8834

6. B.

Planning Commission

Meeting Date: 12/13/2022

Rezoning and Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN AND REZONING - The applicant, THOMAS E. DUSA, is requesting approval of a Basic Development Plan and Rezoning to PI - (Planned Industrial) to construct a truck repair facility and truck/trailer drop lot on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road (RZ BDP 22-35).

Purpose and Background

Attachments

Staff Report

Decision Record

Site Plan

Elevations

Fire Assessment

Memorandum

Staff Report for Meeting of December 13, 2022

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Interim City Planner
Date: December 6, 2022
Subject: Basic Development Plan and Rezoning
(Overnight truck parking and truck repair facility)

Revised drawings dated December 5, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: Thomas Dusa – Applicant
Said Agaliyev - Owner

DEVELOPMENT NAME: Technology Blvd. Trucking Facility

ADDRESS/LOCATION: South East corner of Technology Blvd. and Artz Rd.

ZONING/ACREAGE: B-3 / 3.3 Acres

EXISTING LAND USE: Vacant / Agricultural

ZONING
ADJACENT LAND: North: I-1 & PC
East: PC (recently rezoning for a fueling station and truck repair facility)
West: I-1
South: I-1

REQUEST: The applicant requests approval of a basic development plan and rezoning to Planned Industrial to construct a truck repair facility and truck/trailer drop lot on approximately three (3) acres.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1177, 1181

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a basic development plan and rezoning to Planned Industrial to construct a truck stop and repair facility on a three (3) acre parcel. The site is very close to the I-70 / SR 235 interchange.

The land is currently zoned B-3. The surrounding lands are predominantly zoned I-1 and used for manufacturing or logistics purposes. There is a significant amount of agricultural / vacant land immediately east of this site in Clark County that has development potential but limited access to SR 235 and I-70.

Approximately 35 acres was recently rezoned to Planned Commercial to accommodate a fueling station, truck stop and repair facility. The City Council amended the basic development plan to increase the number of truck stop spaces to 30, from 10 spaces that was approved by the Planning Commission.

On-Site Uses and Facilities

The applicant is proposing a 4,500 SF building with 12 semi-truck parking spaces. Since the first meeting the applicant has provided additional details regarding the planned uses, as well as renderings of the proposed building.

The applicant has indicated the uses will include a two-bay maintenance facility and parking for up to 12 semi-truck parking spaces. The parking spaces may be used for trucks staging for repairs or those that have been completed. The applicant has also stated the parking spaces will be available to drivers to rest. The applicant feels there is a need for support services for over-the-road truckers who have maximized their legal driving time and must rest. Drivers will be able to drop off their truck and/or trailer and make arrangements to stay at a local hotel or other accommodations.

Site Characteristics

The site is located just north of the I-70 / SR-235 interchange and has a prominent location for those entering or leaving the city. The developable area sits approximately six (6) feet below street grade including SR-235, Artz Road and Technology Boulevard.

There is an existing tree line along the east and south side of the site, which effectively screens the site from the view of those traveling northbound on SR-235.

The site has access to all utilities.

Applicable Zoning Regulations

The applicable zoning chapters include: 1171 General Provisions, 1177 Planned Industrial District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading. The relevant sections are cited below:

Chapter 1171 General Provisions

1171.01 Purpose.

Planned Unit Development Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

(Ord. 93-O-602, Passed 3-22-93)

1171.05 Contents of basic development plan.

- (a) *The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:*
- (1) *Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;*
 - (2) *Typical elevation views of the front and side of each type of building;*
 - (3) *Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;*
 - (4) *Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;*
 - (5) *Landscaping plan, walls and fences;*

- (6) *Storm water detention and surface drainage;*
 - (7) *Exterior lighting plan;*
 - (8) *Vehicular circulation pattern;*
 - (9) *Location and square footage of signs;*
 - (10) *Topographic survey; and*
 - (11) *Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.*
- (b) *The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.*
- (Ord. 2006-O-1655, Passed 9-25-05)

Chapter 1177 (PI) Planned Industrial District

1177.01 Principal permitted uses.

Any principal permitted use in the Industrial Districts, I-1 and I-2, and PO Planned Office District shall be permitted. Manufacturing, processing, warehousing, industrial service activities, office and associated activities may be developed, operated and maintained within a single, organized development in accordance with an approved Planned Industrial Development District.

(Case 388; Ord. 2002-O-1365, Passed 8-26-02)

1177.02 Accessory uses.

Only the following accessory uses shall be permitted in this District:

- (a) Uses customarily incidental to all principal permitted uses; and
- (b) Temporary buildings and uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

(Case 388; Ord. 2002-O-1365, Passed 8-26-02)

1177.03 Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions" shall govern. In addition, the following developmental standards shall apply:

- (a) *Minimum Land Area Requirements.*
 - (1) No minimum land area shall be required.
- (b) *Site Planning, General Design Standards and Improvement Requirements.*
 - (1) Total land occupancy by all buildings for a Planned Industrial Development District shall not exceed 75 percent of the area of the tract to be developed.

- (2) Planned Industrial Development Districts shall have access to at least one major thoroughfare as established on the Official Thoroughfare Plan.
- (3) Landscaping and use of yards shall be as follows:
 - A. Required side and rear yards shall be maintained in landscaping and shall not be used for off-street parking along all property lines which abut residential or PM districts. The landscaping shall include, at a minimum, a six-foot high wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent.
 - B. Any front, side or rear yard that fronts a public street is required to be landscaped including street trees as outlined in Chapter 1181 and additional landscaping as determined appropriate by the Planning Commission.
 - C. The project area, where it abuts another business, office, or industrial district, shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15-foot depth along property lines.
- (4) Off-street parking and loading spaces shall be required as set forth in Chapter 1185. In addition:
 - A. Off-street parking and loading facilities shall be provided, with area, location and design appropriate to the needs and specific uses of the industrial project. Space designated for off-street parking shall not be used for off-street loading.
 - B. Off-street parking and loading facilities shall not be located in the front yard of any property.
 - C. Off-street parking and loading shall be of sufficient size to accommodate normal peak loads.
 - D. Loading docks shall not be placed between the building and the front lot line.
- (5) There shall be a side and rear yard setback of 25 feet or equal to the heights of the principal building, whichever is greater. If adjacent to a residential district or PM District, a minimum of 75 feet.
- (6) All streets within the Planned Industrial Development District shall have a width of not less than 40 feet and shall comply with the City's construction standards.
- (7) The distribution systems for utilities are required to be underground.
- (8) Building materials. The front facade of a principal building facing any public street on any property in the PI District shall be required to be constructed of at least 30 percent masonry materials that will extend along the entire length of the facade of the principal building. For the purposes of this section, the front facade of a principal building shall include any wall of the principal building that is parallel to the public street and is located within 100 feet of the established building line. The Planning Commission shall determine the appropriateness of the proposed masonry material design. In the case of a property which has frontage on more than one public street, the facade facing the public street from which access to the property is provided shall be considered the front facade of the building. In addition to the front facade, the side or rear facades of the principal building that face Interstate 70 or a State Route shall be constructed of at least 30 percent masonry materials that shall be clearly visible to Interstate 70 or the State Route unless a sufficient landscaping buffer is provided and is determined appropriate by Planning Commission. Recommended masonry materials include brick, split face

block, tilt-up concrete, dryvit or any similar material determined appropriate by the Planning Commission.

- (9) Street tree requirement. Please refer to Chapter 1181 for street tree requirements.
- (10) Trash container enclosures. Please refer to Chapter 1181 for trash container enclosure requirements.

1177.04 Conditions.

All uses shall be conducted wholly within a completely enclosed building except for parking, loading and unloading facilities, which shall all be off-street. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious or offensive owing to the emission of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water-carried waste.

(Case 388; Ord. 2002-O-1365, Passed 8-26-02)

Chapter 1181 General Provisions

1181.17 Street trees.

Any property that is zoned commercial, industrial, institutional or multi-family and that abuts a public street right-of-way and is being developed shall have one street tree per 40 feet of frontage planted at least four feet from the edge of the sidewalk on private property as determined appropriate by the City Engineer. If the location of the proposed street trees is determined inappropriate by the City Engineer, the City Engineer shall determine a location that is appropriate for the planting of the street trees. The City Engineer shall also approve the type of and the caliper of street trees that are to be planted. A list of appropriate trees and required caliper is available in the City Engineer's office.

(Case 389; Ord. 2001-O-1240, Passed 2-12-01)

1181.18 Screening of service structures.

Service structures shall be screened in all zoning districts. For the purposes of this section, service structures shall include but not be limited to loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a nonresidential (excluding agricultural uses) or multi-family building or site. Structures may be grouped together; however, screening height shall be based upon the tallest of the structures. Service structures located in the public right-of-way or public right-of-way easement shall be exempt from these provisions.

(a) Screening Requirements.

- (1) Rooftop utilities screening. All mechanical equipment located on the roof or around the perimeter of the building shall be screened by the following means and with materials that are comparable and compatible with that of the exterior building materials. Roof top mechanical units must be screened to the full height of the unit and also be fully screened from view from surrounding public rights-of-way. A sight distance analysis may be required by the City to determine the necessary height or design of rooftop utilities screening. If due*

to factors unique to the property or the project, it is physically impossible or impractical to screen these utilities, the Board of Zoning Appeals, may approve alternative solutions that render them aesthetically compatible with the principal structure, except for development within a planned unit development district for which the Planning Commission would have authority to approve any alternative solutions.

- A. A raised parapet or other architectural feature is an integral part of the building as a method of screening for rooftop mechanical equipment or to soften rooftop view.*
- B. Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.*

(2) Waste Handling Screening. All waste, recycling and related handling equipment shall be stored and kept in four-sided enclosure constructed of a brick, stone, decorative concrete material or a material compatible with the material of the principle structure.

- A. Curbs to protect screening material. Whenever screening materials is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on these sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.*

(3) Screening of other service structures. A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure but shall not be required to exceed 12 feet in height. Whenever a service structure is located next to a building wall or landscaping material, such walls or screening material, may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s), and meet the height and opacity requirements within four years.

1181.21 Lighting standards.

- (a) Intent. This section intends to regulate outdoor lighting in order to: establish appropriate minimum levels of illumination, prevent unnecessary glare, and reduce both spill-over onto adjacent properties and unnecessary transmission of light into the night sky. It is not intended to eliminate the need for an applicant to seek professional assistance to determine appropriate lighting for the use and design proposed.*

(b) *Approved Lighting Plan.* Whenever the installation or modification of outdoor lighting is proposed or, for a commercial, industrial, multi-family or special use of a site plan approval, the enforcing officer shall review and approve all proposed lighting as part of the approval process. These standards shall also apply to modifications to existing lighting fixtures, whether or not site plan approval is required.

(1) A lighting plan submitted for review shall contain the following:

- A. A site plan showing the location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures;
- B. Specifications for all proposed and existing lighting fixtures. These include: photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that impact the subject site, including spill-over illumination from neighboring properties; and
- C. Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming of points of any remote fixtures.

(2) A proposed lighting plan shall be reviewed based upon the following considerations:

- A. Whether the lighting is designed to minimize glare;
- B. Whether light will be directed beyond the boundaries of the area to be illuminated or onto adjacent properties or streets;
- C. Whether the lighting will cause negative impacts on residential districts and uses;
- D. Whether the plan will achieve appropriate levels of illumination for the use proposed;
- E. Whether the lighting is in harmony with the character of the surrounding area and the illumination levels of neighboring properties; and
- F. Whether the lighting is in keeping with the city's goal of prohibiting unnecessary illumination of the night sky.

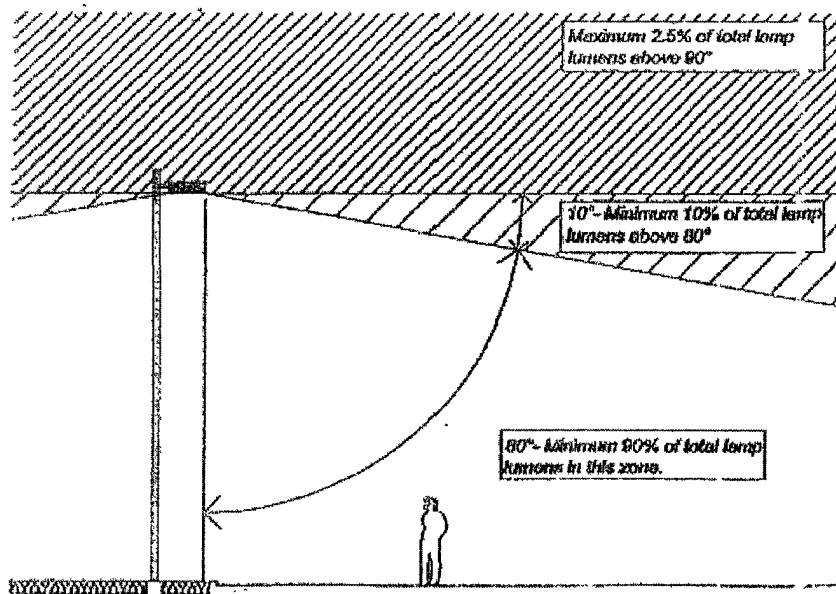
(c) *Required Conditions.* When site plan or zoning permit approval is required for the installation or modification of exterior lighting, the following conditions shall apply:

(1) Light fixtures shall not be mounted in excess of the maximum height limitation of the district in which they are located. Those maximum heights are listed below:

•	B-1, B-2, B-3, and EP	25' maximum mounting height
•	O-1	20' maximum mounting height
•	I-1 and I-2	35' maximum mounting height
•	Planned Unit Developments	Established by the City at the detailed plan approval stage (if not addressed, maximum mounting height shall be 25')

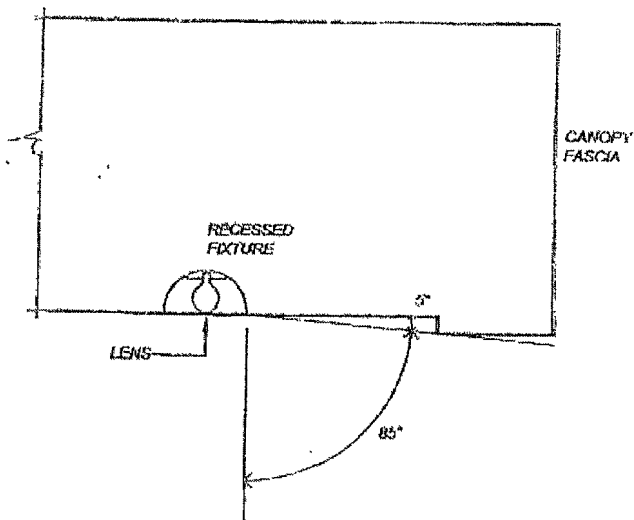
Electrical service to light fixtures shall be placed underground.

- (3) No flashing lights or intermittent illumination shall be permitted.
- (4) Glare control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted shall landscaping, fencing and similar screening methods be considered acceptable means for reducing glare.
- (5) Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light level of the surface being lit, measured in foot-candles, shall not exceed 4:1. One foot-candle is equal to the amount of light generated by one candle shining on a square foot surface one foot away. The average illumination is determined by: adding the foot-candle value of all the points in the photometric grid, and dividing the sum by the total number of points.
- (6) The use of true color rendering lamps, such as metal halide, is required instead of the utilization of high- and low-pressure sodium lamps.
- (7) Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.
- (8) Lighting for security purposes shall be directed only onto the area to be secured.
 - A. All fixtures shall be located, shielded and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky.
 - B. Fixtures mounted on the building and designed to illuminate the facade are preferred.
- (9) Parking lot lighting shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets. Designs that result in even levels of illumination across a parking area are preferred



Cut-off fixture as defined by IESNA.

- (10) The illumination of gasoline service stations and convenience stores shall be the minimum level necessary to facilitate such uses. Unnecessary lighting for the purposes of attraction and advertising shall not be permitted.
- A. Areas away from gasoline pump islands that are used for parking and vehicle storage shall be illuminated in accordance with the parking area requirements of subsection (9) above.
 - B. Light fixtures mounted on canopies shall be recessed or flush with the bottom of the canopy. Where a drop-down fixture is used, the lens shall be flush with (i.e., no more than one inch beyond) the casing so that light is directed down and not sideways. All canopy lighting shall be shielded to provide a cut-off angle of 85 degrees. Fixtures shall not be mounted on the top or sides of canopies.



This illustration provides an example of a fixture with an 85-degree cut-off. Other designs that achieve the same cut-off requirement are also acceptable.

Chapter 1182 Landscaping and Screening Standards

1182.01 General information.

- (a) *Applicability. All of the requirements of this chapter of the Zoning Code are applicable to all new developments located in all zoning districts except for those located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts. For new developments located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts, only the requirements listed in the schedule of required buffers, detailed in figure 4 in Section 1182.05, shall apply. Property owners are under a continuing obligation to ensure that their property is maintained in accordance with these requirements.*

- (b) *Application Process. For PUD applications and standard zoning permit applications certain landscape information must be provided.*
 - (1) *In a PUD application, proposals in the re-zoning and basic development plan stage need to illustrate conceptual buffering and screening requirements on the basic development plan.*
 - (2) *In a PUD application in the detailed development plan stage and final plat stage, a detailed landscape plan shall be submitted as outlined in 1182.02.*

Chapter 1185 Parking and Loading

1185.02 Off-street parking standards.

- (a) *General Standards. Off-street parking facilities shall be used solely for the parking of motor vehicles except as otherwise permitted in this chapter. Other approved accessory structures such as landscaping islands, light poles, shopping cart racks, and ATMs are considered as part of the off-street parking facilities. All motor vehicles shall be in operating condition by persons on the premises in connection with any use of the premises allowed by the Zoning Ordinance.*
- (b) *Parking of motor vehicles on a residentially zoned premises shall be on a continuous hard surface, as defined by the term "hard surface driveway" in Chapter 1123.*
- (c) *Garage sales may be conducted on off-street parking facilities located on a residentially zoned premises.*
- (d) *Festival and fund-raising activities sponsored by nonprofit organizations, as well as activities/events organized by government agencies, may be conducted on off-street parking facilities.*
- (e) *Planned unit developments may be approved to permit other uses of off-street parking facilities.*

(Case 293; Ord. 90-O-450, Passed 12-3-90; Ord. 96-O-922, Passed 10-28-96)

1185.03 Size and design.

- (a) *Off-street parking spaces shall meet or exceed the minimum design standards for parking lot layouts as set forth in this chapter. The minimum size for an off-street parking space shall be 18 feet in length by ten feet wide.*
- (b) *Off-street parking requirements and limitations for semis are defined in HHCO Chapter 1193.*
- (c) *Minimum Design and Construction Standards.*
 - (1) *Off-street parking may be open to the sky, or enclosed in a building or structure, either above or below ground. Off-street parking areas shall meet City and, as set forth by the City Engineer, Southwest Ohio Engineers Association (S.W.O.E.A) standards. Such standards shall include, but not be limited to, driveway widths, island design, curbs, barriers, grades, turning radii, vertical clearance, stacking, and waiting areas and drainage.*
 - (2) *Nonresidential uses (including multi-family residential uses).*

- A. *Each off-street parking space shall open directly into an aisle or driveway of adequate width and design for safe and efficient vehicular access to the parking space. No parking space shall open directly onto any public street.*
- B. *An aisle or driveway shall not be used for parking of vehicles.*
- C. *All off-street parking areas shall be graded and have a continuous hard surface of asphalt or concrete. When approved by the City Engineer the off-street parking areas for impound lots, junked vehicle yards, dormant semi-truck parking areas, and certain storage areas may be composed of granular aggregate and a double chip seal or a fabric type pavement with aggregate base and surface stabilization or a slurry seal pavement with aggregate base as shown on the attached sketches. A chip sealed lot or a slurry seal lot or a fabric type lot shall be resealed at a minimum of five-year intervals or as designated by the City Engineer.*

1185.06 Landscaping required.

All parking lots exceeding 20 parking spaces shall have interior landscaped areas in the overall design. This requirement shall be satisfied only by those landscaped areas encompassed by the perimeter of the parking lot. Required parking or paving setbacks, screening areas, or other landscaping required by this Zoning Ordinance shall not be utilized to meet any requirement of these landscaping provisions.

- (a) *Any parking lot having a capacity of at least 20 parking spaces shall be required to have not less than five percent of the interior of the parking lot landscaped.*
- (b) *The landscaped area shall include at least one tree (not less than one and three-fourths inch caliper, measured at chest height of a species approved by the City Engineer or his designee) for every 100 square yards of interior landscaped area, living plantings aesthetically located and maintained.*
- (c) *All landscaped areas shall be designed and located in a manner that clearly defines internal streets, traffic lanes and parking areas and to standards acceptable to the Department of Engineering, Zoning and Planning.*
 - (1) *Landscaped areas shall have a minimum width of five feet.*
 - (2) *A turning radius shall be constructed where a landscaped area defines an intersection of streets, traffic lanes or parking stalls.*
 - (3) *Concrete curbing shall be placed around the perimeter of all landscaped areas.*
 - (4) *Intersection sign distance shall be maintained at all entrance and exit points to a public street and all internal intersections of streets and traffic lanes.*

(Ord. 90-O-450, Passed 12-3-90)

1185.12 Computation.

- (a) *Number of Spaces Rounded Up. When determination of the number of off-street parking spaces required by this chapter results in a fraction that is less than a whole, such fraction shall be rounded up to a whole number and counted as one parking space.*
- (6) *Road service and commercial entertainment uses.*

- A. *Automobile accessories sale or installation: two spaces for every service bay, plus one space for every 400 square feet of sales area.*
- B. *Automobile filling station and auto repair, painting, and body shop: two spaces for each service bay, plus one space for each employee on the largest shift, and also one space for each service vehicle; with a minimum of six spaces, plus one space for every 125 square feet of retail floor area if a convenience store is an accessory use.*
- C. *Automobile washing facility: one space for each employee with a minimum of four spaces, plus five off-street waiting spaces for each car-washing device or stall, or 15 off-street waiting spaces for an assembly-line type washing establishment, and two parking spaces at the end of each washing bay for drying and hand-finishing vehicles.*

Standards for Approval

1171.06 – General Standards For Approval

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;*
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;*
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;*
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;*
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;*
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;*
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;*
- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;*
- (i) Shall place underground all electric and telephone facilities, streetlight wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;*

- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;*
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and*
- (l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.*

Staff Analysis

The analysis below is divided into two discussions: the rezoning analysis and the conformance with the zoning regulations.

Rezoning Analysis:

The applicant desires to rezone the property from B-3 to PI for the purpose of constructing a repair facility and truck drop lot. Both uses would share 12 semi-truck parking spaces. The applicant is in the trucking business and feels there is a need for facilities that allow drivers to rest and recuperate after they have maximized their allowable driving hours. Drivers who chose to use the drop lot would Uber to a hotel or make other accommodation arrangements.

The majority of properties in the vicinity are zoned I-1 and are engaged in the manufacturing or warehousing and distribution of various goods. The majority of surrounding lands heavily utilize trucking services.

Recently, the Planning Commission and City Council approved the rezoning of 35 acres from I-1 to Planned Commercial to facilitate the construction of a convenience store, truck parking and diesel repair facility on approximately nine (9) acres. Planned Commercial zoning was required to support all the uses of the site, mainly the convenience store. During the rezoning discussion, the City Council increased the allowable truck stop parking spaces from 10 to 30, because at least one member felt there was a need for such services in the area.

Conformance with Comprehensive Plan

The city's comprehensive plan indicates the site is located in a "Gateway" and "Growth" area. Gateways are prominent entrances into the city which should be designed and landscaped in an attractive manner, limit sign clutter and preserve and maintain mature trees where possible. Growth areas are those locations within the city where economic development should be encouraged, and low-density residential developments discouraged. These areas are the future economic engines of the city.

The rezoning request from B-3 to PI could be consistent with the comprehensive plan.

Staff feels the rezoning from business to industrial use is appropriate for this site. Additional maintenance facilities are likely in demand for this area, given the large presence of logistical companies. It is unclear to staff whether the rest facility proposed directly or indirectly benefit the surrounding businesses or locally based independent truck owners / operators, or if the majority of users are over-the-road drivers simply passing through the community.

Conformance with Zoning Regulations:

1177 (PI) Planned Industrial District

The proposed uses are principally permitted in the PI district. The revised plan indicates a 15-foot perimeter buffer yard, and increase from 10-feet, which meets code. All other standards for this Chapter are met including:

- Street trees are indicated along Technology Boulevard and Artz Road, as required;
- Building setbacks are appropriate
- The proposed building façade has at least 30% masonry materials.

Chapter 1181 General Provisions

The rezoning and basic development plan do not have enough detail to evaluate against the zoning requirements in this Chapter. The applicant has indicated to staff that all requirements will be met during the detailed development plan phase.

Chapter 1182 Landscaping and Screening Standards

The rezoning and basic development plan do not have enough detail to evaluate against the zoning requirements in this Chapter. Additional details shall be provided during the detailed development plan phase. However, the plans indicate potential locations for fencing and street trees along Artz Road and Technology Boulevard.

Chapter 1185 Parking and Loading

Since the exact programming of the unknown at this time, the required number of spaces cannot be calculated. At a minimum, four (4) automobile parking spaces will be required and five (5) are indicated. However, the site is just over three (3) acres and there should be room to accommodate all required parking once they are determined.

Other Considerations:

The applicant has provided additional details since the last meeting which have alleviated some staff concerns. The applicant has provided conceptual building designs and clarified the intended uses of the site. Staff are still concerned that unless a building is constructed and programmed, this location will simply become a trailer drop lot with no value-added services for drivers or surrounding businesses.

Additional Comments:

Fire: See Attached.

City Engineer:

Recommendation

The applicant has provided additional details regarding the building design and use of the site. Staff feels a repair facility with overnight parking as an accessory use is consistent with the comprehensive plan at this location; however, a simple drop lot facility for overnight parking or trailer storage, without driver support services is not consistent with the comprehensive plan.

If Planning Commission feels the rezoning and basic development plan are consistent with the comprehensive plan and the standards for development can be met, then staff recommends the following conditions:

1. The applicant shall comply with all provisions of the zoning code;
2. All parking and loading areas shall be asphalt or concrete;
3. The applicant shall submit a phasing plan for consideration by the Planning Commission as part of the detailed development plan;
4. No activities including parking, storage or site improvements shall occur until a detailed development plan is approved, building constructed, and a zoning certificate issued.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on August 22, 2022, the applicant, Thomas E. Dusa, requested approval of a Basic Development Plan and Rezoning to PI – (Planned Industrial) to construct a truck repair facility and truck/trailer drop lot on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road, further identified as Parcel Number P70 03903 0007 of the Montgomery County Auditor’s Map (Case RZ BDP 22-35), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Thomas E. Dusa, for approval of a Basic Development Plan and Rezoning to PI – (Planned Industrial) to construct a truck repair facility and truck/trailer drop lot on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road (Case RZ BDP 22-35), in accordance with the recommendation of Staff’s Memorandum dated December 6, 2022, with the following conditions:

1. The applicant shall comply with all provisions of the zoning code;
2. All parking and loading areas shall be asphalt or concrete;
3. The applicant shall submit a phasing plan for consideration by the Planning Commission as part of the detailed development plan;
4. No activities including parking, storage or site improvements shall occur until a detailed development plan is approved, building constructed, and a zoning certificate issued.

Seconded by Roll call showed: YEAS NAYS: Motion to recommend approval carried

Terry Walton, Chair
Planning Commission

Date

ZONING CHANGE REQUEST PLAN

3.303 ACRES
 SEC. 6, TOWN 2, RANGE 8 M.Rs.
 CITY OF HUBER HEIGHTS
 MONTGOMERY COUNTY, OHIO
 CURRENT ZONING: B-3
 REQUESTED ZONING: P1

CIVIL SITE DEVELOPMENT NOTES:

1. THE PROPOSED USE OF THE SITE IS OVER-NIGHT SEMI TRUCK PARKING. THE PROPOSED BUILDING WILL BE USED TO SERVICE AND REPAIR TRUCKS. IT IS NOT INTENDED TO BE A REST STOP FOR THE TRUCKERS USING IT AS AN OVER-NIGHT PARKING OF THEIR SEMIS. IN THOSE CASES, THE TRUCKERS CAN PARK THE FULL SEMI AND GET A RIDE TO THEIR RESTING PLACE, OR DROP OFF THEIR LOADED TRAILERS AND USE THEIR CABS TO REACH THEIR RESTING PLACE. THE AREA WILL BE FENCED IN FOR SECURITY.
2. THE PROPOSED BUILDING WILL BE CONSTRUCTED WITH 30% MASONRY MATERIALS ON AT LEAST THE 3 SIDES FACING PUBLIC STREETS PER PLANNING REGULATIONS. PRIOR TO BUILDING PERMITTING & CONSTRUCTION, DETAILED PLANS SHALL BE SUBMITTED OF THE BUILDING INCLUDING ELEVATION VIEWS ILLUSTRATING THE TYPE OF MASONRY TO BE USED.
3. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE INCLUDING SANITARY SEWER, POTABLE WATER, NATURAL GAS AND ELECTRICITY. WHEN THE SERVICE BUILDING IS BUILT, THE OWNER, ENGINEER AND CONSTRUCTION CONTRACTOR WILL WORK WITH UTILITY OWNERS TO COORDINATE CONNECTIONS TO THE PUBLIC UTILITIES. DETAILS TO CONNECT REQUIRED UTILITIES WILL BE SHOWN ON THE FINAL DESIGN PLANS.
4. STORM WATER WILL BE MANAGED AND DIRECTED IN A MANNER TO CONTROL THE RUN OFF AMOUNT AND QUALITY. STORM WATER CALCULATIONS WILL BE INCLUDED WITH FINAL DESIGN PLANS.

PROPOSED SITE IMPROVEMENT LEGEND

- ▬ PROPOSED PAVEMENT
- ▬ PROPOSED DRAINAGE FLOW
- ▬ PROPOSED TRAFFIC FLOW

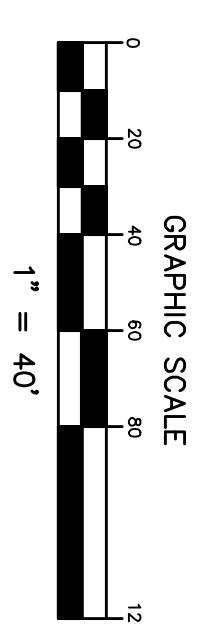
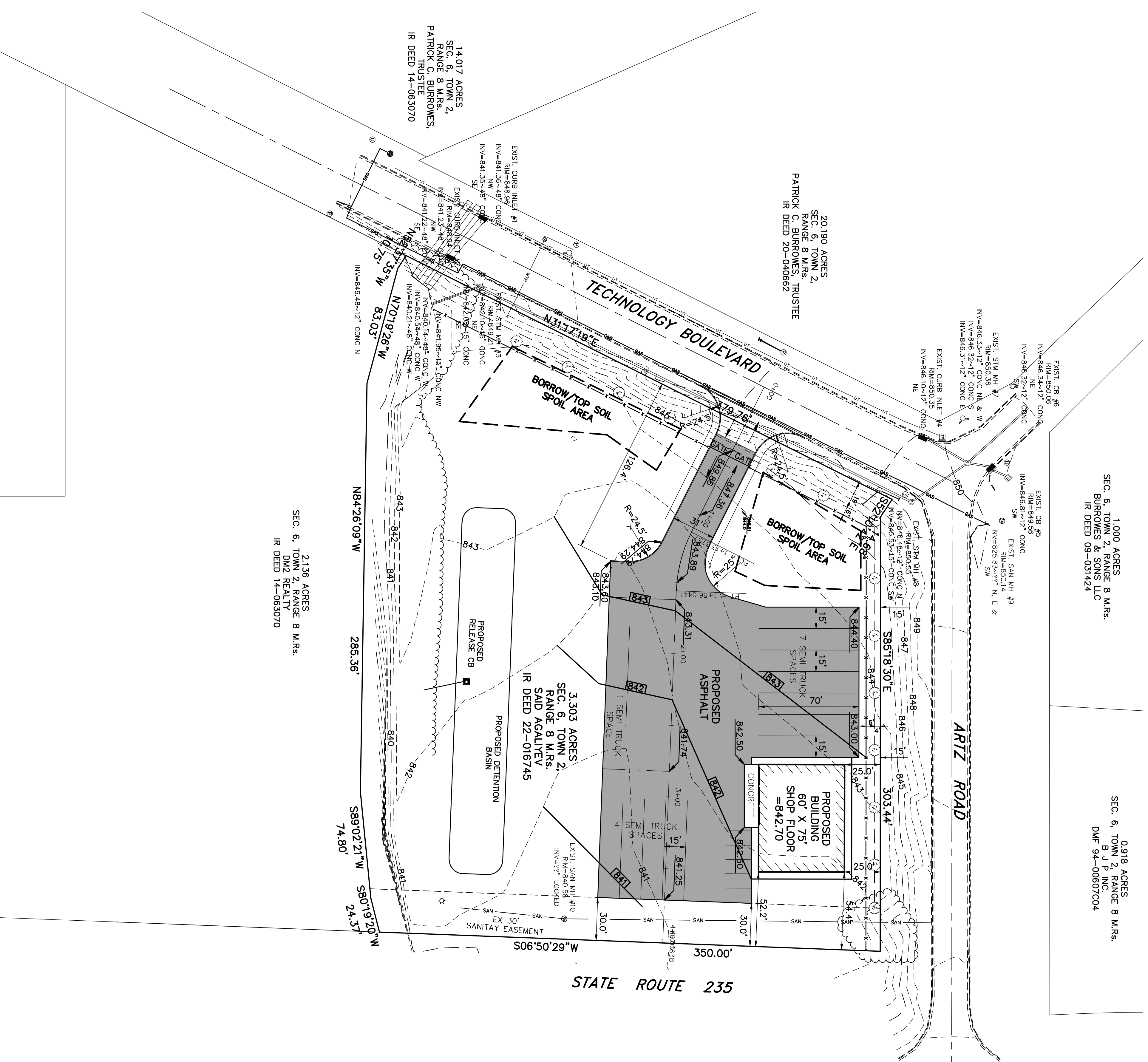
PROPOSED SITE IMPROVEMENT NOTES

1. TREES SHALL BE PLANTED EVERY THIRTY (30) FEET (MAXIMUM) ALONG THE STREET FRONTS OF ARTZ ROAD AND TECHNOLOGY BOULEVARD AS SHOWN ON EACH TREE AT THE TIME OF INSTALLATION SHALL HAVE A MINIMUM CALIPER OF BETWEEN TWO (2.0) AND TWO AND A HALF (2.5) INCHES AND A CLEAR TRUNK HEIGHT BETWEEN FIVE (5) AND SIX (6) FEET.
2. A NEW FENCE WILL BE ADDED ALONG THE FRONTS OF ARTZ ROAD AND TECHNOLOGY BOULEVARD THAT WILL MEET THE STANDARDS OF HUBER HEIGHTS, AND SUCH FENCE SHALL BE AT LEAST SIX (6) FEET IN HEIGHT.
3. DETAILED GRADING, STORM SEWER AND DRAINAGE PLANS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY CITY OF HUBER HEIGHTS PUBLIC WORKS DIVISION. PRELIMINARY APPROVAL OF THIS PLAN.

SYMBOL LEGEND

⊗	STORM MANHOLE
⊠	CURB INLET CATCH BASIN
⊞	CATCH BASIN
⊙	SANITARY MANHOLE
⊛	GAS REGULATOR
☆	LIGHT POLE
⊕	POWER/TELECOM POLE W/ U/G CONNECTION(S)
⊖	POWER POLE
⊗	POWER/TELECOM POLE
⊠	STOP SIGN
⊞	TELECOM PULL BOX
⊙	WATER VALVE
⊛	FIRE HYDRANT
⊞	POLE ANCHOR

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 Ohio Utility Locations 800-276-4444
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 A 209 700 466 - DESIGN



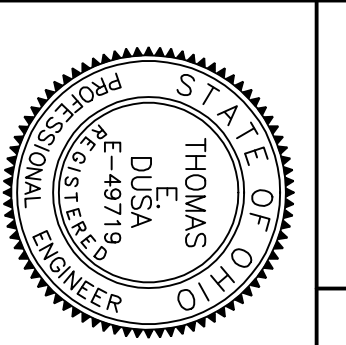
SEMI TRUCK LOT
 8080 TECHNOLOGY BOULEVARD
 CITY OF HUBER HEIGHTS
 MONTGOMERY COUNTY, OHIO

PRELIMINARY SITE PLAN

HD Haley-Dusa
 Engineering & Surveying Group, LLC
 270 Regency Ridge Drive, Suite 203
 Dayton, Ohio 45459
 Phone: (937) 439-4300 Fax: (937) 439-2005

No.	DATE	REVISION

PROJECT No: E3428
 DATE 12-1-22
 SCALE 1" = 40'
 DES. TED
 DR. JRC
 CKD. TED



By: *Thomas Dusa*
 Reg. Engineer E-49719

SHEET NO.

STANDING SEAM METAL ROOF ON PRE-ENGINEERED METAL BUILDING



NORTH ELEVATION 1/8" = 1'-0"

35% OF FACADE MASONRY (SPLIT FACE BLOCK SHOWN)



SOUTH ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"

32% OF FACADE MASONRY (SPLIT FACE BLOCK SHOWN)

STANDING SEAM METAL SIDING ON PRE-ENGINEERED METAL BUILDING

30% OF FACADE MASONRY (SPLIT FACE BLOCK SHOWN)



WEST ELEVATION 1/8" = 1'-0"



VIEW OF SOUTHWEST CORNER not to scale



VIEW OF SOUTHEAST CORNER not to scale

PROJECT No:	REVISION
E3428	
DATE 09-19-22	
SCALE 1/8"=1'-0"	
DES: KBS	
DR: KBS	
CKD:	

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Cincinnati, Ohio 45249
Phone: (937) 439-4300 Fax: (937) 439-2005

SMP design, inc.
Architecture | Planning | Design
11500 Northlake Drive, Suite 330
Cincinnati, Ohio 45249
Phone: (513) 446-6699
E-mail: kern.spector@smp.design



SEMI TRUCK LOT
8080 TECHNOLOGY BOULEVARD
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

PRELIMINARY BUILDING ELEVATIONS

SHEET NO.



Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Semi Lot – Revision 1		
Occupancy Address:	Technology Blvd. & Artz Rd.		
Type of Permit:	HHP&D Site Plan		
Additional Permits:	Choose an item.		
Additional Permits:	Choose an item.		
MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	22-196
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	9/23/2022

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

- Fire hydrants shall be provided where any portion of the building is greater than 400 feet from existing hydrants. Ohio Fire Code 507.5.1 and HHCO 1521.06(c).
- All new places of assembly, educational, health care, detention and correctional occupancies, and business, industrial, storage or unusual structures, which are located more than 150 feet from a public street, or which require quantities of water beyond the capabilities of the public water distribution system shall be provided with properly placed fire hydrants. HHCO 1521.01(a).
- If the property is to be fenced provisions for the Huber Heights Fire Division to obtain access shall be provided.
- A permit shall be obtained for construction from Montgomery County Building Regulations.

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-8836

7. A.

Planning Commission

Meeting Date: 12/13/2022

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, KAP SIGNS, is requesting approval of a Minor Change to add one 5'-8" non-illuminated ground sign (approximately 13 square feet). Property is located at 7050 Executive Boulevard (MC 22-44).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of December 13, 2022

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Community Planning Insights
Date: December 6, 2022
Subject: MC 22-44 Minor Change to PUD for New Ground Sign (TJ Chumps)

Application dated November 17, 2022

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: David Williams (Kap Signs) – Applicant
J&T Properties of Fairborn, LLC - Owner

DEVELOPMENT NAME: TJ Chumps

ADDRESS/LOCATION: 7050 Executive Blvd

ZONING/ACREAGE: Planned Mixed Use (PM) / 3 acres

EXISTING LAND USE: Restaurant

**ZONING
ADJACENT LAND:** Commercial / Retail

REQUEST: The applicant requests approval to add one 5'-8" non-illuminated ground sign (approximately 13 square feet).

ORIGINAL APPROVAL: ZC 14-43 (November 18, 2014)

APPLICABLE HHCC: Chapter 1189

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The Planning Commission granted approval for three wall signs in October 2014. At that time, no ground signs were planned or requested. At that time, the vegetation along Executive Boulevard did not obscure building visibility. Today, the vegetation has matured and obstructs building visibility from westbound traffic.

The picture below is from Google Street View, November 2015.



The picture below is from Google Street View, May 2022.



Applicable Zoning Regulations

Chapter 1189 Signs

1189.05 Types of signs.

- (b) *Ground Signs.*
 - (1) Only one ground sign shall be permitted on a premises.
 - (2) The ground sign shall not exceed 75 square feet in total sign area.
 - (3) Ground signs shall not exceed six feet from ground level.
 - (4) Signs shall be set back a minimum of 15 feet from the right-of-way.
 - (4) Have hidden structural supports.
- (i) *Planned Unit Development Sign Programs.* Signs which have been approved as part of a planned unit development sign program may vary from the requirements stated within this chapter. Variations permitted through a PUD sign program may include but are not limited to the following: total number of signs permitted, sign size, sign setback, sign height and percentage of sign area devoted to changeable copy or electronic copy. Such deviations are recognized to be primarily for safety or unique parcel configuration circumstances and are not intended to circumvent the intent of the sign code.

(Ord. 2013-O-2016, Passed 1-28-13; Ord. No. 2019-O-2398 , § 1, 10-14-19)

Conformance with Zoning Regulations

The applicant seeks a minor change to add one 13.13 SF non-illuminated wall ground sign, approximately 5'-8" tall at the restaurant entrance along Executive Boulevard. The proposed dimensions are less intense than permitted by the zoning code.

Standards for Approval

Planned Unit Development Sign Programs. Signs which have been approved as part of a planned unit development sign program may vary from the requirements stated within this chapter. Variations permitted through a PUD sign program may include but are not limited to the following: total number of signs permitted, sign size, sign setback, sign height and percentage of sign area devoted to changeable copy or electronic copy. Such deviations are recognized to be primarily for safety or unique parcel configuration circumstances and are not intended to circumvent the intent of the sign code.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

- (a) *Major Changes.* Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

- (b) *Minor Changes.* The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

Staff Analysis

Staff supports the minor change to add one non-illuminated ground sign as detailed in the application dated November 17, 2022. Building visibility is difficult for westbound traffic since the vegetation has matured. There are similar ground signs along Executive Boulevard which meet the zoning code requirements.

Additional Comments:

Fire: None received

City Engineer: None Received

Recommendation

Staff recommend approval of the minor change to the sign package as submitted.

Planning Commission Action

The Planning Commission has significant leeway when reviewing and approving sign packages within the Planned Commercial District. The Planning Commission may approve the sign packages as submitted or make revisions as it sees fit.



Planning Commission Decision Record

WHEREAS, on November 17, 2022, the applicant, Kap Signs, requested approval of a Minor Change to add one 5'-8" non-illuminated ground sign (approximately 13 square feet). Property is located 7050 Executive Boulevard, further identified as Parcel Number P70 01820 0012 of the Montgomery County Auditor's Map (Case MC 22-44), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Kap Signs, for approval of a Minor Change to add one 5'-8" non-illuminated ground sign (approximately 13 square feet). Property is located at 7050 Executive Boulevard (Case MC 22-44), in accordance with the recommendation of Staff's Memorandum dated December 6, 2022, with the following conditions:

1. Grant as submitted.

Seconded by _____ Roll call showed: YEAS _____ NAYS: _____ Motion to recommend approval carried

Terry Walton, Chair
Planning Commission

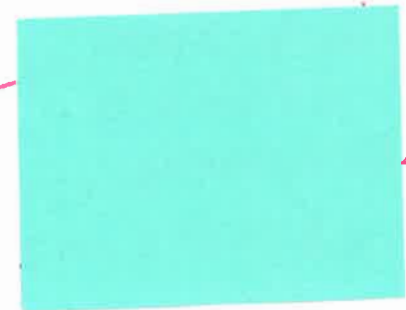
Date

TJ. Chumps 7050 Executive Blvd. Huber Heights, Ohio 454221

TJ. Chumps Monument (10-31-2022)



Proposed



Client Signature insures that all spelling, colors and specifications for signage rendered on this sketch meet client satisfaction.

Approved by: _____

Date: _____

The original design and information contained herein are the property of KAP Signs and subject to return. Any reproduction or reuse of this drawing without the express written consent of KAP Signs is strictly forbidden.
Violators will be held accountable for their actions and any viable legal action will be pursued to correct any damages that result from improper use of these materials.



****DISCLAIMER**
 This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors Office makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for
 1 Any errors, omissions, or inaccuracies in the information provided regardless of how caused or
 2 Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder
 Note: Exact property boundaries must be derived by a legal survey of the property

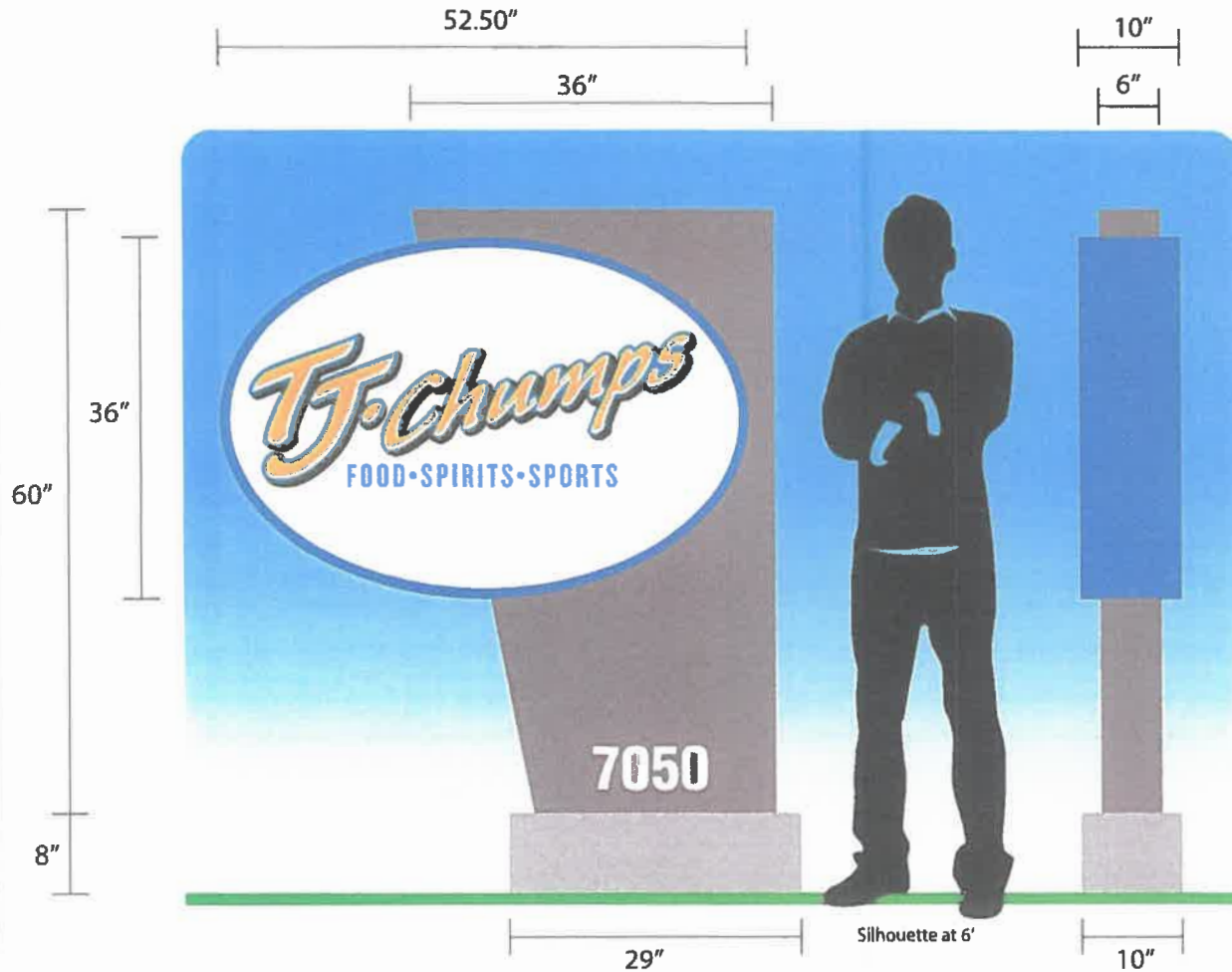


1 inch = 52 ft

G'S DEPARTMENT

TJ. Chumps 7050 Executive Blvd. Huber Heights, Ohio 454221

TJ. Chumps Monument (10-31-2022)



Colors

PMS
072 C
Blue

Matthews
MP41313SP
Dark
Bronze

Matthews
MP8747
Durango
Grey



*Vector Art Needed for Logo Colors

Furnish and install (1) double faced non-illuminated entrance monument sign. Fabricated aluminum blade to be painted (MP41313SP) Dark Bronze. Oval aluminum cabinet painted (PMS 072 C) Blue, flat polycarbonate faces with first surface applied vinyl copy. Base to be aluminum fabricated painted (MP8747) Durango Grey. Overall size 36" H x 52.50" W, 13.13 square feet.

Client Signature insures that all spelling, colors and specifications for signage rendered on this sketch meet client satisfaction. Approved by: _____ Date: _____
 The original design and information contained herein are the property of KAP Signs and subject to return. Any reproduction or reuse of this drawing without the express written consent of KAP Signs is strictly forbidden.
 Violators will be held accountable for their actions and any viable legal action will be pursued to correct any damages that result from improper use of these materials.

AI-8837

7. B.

Planning Commission

Meeting Date: 12/13/2022

Major Change

Information

Agenda Title

MAJOR CHANGE - The applicant, JOHN KOPILCHACK, is requesting approval of a Major Change to the Combined Basic and Detailed Development Plan to construct a 10,600 SF addition to the existing medical facility. Property is located at 8501 Old Troy Pike (MJC 22-43).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of December 13, 2022

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Community Planning Insights
Date: December 6, 2022
Subject: Major Change to Basic and Detailed Development Plan

Application dated November 17, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: John Kopilchack – Applicant
Mills Development 1, LLC - Owner

DEVELOPMENT NAME: Dayton Children’s Huber Heights Addition

ADDRESS/LOCATION: 8501 Old Troy Pike

ZONING/ACREAGE: Planned Commercial (PC) / 3.8 Acres

EXISTING LAND USE: Dayton’s Children’s Medical Center

ZONING

ADJACENT LAND: PC (West, South and East)
PP (North)

REQUEST: The applicant requests a change to the combined basic and detailed development plan to construct an 10,60 SF addition to the existing medical facility.

ORIGINAL APPROVAL: The original combined basic and detailed development plan was approved in October, 2014.

APPLICABLE HHCC: Chapter 1171, 1176

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In October 2014, the Planning Commission approved a combined basic and detailed development plan to construct a Dayton Children's Urgent Care facility on the site of a previous medical office use.

The applicant is now proposing to add a 10,600 SF addition to the rear of the existing facility.

The expansion will encroach into the parking area which will reduce the number of spaces by eight (8) spaces to a total of 153 spaces. The expansion materials and design will be similar to the existing facility.

Conformance with Zoning Regulations

The use conforms with all requirements of Chapter 1176 and the current PUD. The applicant is requesting an amendment to facilitate the addition of 10,600 SF to an existing building. The addition is in the rear and not easily seen from Old Troy Pike.

Staff feels the impact on parking is negligible. With this expansion the zoning code requires 156 spaces, 153 spaces will be provided. The applicant has stated that similar sized and programmed medical facilities around the region they have constructed typically have approximately 140 spaces.

Landscaping

The proposed landscaping for the building expansion is similar in design and scale to the existing landscaping.

Building Materials

The building will be clad with a brick exterior, similar to the existing building.

Standards for Approval

1171.06 – General Standards For Approval

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;*
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;*
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;*

- (d) *Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;*
- (e) *Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;*
- (f) *Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;*
- (g) *Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;*
- (h) *Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;*
- (i) *Shall place underground all electric and telephone facilities, streetlight wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;*
- (j) *Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;*
- (k) *Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and*
- (l) *Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.*

Staff Analysis

The proposed 10,600 SF building expansion will add 12 additional exam rooms, bringing the total to 40 exam rooms and the total size of the facility to just under 35,000 SF. The expansion will have minor impact on the parking, but staff feels the amount of parking provided is more than adequate for this facility.

No other changes to the approved basic and detailed development plan are presented. Staff feels the General Standards for Approval outlined in Chapter 1171.06 can be satisfied and recommend approval.

Additional Comments:

Fire: No comments received.

City Engineer: No comments received.

Recommendation

Staff recommends approving the major change to the basic and detailed development plan submitted as submitted in the application and plans dated November 17, 2022.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on November 17, 2022, the applicant, John Kopilchack, requested approval of a Major Change to the combined basic and Detailed development plan to construct a 10,600 SF addition to the existing medical facility. Property is located 8501 Old Troy Pike, further identified as Parcel Number P70 04006 0156 of the Montgomery County Auditor's Map (Case MJC 22-43), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, John Kopilchack, for approval of a Major Change to the combined basic and Detailed development plan to construct a 10,600 SF addition to the existing medical facility. Property is located at 8501 Old Troy Pike (Case MJC 22-43), in accordance with the recommendation of Staff's Memorandum dated December 6, 2022, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS NAYS: Motion to recommend approval carried

Terry Walton, Chair
Planning Commission

Date

GENERAL NOTES

- ALL ROADWORK AND STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) AND STANDARD DRAWINGS SHALL BE USED.
- ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
- ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
- ALL CATCH BASINS (CURB AND GUTTER INLET) TO BE HUBER HEIGHTS TYPE "D" OR ODOT TYPE 3A, UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL "HAVE DUMP NO WASTE" LETTERING AND FISH IMAGE.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
- CHANNEL BOTTOMS OF ALL MANHOLES.
- CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
- ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303; AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.

OHIO UTILITIES PROTECTION SERVICE (OUPS)

100 FEDERAL PLAZA EAST,
LOWER LEVEL
YOUNGSTOWN, OH 44503
1-800-362-2764

AT&T

3233 WOODMAN DR.
DAYTON, OHIO 45420
937-296-3606 (7AM-5PM)
1-800-572-4747 (AFTER 5PM)

UNITED WATER

6244 CHAMBERSBURG ROAD
HUBER HEIGHTS, OH 45424
937-233-3292

DAYTON POWER AND LIGHT CO.

MARK EDLIS
CONSTRUCTION CONTROL CENTER
1900 DRYDEN ROAD
DAYTON, OHIO 45439
937-331-4805

TIME WARNER CABLE

3691 TURNER ROAD
DAYTON, OH 45415
Attn: NETWORK DESIGN
937-396-8384

WATER/SEWER

CITY OF HUBER HEIGHTS
C/O UNITED WATER
6569 BRANDT PIKE
937-233-3292

STORM SEWER/STREETS

CITY OF HUBER HEIGHTS
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OHIO 45424
937-233-1423

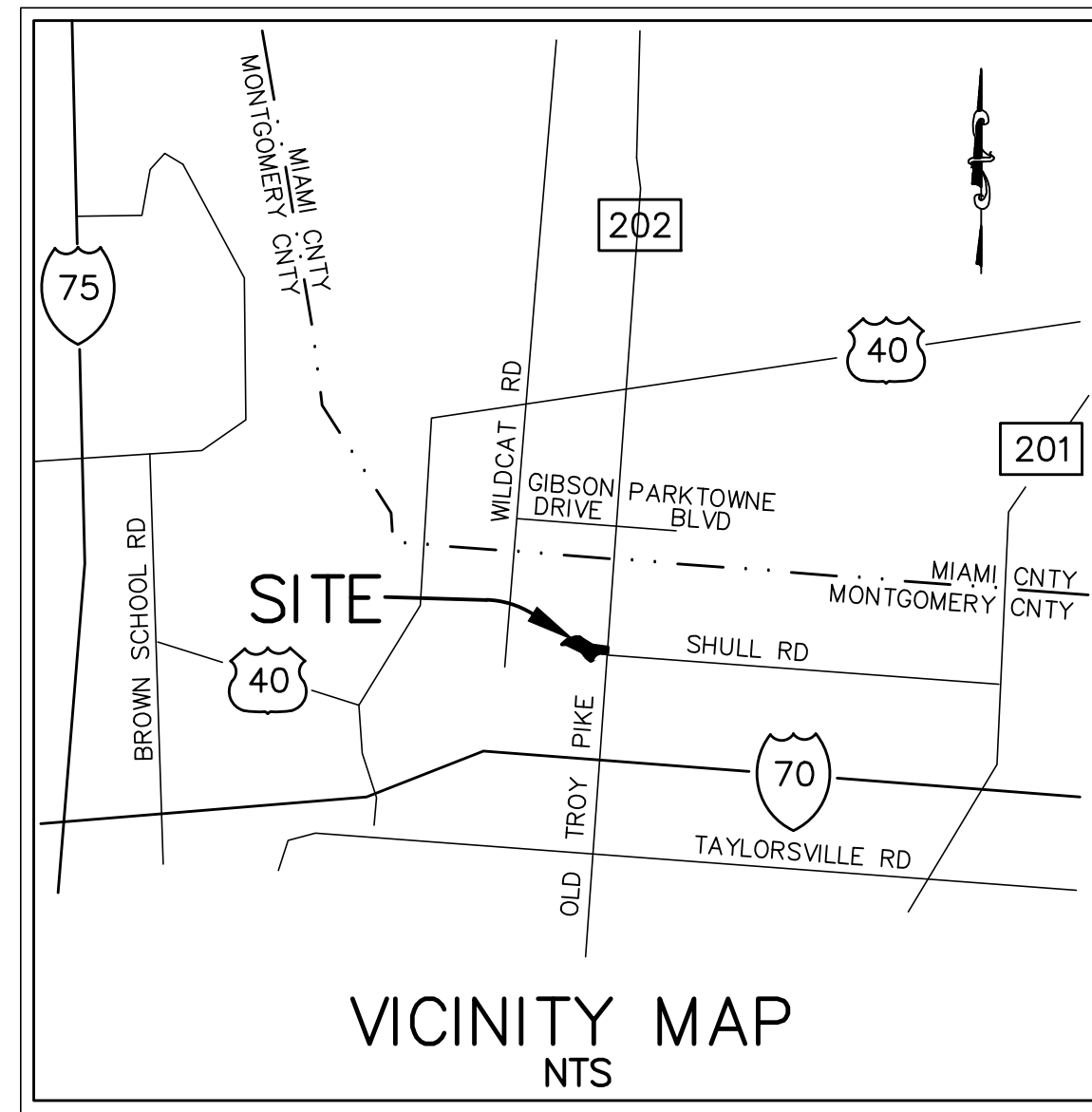
VECTREN GAS

4285 NORTH JAMES H McGEE BLVD
DAYTON, OHIO 45427
937-312-2533

ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS

DAYTON CHILDREN'S HOSPITAL HUBER HEIGHTS OFFICE EXPANSION

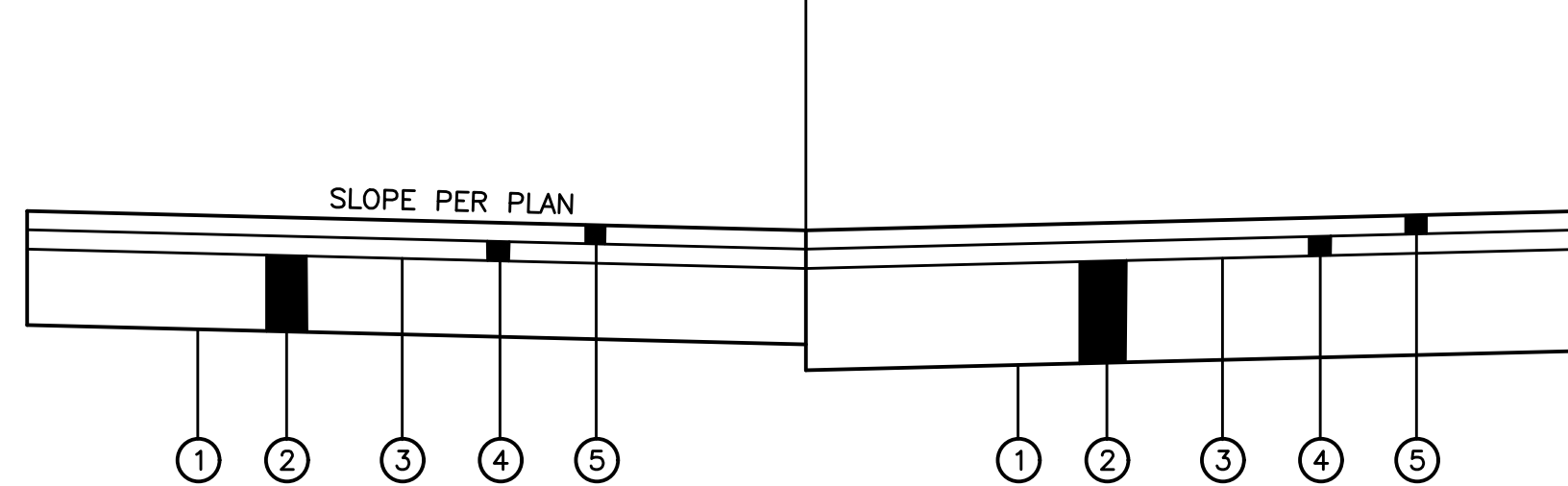
LOCATED IN SECTION 30, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
NOVEMBER, 2022



INDEX

- COVER SHEET
- EXISTING TOPOGRAPHY/DEMOLITION PLAN
- SITE/UTILITY PLAN
- GRADING/EROSION CONTROL PLAN
- EROSION CONTROL NOTES/DETAILS

STANDARD DUTY PAVEMENT ← → **HEAVY DUTY PAVEMENT**



- | | |
|---|---|
| ① ITEM 203 - SUBGRADE COMPACTION | ① ITEM 203 - SUBGRADE COMPACTION |
| ② ITEM 304 - GRANULAR BASE ~ 8" COURSE | ② ITEM 304 - GRANULAR BASE ~ 10" COURSE |
| ③ ITEM 408 - PRIME COAT MC-30 OR RT-2 @ 0.5 GAL/SY TO BE APPLIED IMMEDIATELY AFTER ITEM 304 | ③ ITEM 408 - PRIME COAT MC-30 OR RT-2 @ 0.5 GAL/SY TO BE APPLIED IMMEDIATELY AFTER ITEM 304 |
| ④ ITEM 448 - ASPHALTIC CONCRETE ~ 1-1/2" COURSE | ④ ITEM 448 - ASPHALTIC CONCRETE ~ 2-1/2" COURSE |
| ⑤ ITEM 448 - ASPHALTIC CONCRETE ~ 1-1/2" COURSE | ⑤ ITEM 448 - ASPHALTIC CONCRETE ~ 1-1/2" COURSE |

PAVEMENT SECTION (INTERIOR SITE)

(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.)
(PSI REPORT DATED FEBRUARY 28, 2014, PROJECT #0105683)
THE TYPICAL SECTION SHALL BE CONFIRMED JUST PRIOR TO BIDDING AND JUST PRIOR TO COMMENCEMENT OF CONSTRUCTION WITH THE MOST CURRENT GEOTECHNICAL REPORT

STORM SEWER NOTES

- ALL STORM SEWER MATERIAL SHALL BE CONCRETE, PER CITY OF HUBER HEIGHTS SPECS
- MANHOLES SHALL BE ODOT No.1 OR TYPE E.
- CATCH BASIN LATERALS 12" TO 18" TO BE C-76, CL.4.
CATCH BASIN LATERALS 21" TO 42" TO BE C-76, CL.3.

UTILITY NOTE:

ALL UTILITY LINES SHALL BE UNDERGROUND, INCLUDING CABLE, ELECTRIC AND TELEPHONE.

NO.	DATE	DESCRIPTION	BY

APPROVALS

HUBER HEIGHTS CITY ENGINEER

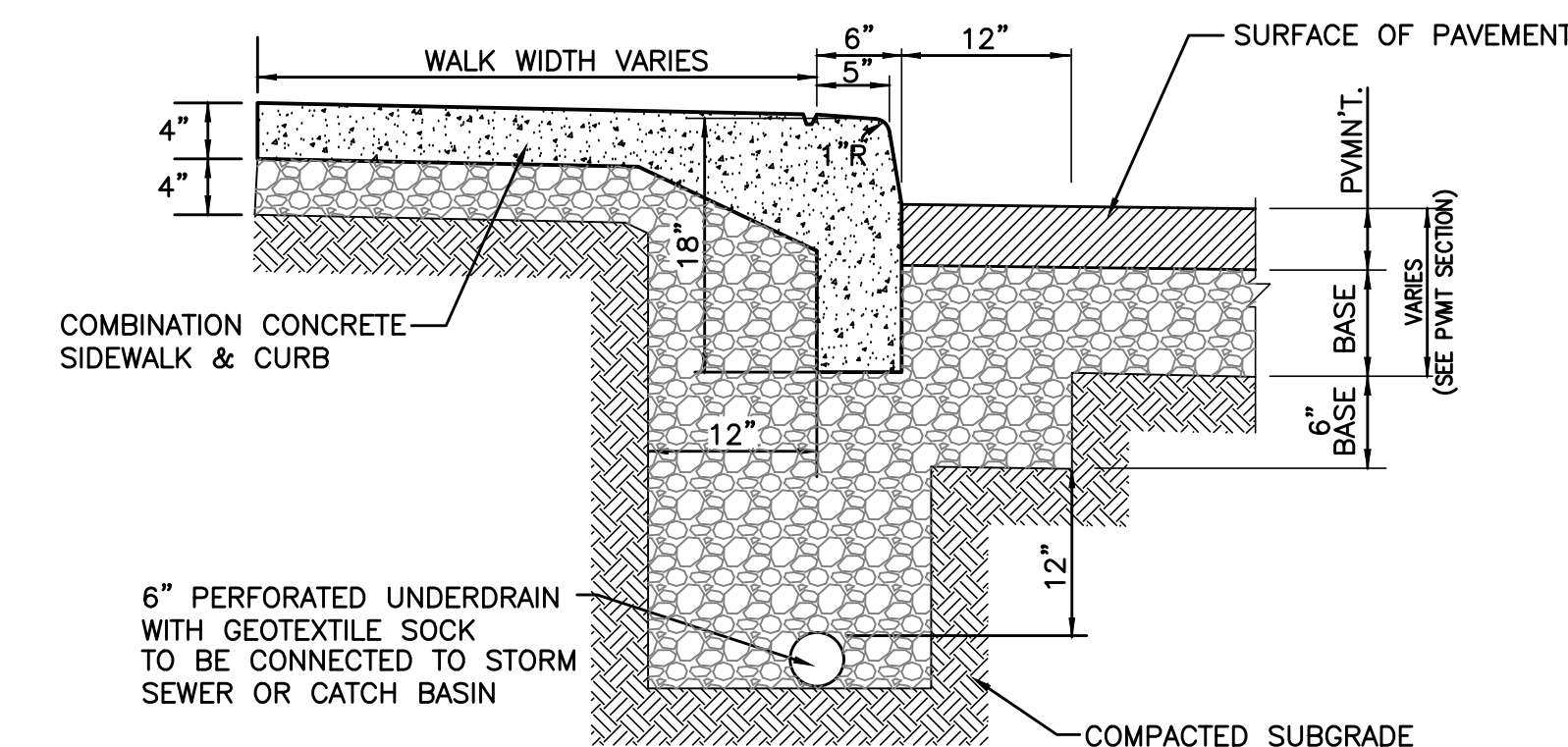
DATE

WATER NOTES

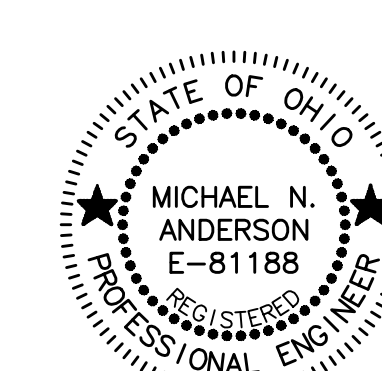
- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING BOTH MEGA LUGS AND CONCRETE THRUST BLOCKS FOR THE LENGTH DETERMINED BY THE CITY INSPECTOR.
- ALL WATER MAINS SHALL HAVE 4"-6" MINIMUM COVER.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, DISINFECTED AND RELEASED FOR TAPS.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
- ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. (SEE NOTES 15 & 16 BELOW)
- WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
- ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
- ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 1' MAXIMUM NIPPLE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
- ALL VALVES SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
- GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
- ALL FIRE HYDRANTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH TWO (2) TWO (2) AND ONE-HALF (1/2) INCH INCH DISCHARGE NOZZLES AND ONE (1) FIVE (5) INCH STEAMER DISCHARGE NOZZLE. THE FIVE (5) INCH STEAMER DISCHARGE NOZZLE SHALL HAVE A FIVE (5) INCH STORTZ QUICK CONNECTION.
- THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
- FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
- WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
- BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
- ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STEAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.

SANITARY NOTES

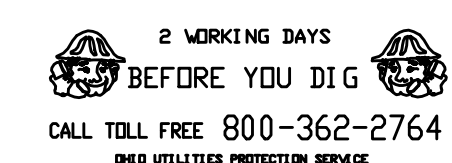
- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
- SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
- ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE ALUMINUM OR PLASTIC. CONCRETE ADJUSTING SECTIONS SHALL BE PARGED ON BOTH INTERIOR AND EXTERIOR SURFACES. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE OR CAST IRON TRAFFIC BEARING AND WATERTIGHT UNLESS DIRECTED OTHERWISE BY CITY ENGINEER.
- FORCE MAIN 3" OR LARGER TO BE DUCTILE IRON PIPE WITH A POLYETHYLENE INNER LINER. FORCE MAIN 2 1/2" OR SMALLER TO BE NEOPRENE MATERIAL WITH FUSED JOINTS.



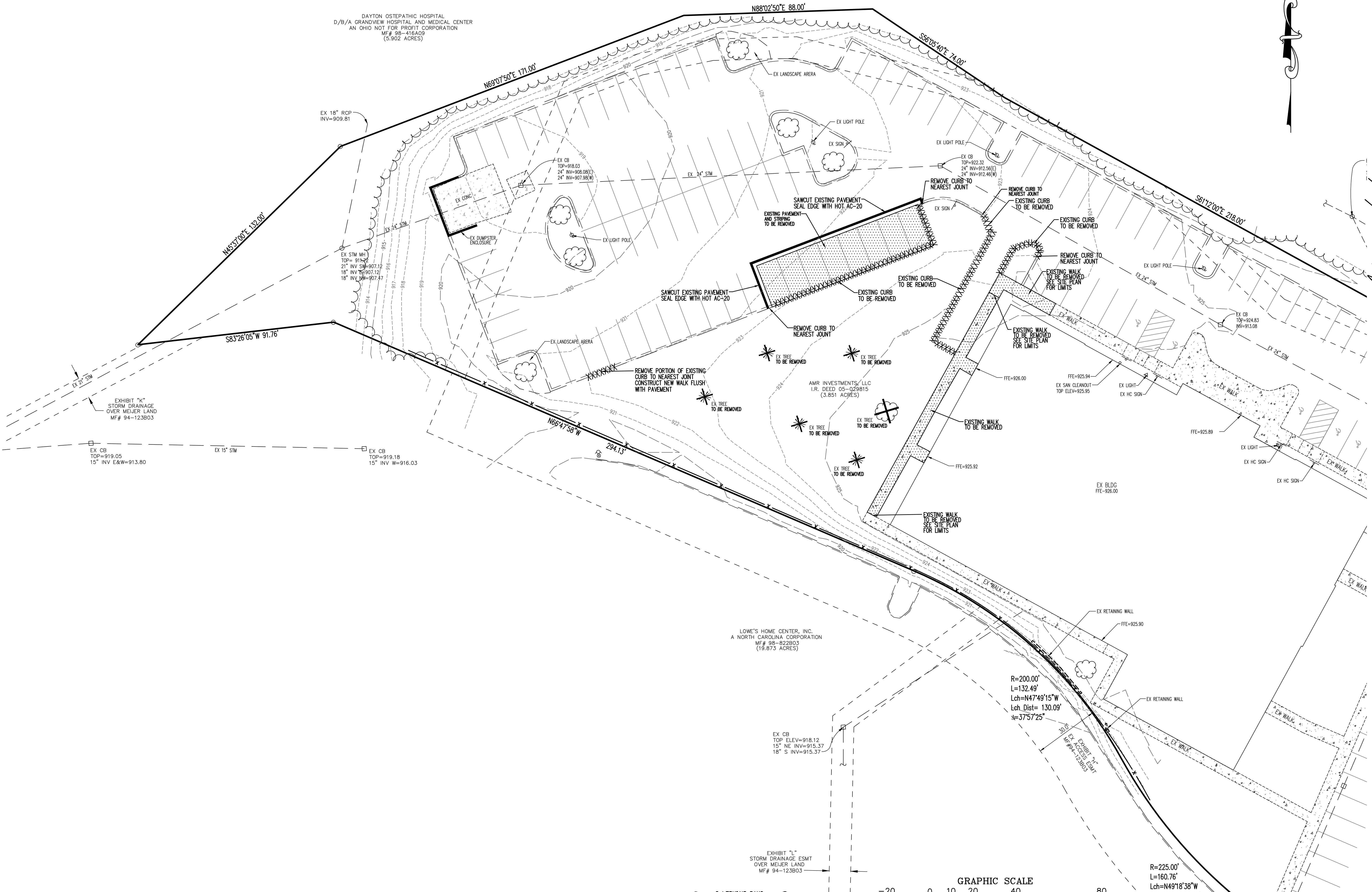
COMBINATION CURB/WALK UNDERDRAIN NTS



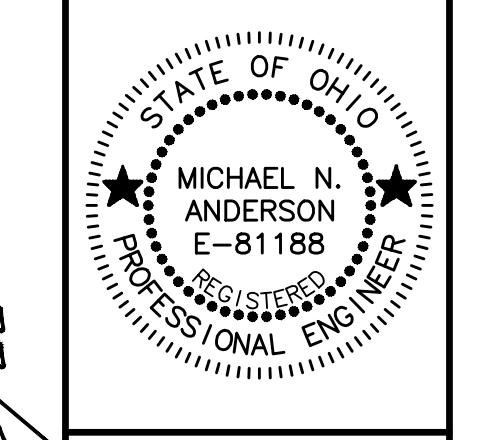
Michael N. Anderson 11/15/22
MICHAEL N. ANDERSON
OHIO PROFESSIONAL ENGINEER #81188



H:\CADDD\Projects\Synergy\Dayton Childrens Huber Hts Expansion\2022\DAYTONCHILDRENSHUBEREXPANSION2022.DWG, NOV 15, 2022 1:54:51



NO.	DATE	REVISION



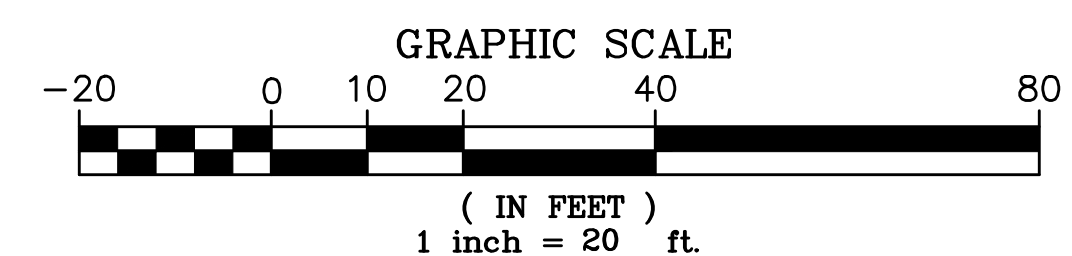
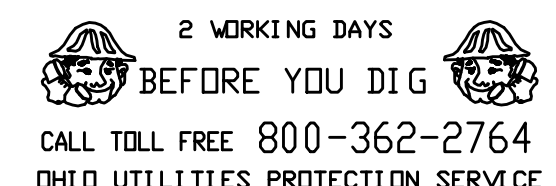
VA
VANATTA ENGINEERING INC
 570 Congress Park Dr • Dayton, OH 45409
 Phone: 937.438.5850
 Fax: 937.438.5845

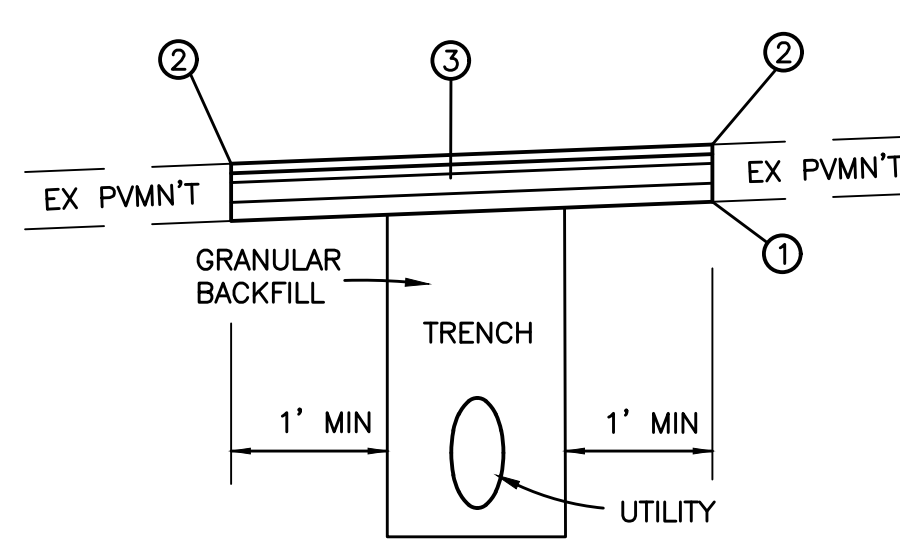
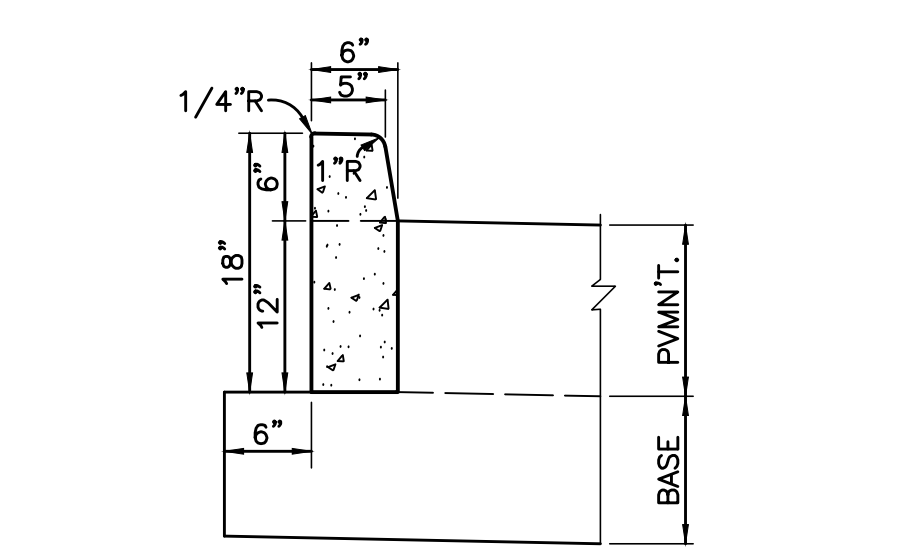
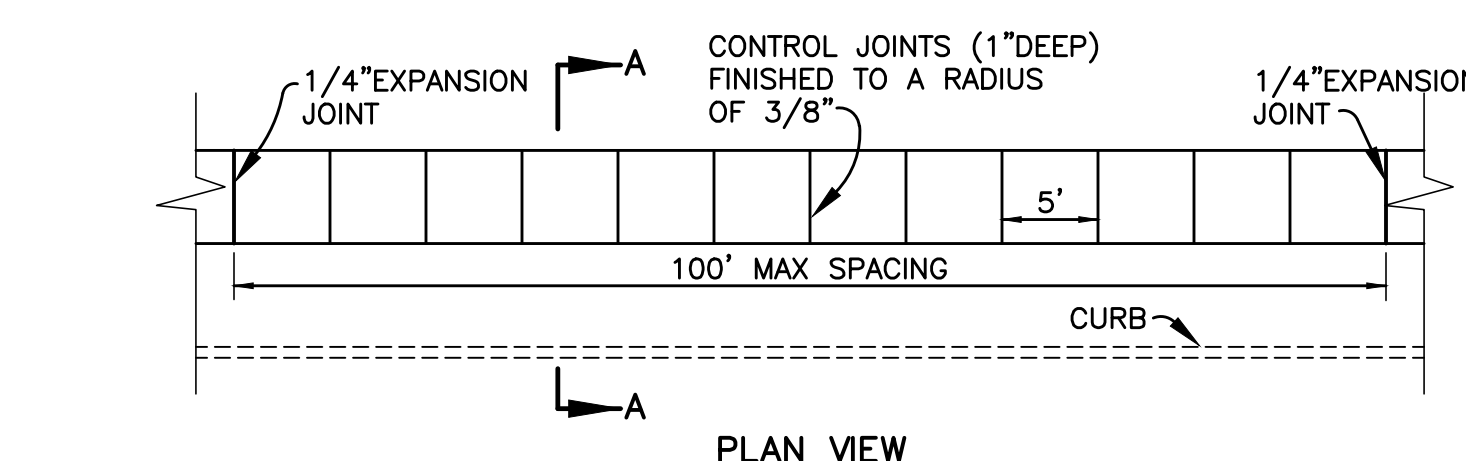
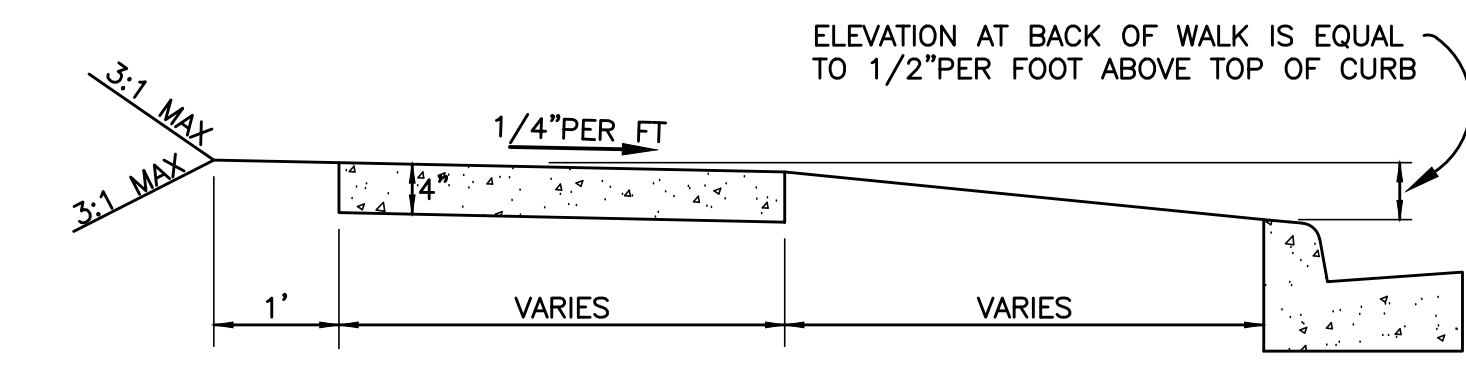
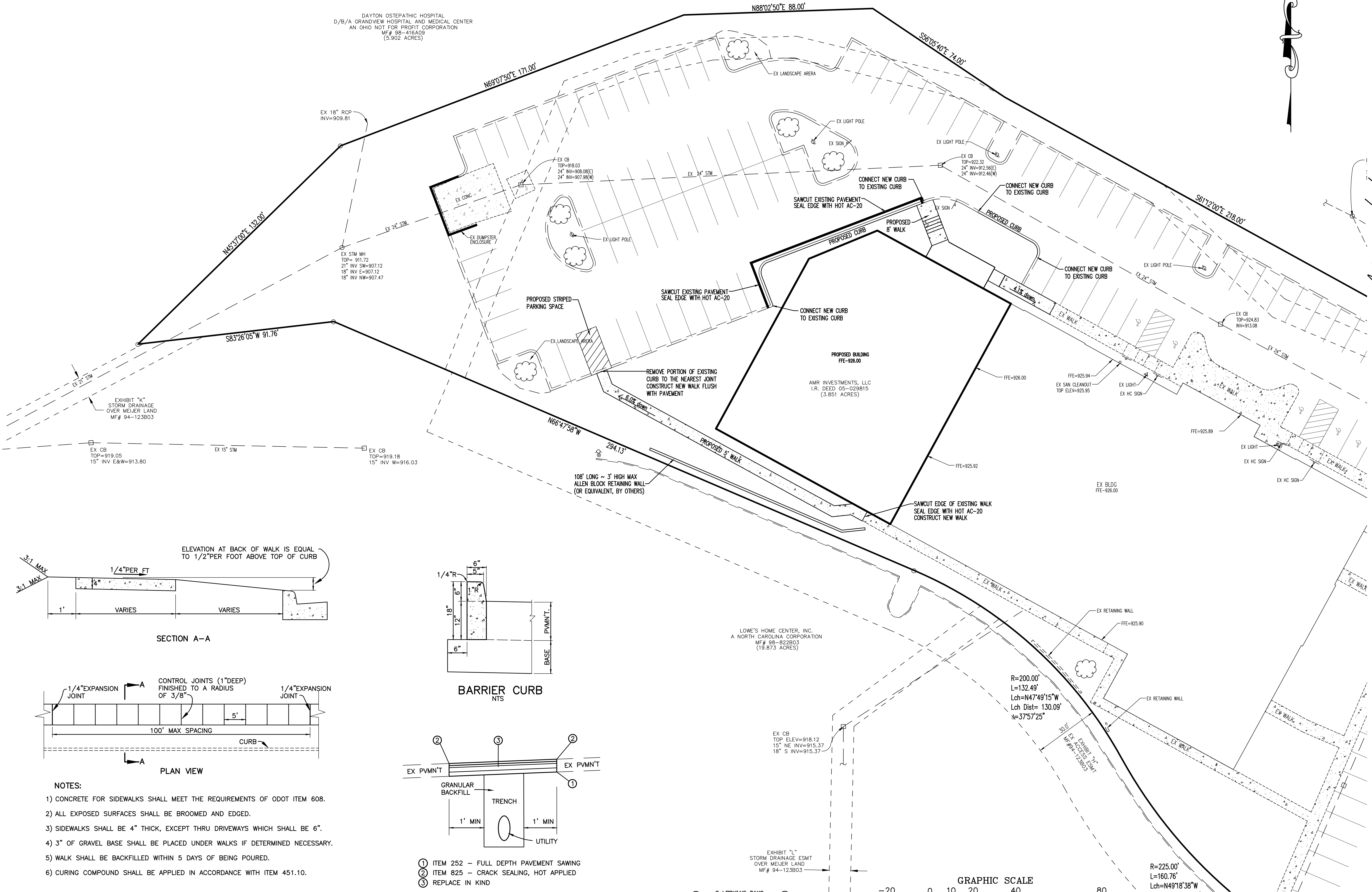
SYNERGY
 BUILDING SYSTEMS
 3550 PENNINGTON BLVD.
 SUITE 500
 BEAVERCREEK, OHIO 45431
 (937) 429-3143

EXISTING TOPOGRAPHY/DEMOLITION PLAN
DAYTON CHILDREN'S HOSPITAL
HUBER HEIGHTS OFFICE EXPANSION
 LOCATED IN SECTION 30, TOWN 2, RANGE 8, M.R.
 CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: NOVEMBER, 2022
 SCALE: AS SHOWN
 PROJECT No. 7864
 FILE No.
 SHEET NO.

Mich. A. 4/15/22

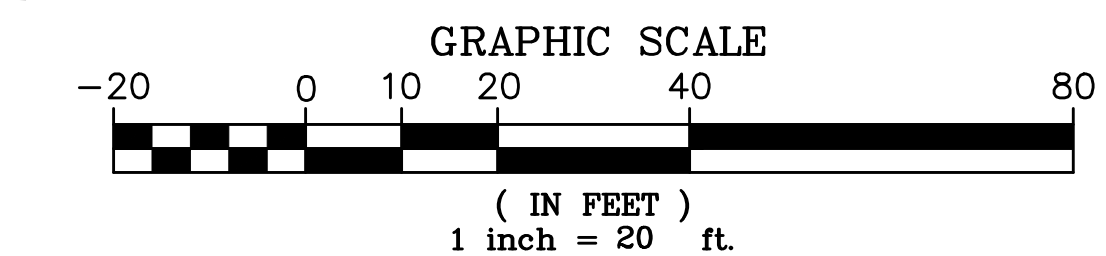
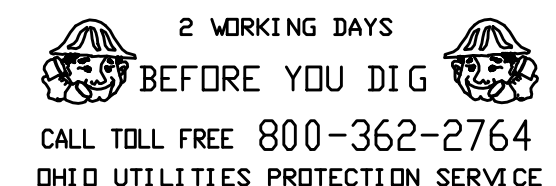




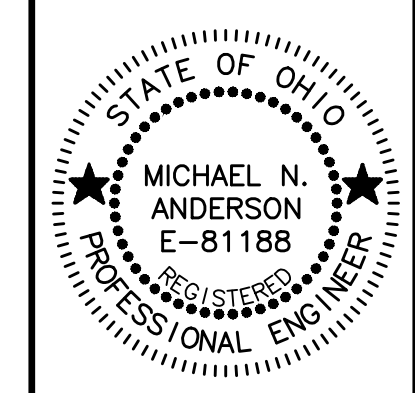
- ① ITEM 252 - FULL DEPTH PAVEMENT SAWING
- ② ITEM 825 - CRACK SEALING, HOT APPLIED
- ③ REPLACE IN KIND

SIDEWALK DETAIL
NTS

PAVEMENT RESTORATION
NTS



NO.	DATE	REVISION

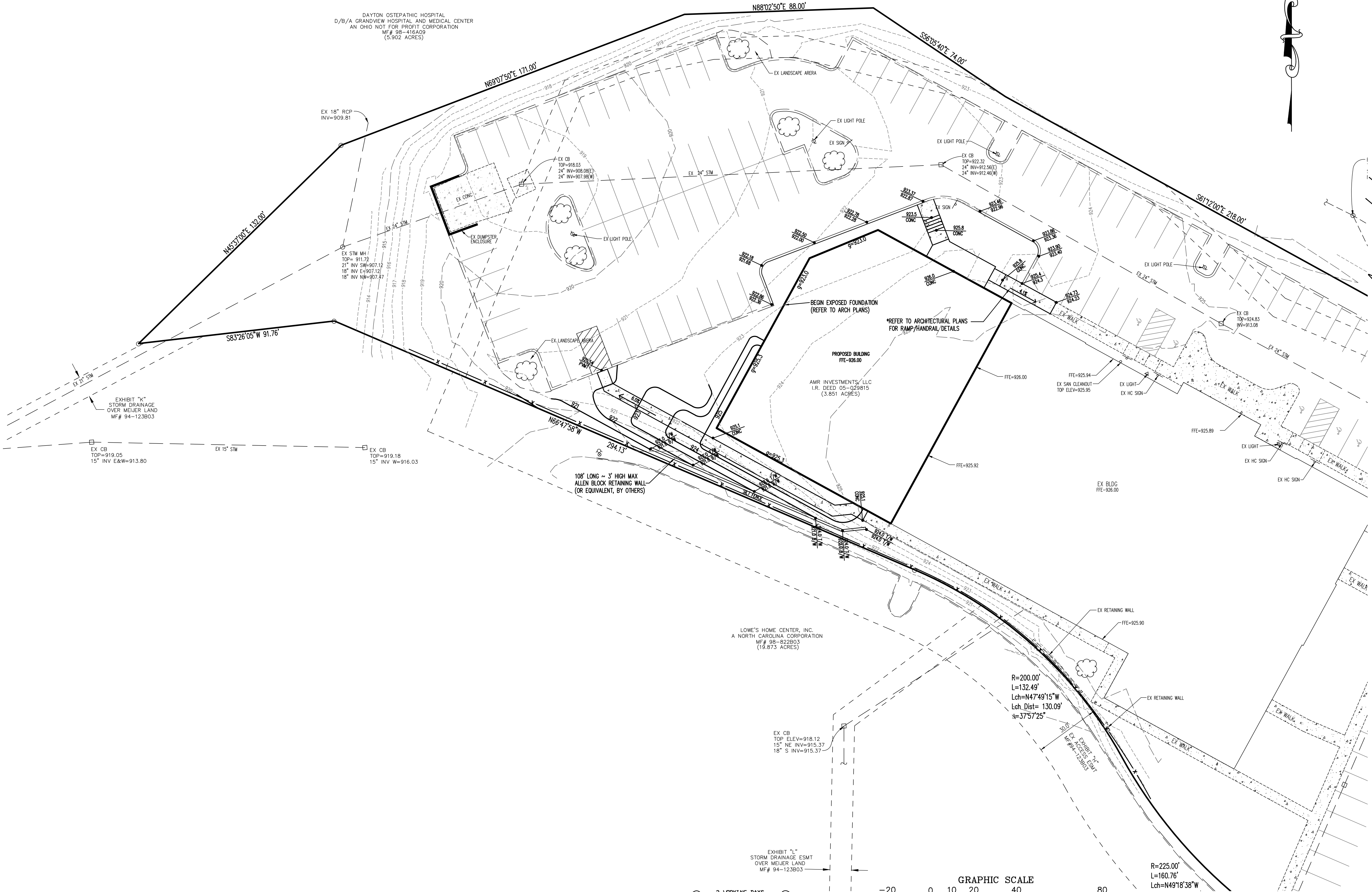


VA NATTA ENGINEERING INC.
570 Congress Park Dr., Dayton, OH 45409
Phone: 937.438.5850
Fax: 937.438.5645

SYNERGY BUILDING SYSTEMS
3500 HERRINGTON BLVD.
BEAVERCREEK, OHIO 45431
(937) 429-3143

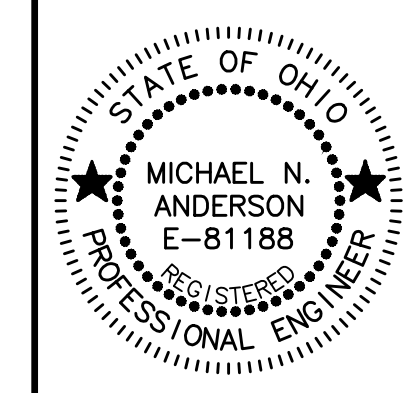
SITE/UTILITY PLAN
DAYTON CHILDREN'S HOSPITAL
HUBER HEIGHTS OFFICE EXPANSION
LOCATED IN SECTION 30, TOWN 2, RANGE 8, M.R.B.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: NOVEMBER, 2022
SCALE: AS SHOWN
PROJECT No. 7864
FILE No. _____
SHEET NO. _____



DAYTON OSTEOPATHIC HOSPITAL
D/B/A GRANDVIEW HOSPITAL AND MEDICAL CENTER
AN OHIO NOT FOR PROFIT CORPORATION
MF# 98-418A03
(5.902 ACRES)

NO.	DATE	REVISION



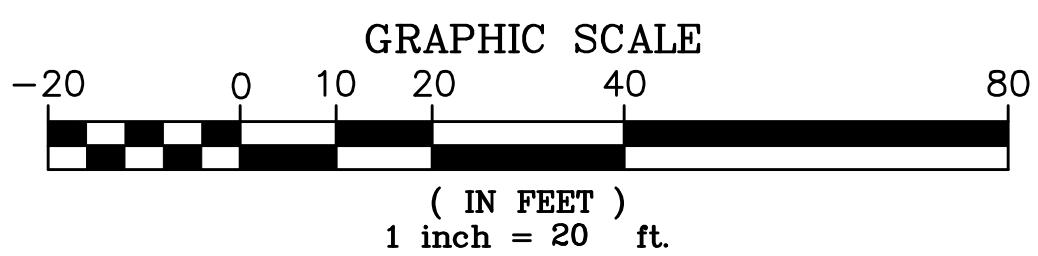
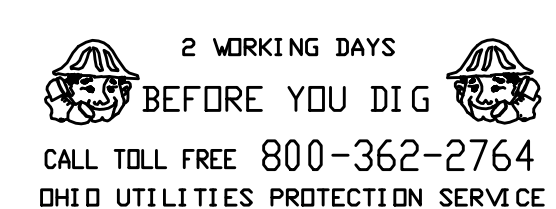
VA
VANATTA ENGINEERING INC.
570 Congress Park Dr., Dayton, OH 45409
Phone: 937-436-3630
Fax: 937-436-3645

SYNERGY
BUILDING SYSTEMS
11000 WILSON BLVD.
SUITE 500
BEAVERCREEK, OHIO 45431
(937) 429-3143

GRADING & EROSION CONTROL PLAN
DAYTON CHILDREN'S HOSPITAL
HUBER HEIGHTS OFFICE EXPANSION
LOCATED IN SECTION 30, TOWN 2, RANGE 8, M.R.S.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: NOVEMBER, 2022
SCALE: AS SHOWN
PROJECT No. 7864
FILE No.
SHEET NO.

Mich. Ac. 11/15/22



**SEDIMENT AND EROSION CONTROL
FOR COMPLIANCE WITH OEPA'S
INDIVIDUAL LOT PERMIT FOR CONSTRUCTION**

PRESERVING EXISTING VEGETATION

Whenever possible, preserve existing trees, shrubs and other vegetation. To prevent root damage, do not grade, place soil piles, or park vehicles near trees marked for preservation.

STRAW BALE OR SILT FENCE

Put up before any other work is done. Install on downslope side(s) of site with ends extended up upslopes a short distance. Place parallel to the contour of the land to allow water to pond behind fence. Entrench 6 inches deep (see back page). Stake (2 stakes per bale or 1 stake every 3 feet for silt fence). Leave no gaps between bales or sections of silt fence. Inspect and repair once a week and after every 1/2 inch rain. Remove sediment if deposits reach half the fence or straw bale height. Maintain until a lawn is established.

SOIL PILES

Located away from any downslope street, driveway, stream, lake wetland, ditch or drainageway. Temporary seed such as annual rye is recommended for topsoil piles. Surround with straw bales or silt fence.

GRAVEL DRIVE

Install a single access drive using 3 to 5 inch aggregate over a geotextile material. Lay gravel 6 inches deep and 10 feet wide from the foundation to the street. Use to prevent tracking dirt onto the road by all vehicles. Maintain throughout construction until driveway is paved. Park all construction vehicles on the street and off of the site.

SEDIMENT CLEANUP

By the end of each work day, sweep or scrape up soil tracked onto the road. By the end of the next work day after a storm, clean up soil washed off-site, and check straw bales and silt fence for damage or sediment buildup.

DOWNSPOUT EXTENDERS

Not required, but highly recommended. Install as soon as gutters and downspouts are completed. Route water to a grassed area. Maintain until a lawn is established.

REVEGETATION

Disturbed soils shall be stabilized as quick as practicable with temporary vegetation and/or mulching to protect exposed critical areas during development. Temporary mulch is to be applied at the rate of 2-3 bales of straw per 1000 sq. ft.

SEEDING AND MULCHING

Spread 4 to 6 inches of topsoil. Fertilize according to soil test (or apply 10 lb./1000 sq. ft. of 20-10-10 or 10-10-10 fertilizer). Seed with an appropriate mix for the site (see table). Rake lightly to cover seed with 1/4" of soil. Roll lightly.

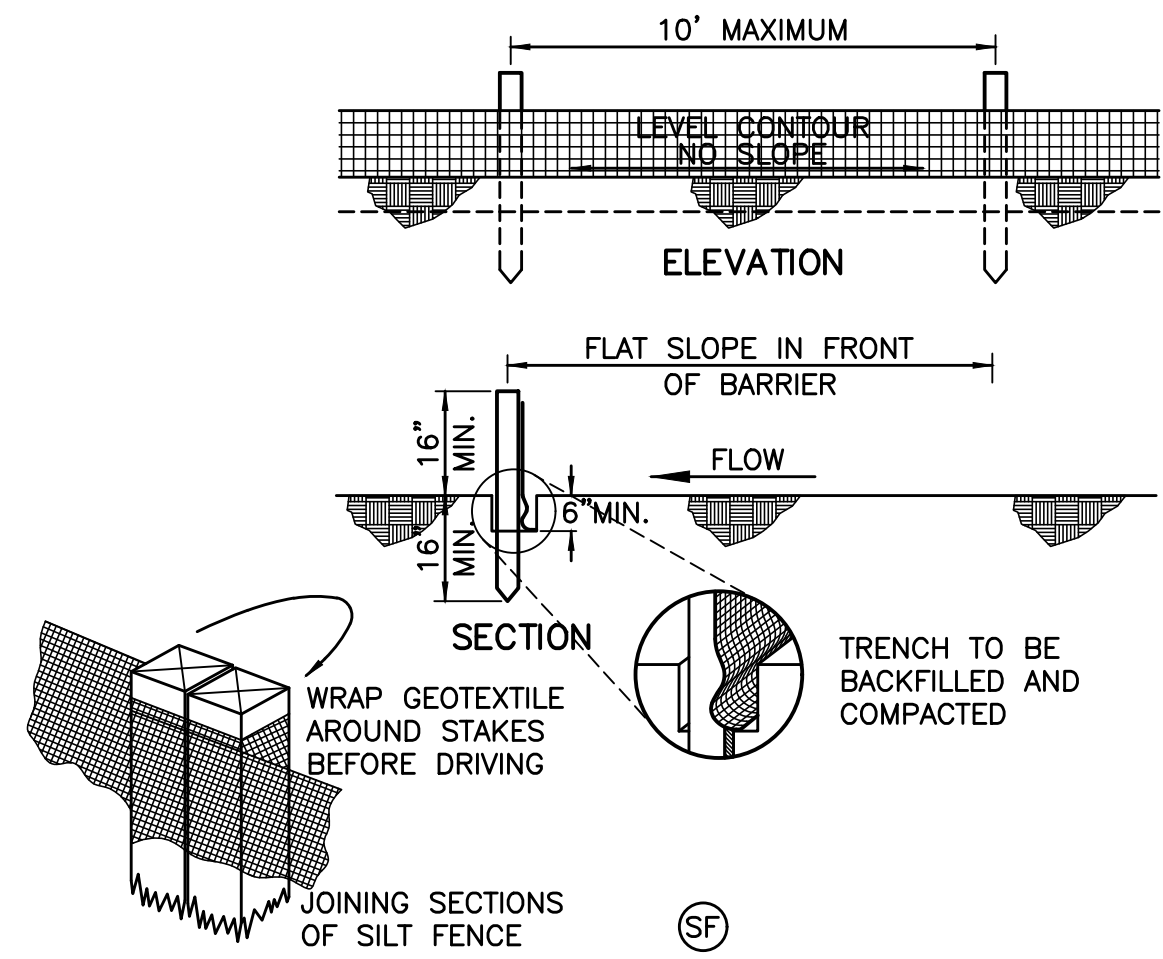
Mulch with straw (2-3 bales per 1000 sq. ft.) from March 15 to August 31. Anchor mulch by punching 2 inches into the soil with a dull, weighted disk or by using netting or other measures on steep slopes and windy areas.

SODDING

Spread 4 to 6 inches of topsoil. Fertilize according to soil test (or apply 10 lb./1000 sq. ft. of 20-10-10 or 10-10-10 fertilizer). Lightly water the soil.

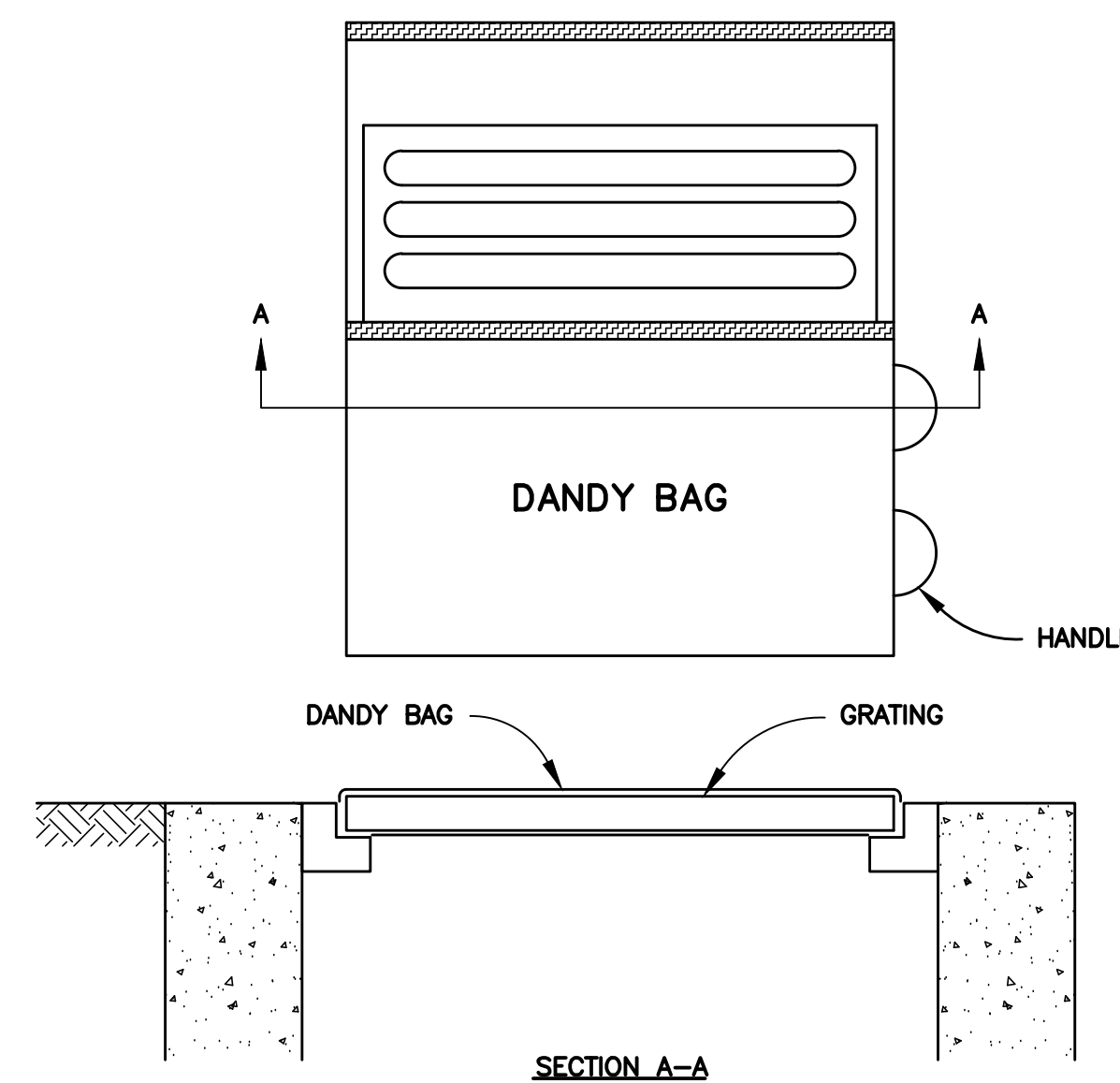
Lay sod. Tamp or roll lightly. On slopes, lay sod starting at the bottom and work toward the top. Peg each piece down in several places. Initial watering should wet soil 6 inches deep (or until water stands 1 inch deep in a straight-sided container). Then water lightly every day or two for 2 weeks.

If construction is completed after August 31, seeding or sodding may be delayed. Applying mulch or temporary seed (such as rye or winter wheat) is required from September 1 to March 15. Straw bales or silt fences must be maintained until final seeding is completed in spring March 15 - May 31.



CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

NTS



INSTALLATION : STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

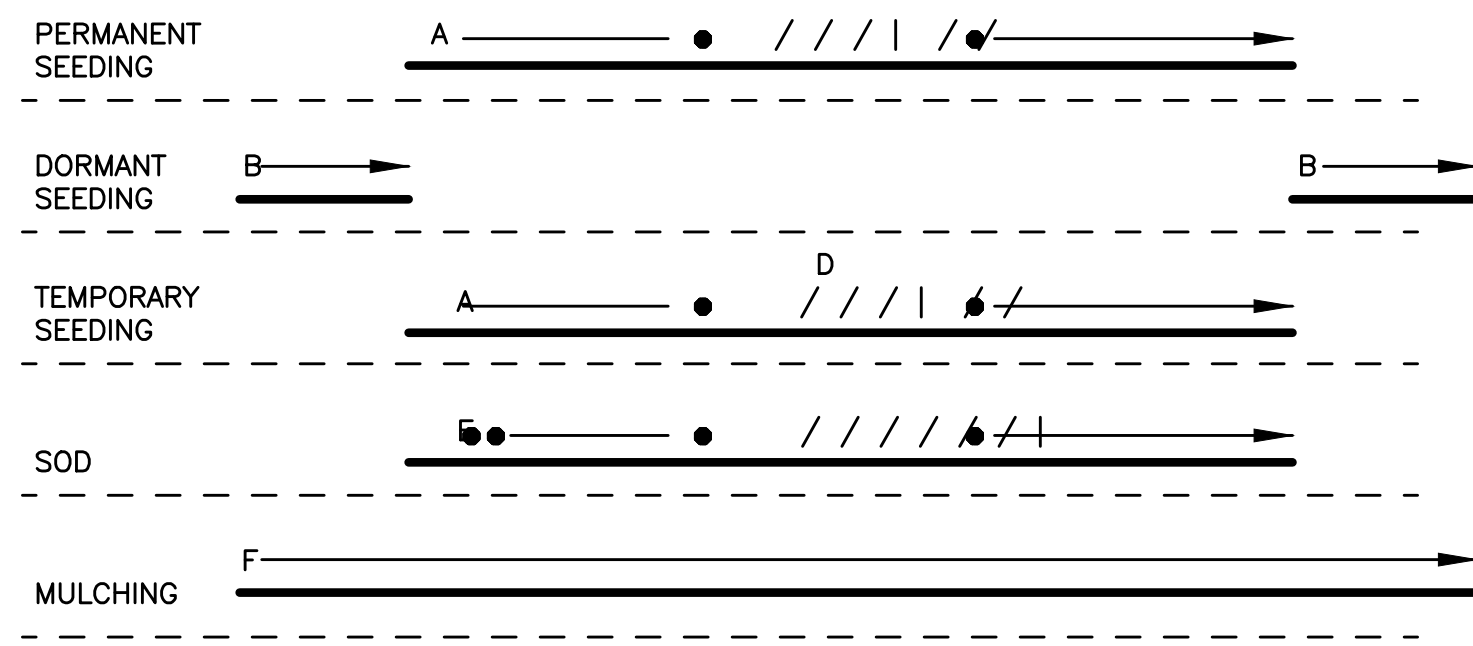
MAINTENANCE : AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BROOM.

DANDY BAG

NTS

SEEDING SCHEDULE

STABILIZATION PRACTICE: JAN. FEB. MAR. APR. MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC.



A = KENTUCKY BLUEGRASS @ 90 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 30 LBS./ACRE PLUS 2 TONS OF STRAW MULCH/ACRE

B = KENTUCKY BLUEGRASS @ 135 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 45 LBS./ACRE PLUS 2 TONS/ACRE STRAW MULCH

C = SPRING OATS 100 LBS./ACRE

D = WHEAT OR RYE 150 LBS./ACRE

E = SOD

F = STRAW MULCH (2 TONS/ACRE)

● / | / ● IRRIGATION NEEDED DURING JUNE AND JULY

● ● IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

INSPECTION SCHEDULE

DIVERSION AND STRUCTURAL MEASURES - WILL BE INSPECTED AT SEVEN (7) DAY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING RUNOFF.

SEDIMENT AND PONDS - WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.

VEGETATIVE PLANTING - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.

REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN SEVEN (7) DAYS.

MOWING - DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.

FERTILIZATION - SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

A Timing of Sediment-Trapping Practices
Sediment control practices shall be functional throughout earth-disturbing activity.

Settling facilities, perimeter controls, and other practices intended to trap sediment shall be implemented as the first step of grading and within seven (7) days from the start of earth disturbing activities. They shall continue to function until the upslope development area is restabilized.

B Stabilization of Denuded Areas.
Denuded areas shall have soil stabilization applied within seven days if they are to remain dormant for more than forty-five (45) days. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached on any portion of the site, and shall also be applied within seven (7) days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than forty-five (45) days.

C Settling Facilities.

through a sediment-settling facility.

The facility's storage capacity shall be sixty-seven (67) cubic yards per acre of drainage area.

D Sediment Barriers

Sheet flow runoff from denuded areas shall be filtered or diverted to a settling facility. Sediment barriers such as sediment fence or diversions to settling facilities shall protect adjacent properties and water resources form sediment transported by sheet flow.

E Storm Sewer Inlet Protection.

All storm sewer inlets which accept water runoff from the

enter the storm sewer system without first being filtered or otherwise treated to remove sediment, unless the storm sewer system drains to a settling facility.

F Working In or Crossing Streams.

1 Streams including bed and banks shall be restabilized immediately after in-channel work is completed, interrupted, or stopped.

To the extent practicable, construction vehicles shall be kept out of streams. Where in-channel work is necessary, precautions shall be taken to stabilize the work area during construction to minimize erosion.

2 If a live (wet) stream must be crossed by construction vehicles regularly during construction, a temporary stream crossing shall be provided.

G Construction Access Routes.

Measures shall be taken to prevent soil transport onto surfaces where runoff is not checked by sediment controls, or onto public roads.

H Sloughing and dumping.

1 No soil, rock, debris, or any other material shall be dumped or placed into a water resource or into such proximity that it may readily slough, slip, or erode into a water resource unless such dumping or placing is authorized by the approving agency, and, when applicable, the U.S. Army Corps of Engineers, for such purposes as, but not limited to, construction bridges, culverts, and erosion control structures.

2 Unstable soils prone to slipping or landsliding shall not be graded, excavated, filled or have roads imposed upon them unless the work is done in accordance with a qualified professional engineer's recommendations to correct, eliminate, or adequately address the problems.

I Cut and Fill Slopes.

Cut and fill slopes shall be designed and constructed in a manner which will minimize erosion. Consideration shall be given to the length and steepness of the slope, soil type, upslope drainage area, groundwater conditions, and slope stabilization.

J Stabilization of Outfalls and Channels.

Outfalls and constructed or modified channels shall be designed and constructed to withstand the expected velocity of flow from a post-development, ten-year frequency storm or critical year storm whichever is greater without eroding.

K Establishment of permanent Vegetation.

A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until ground cover is achieved which, in the opinion of the approving agency, provides adequate cover and is mature enough to control soil erosion satisfactorily and to survive adverse weather conditions.

L Disposition of Temporary Practices.

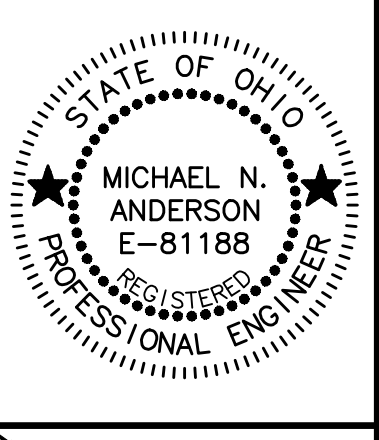
All temporary erosion and sediment control practices shall be disposed of within thirty (30) days after final site stabilization is achieved or after the temporary practices are no longer needed, unless otherwise authorized by the approving agency. Trapped sediment shall be permanently stabilized to prevent further erosion.

M Maintenance.

All temporary and permanent erosion and sediment control practices shall be designed and constructed to minimize maintenance requirements. They shall be maintained and repaired as needed to assure continued performance of their intended function. The person or entity responsible for the continued maintenance of permanent erosion controls shall be identified to the satisfaction of the approving agency.

Michael Anderson 11/15/22

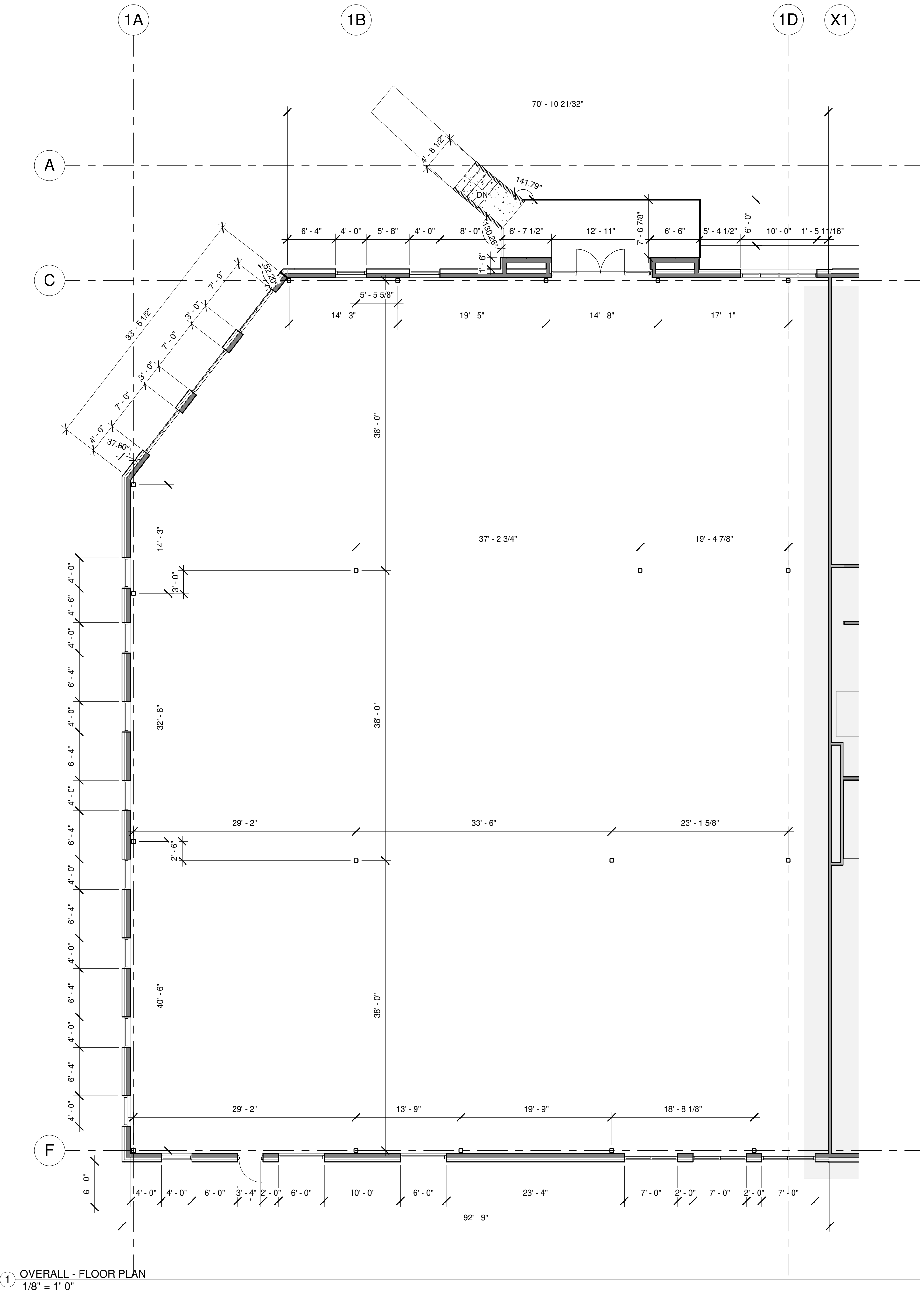
NO.	DATE	REVISION



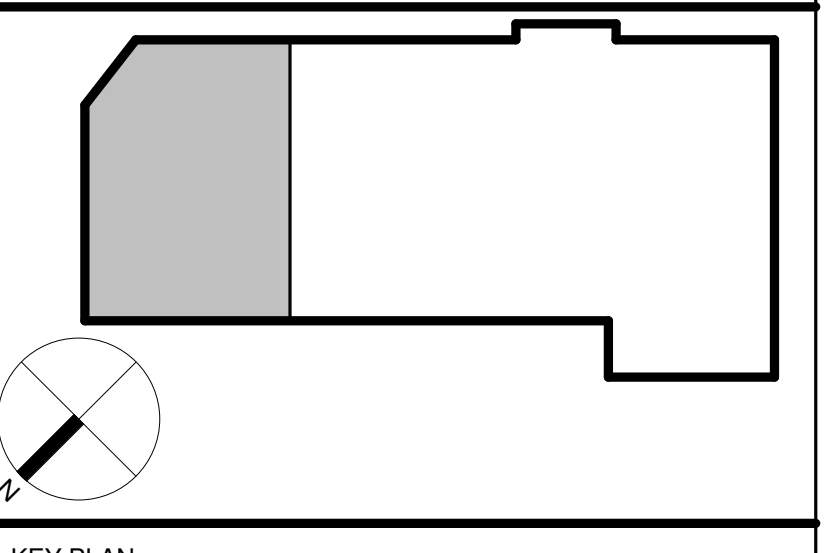
EROSION CONTROL NOTES/DETAILS
**DAYTON CHILDREN'S HOSPITAL
HUBER HEIGHTS OFFICE EXPANSION**
LOCATED IN SECTION 30, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: NOVEMBER, 2022
SCALE: AS SHOWN
PROJECT No. 7864
FILE No.
SHEET NO.

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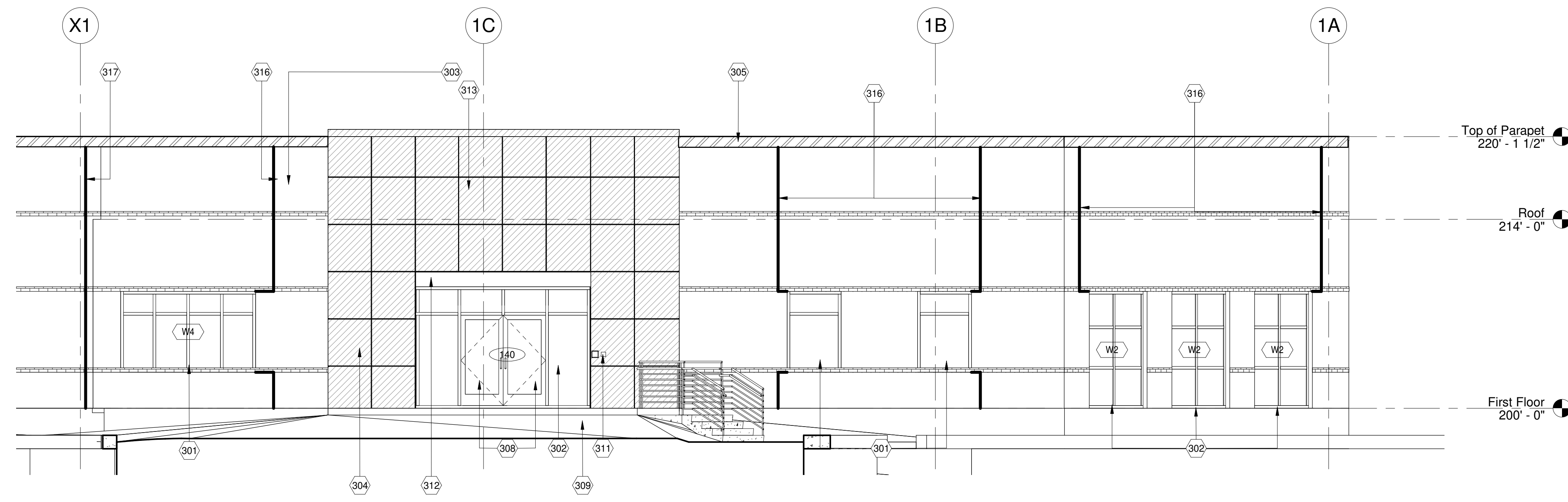
1 OVERALL - FLOOR PLAN
1/8" = 1'-0"



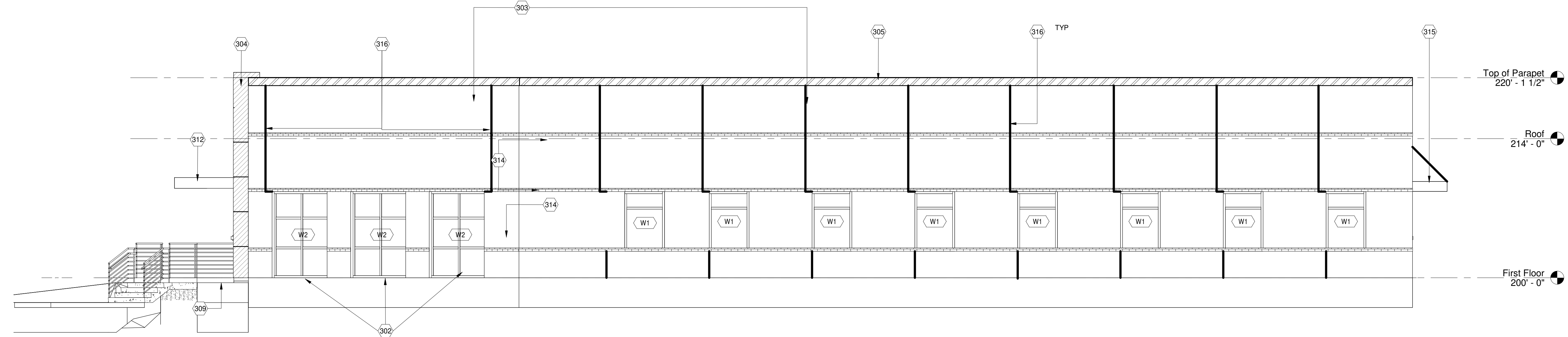
DATE: 11/15/2022

DRAWING NOTES

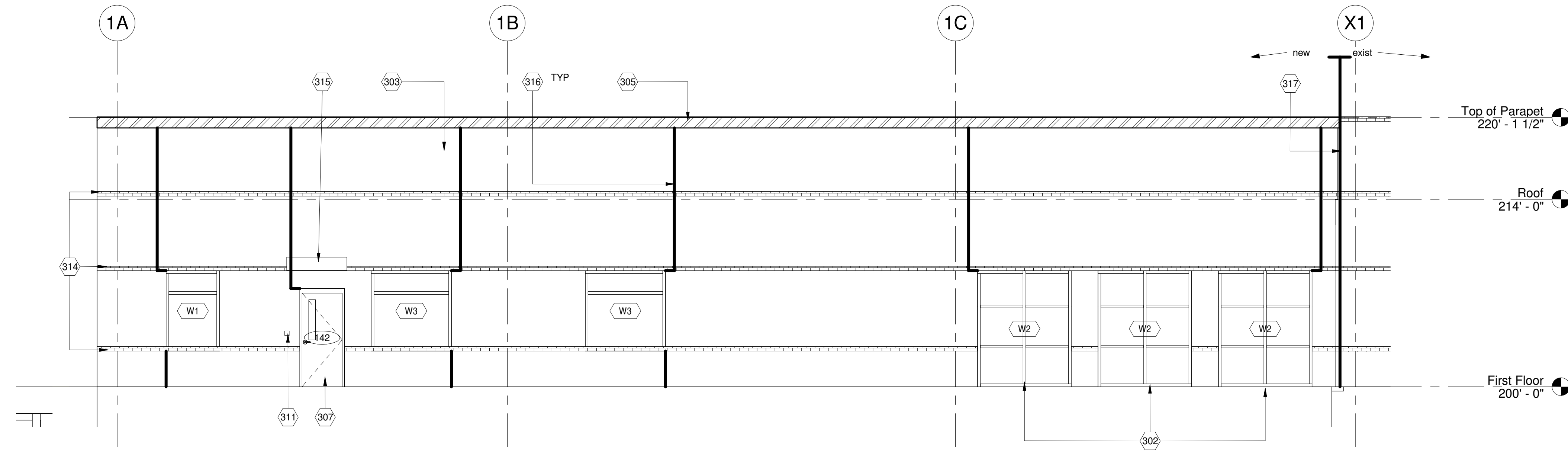
- 301 INSTALL NEW LOW-E INSULATED ALUMINUM AND GLAZING STOREFRONT WINDOW "W-1". REFER TO WINDOW ELEVATIONS.
- 302 INSTALL NEW LOW-E INSULATED ALUMINUM AND GLAZING STOREFRONT WINDOW "W-2". REFER TO WINDOW ELEVATIONS.
- 303 NEW BRICK MASONRY WALL. COLOR TO MATCH EXISTING MASONRY. REFER TO EXTERIOR FINISH LEGEND.
- 304 NEW EXTERIOR METAL PANEL VENEER, COLOR TO MATCH EXISTING. REFER TO EXTERIOR FINISH LEGEND.
- 305 CONTINUOUS "HICKMAN STYLE" WALL COPING CAP. COLOR TO MATCH EXISTING. REFER TO EXTERIOR FINISH LEGEND.
- 307 NEW HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH EXISTING ADJACENT EXTERIOR WALL.
- 308 NEW INSULATED ALUMINUM AND GLAZING STOREFRONT ENTRY DOOR.
- 309 NEW EXTERIOR CONCRETE STAIR AND RAMP.
- 311 WALL MOUNTED SECURITY ACCESS DOOR CARD READER IN WEATHER PROOF HOUSING. REFER TO ELECTRICAL DRAWINGS.
- 312 NEW EXTERIOR METAL PANEL CANOPY, MATCH EXISTING. REFER TO EXTERIOR FINISH LEGEND.
- 313 LOCATION OF NEW EXTERIOR BUILDING SIGNAGE. INSTALL MIN. 3/4" FRD PLYWOOD BRACING BEHIND THE METAL PANELS FOR ATTACHMENT SUPPORT.
- 314 NEW BRICK MASONRY ACCENT BAND, MATCH EXISTING LOCATION AND COLOR. REFER TO EXTERIOR FINISH LEGEND.
- 315 NEW WALL MOUNTED METAL PANEL DOOR AWNING, MATCH EXISTING.
- 316 MASONRY CONTROL JOINT W/ BACKER ROD AND MORTAR COLOR COMPATIBLE SEALANT.
- 317 BUILDING EXPANSION JOINT WITH MASONRY COLOR COMPATIBLE COMPRESSIBLE FILLER.



1 NORTH ELEVATIONS
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

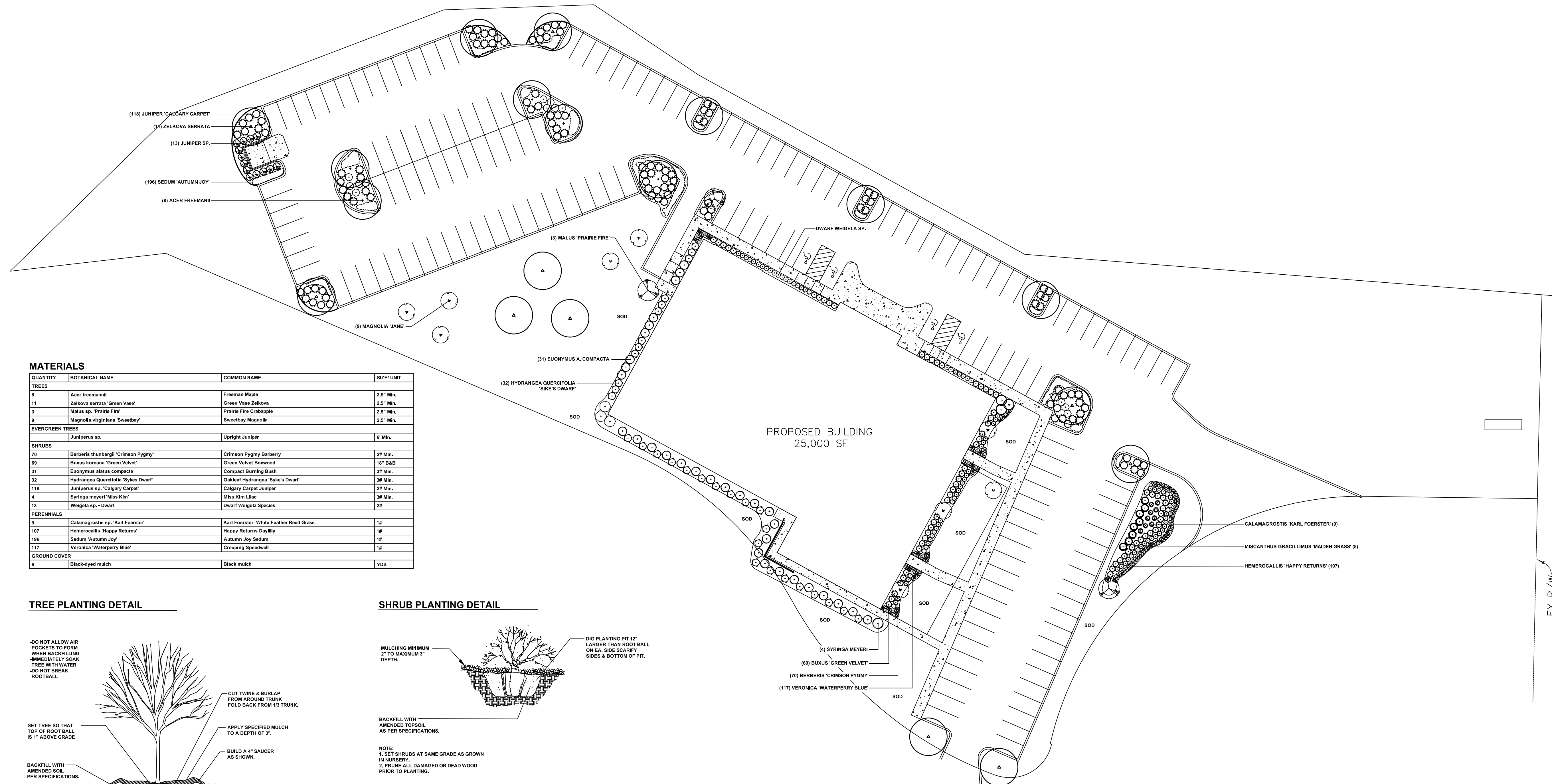
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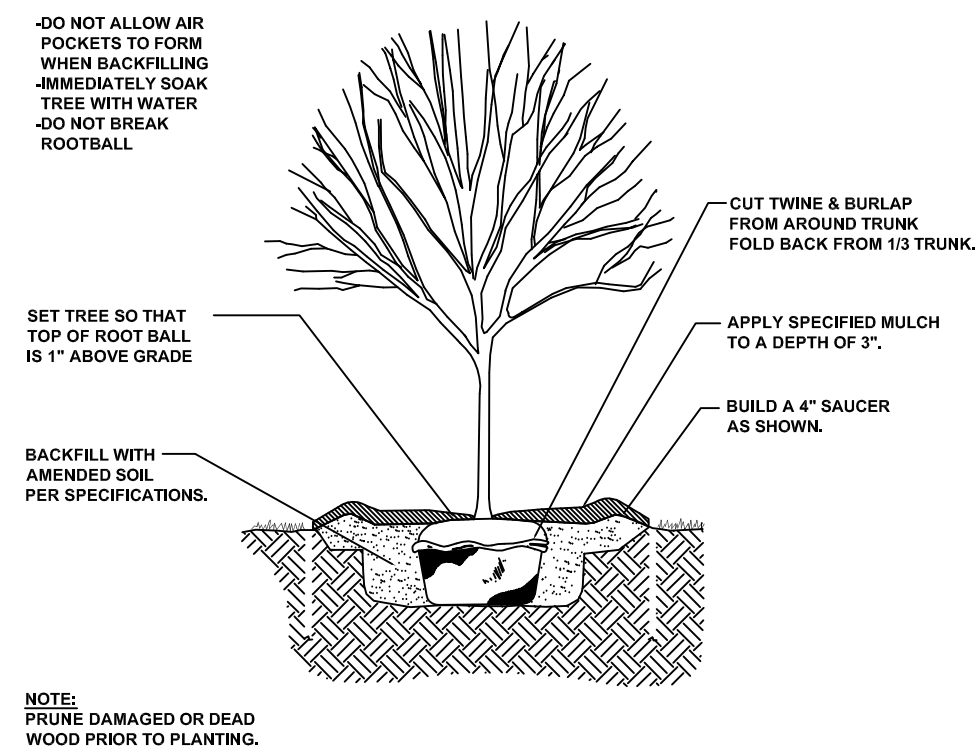
ORIGINAL LANDSCAPE PLAN



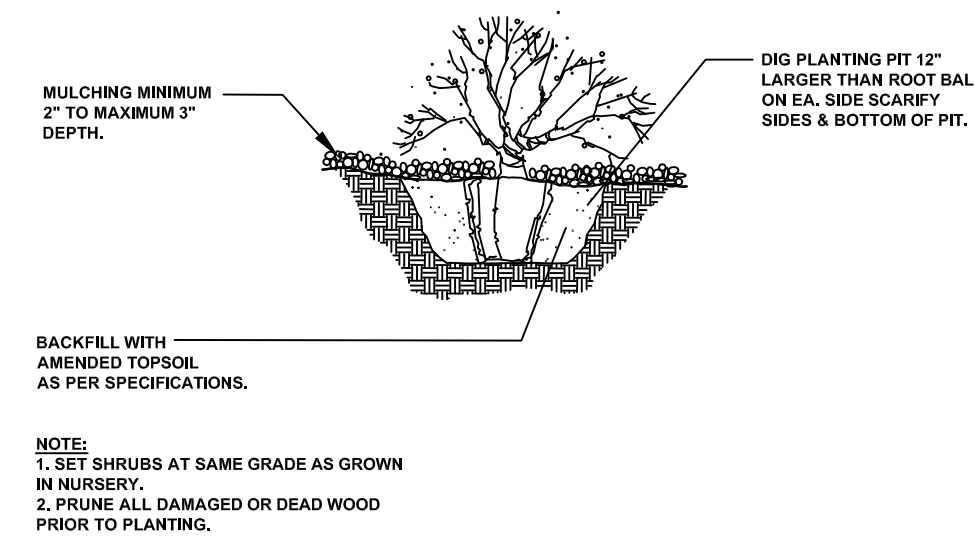
MATERIALS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/UNIT
TREES			
8	Acer freemanii	Freeman Maple	2.5' Min.
11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5' Min.
3	Malus sp. 'Prairie Fire'	Prairie Fire Crabapple	2.5' Min.
9	Magnolia virginiana 'Sweetbay'	Sweetbay Magnolia	2.5' Min.
EVERGREEN TREES			
	Juniperus sp.	Upright Juniper	6' Min.
SHRUBS			
70	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	28 Min.
65	Buxus koronata 'Green Velvet'	Green Velvet Boxwood	16' B&B
31	Euonymus alatus compacta	Compact Burning Bush	38 Min.
32	Hydrangea Quercifolia 'Syles Dwarf'	Oakleaf Hydrangea 'Syle's Dwarf'	38 Min.
118	Juniperus sp. 'Calgary Carpet'	Calgary Carpet Juniper	28 Min.
4	Syringa meyeri 'Miss Kim'	Miss Kim Lilac	38 Min.
13	Weigela sp. - Dwarf	Dwarf Weigela Species	28'
PERENNIALS			
9	Calamagrostis sp. 'Karl Foerster'	Karl Foerster White Feather Reed Grass	18'
107	Hemerocallis 'Happy Returns'	Happy Returns Daylily	18'
190	Sedum 'Autumn Joy'	Autumn Joy Sedum	18'
117	Veronica 'Waterperry Blue'	Creeping Speedwell	18'
GROUND COVER			
8	Black-dyed mulch	Black mulch	YDS

TREE PLANTING DETAIL

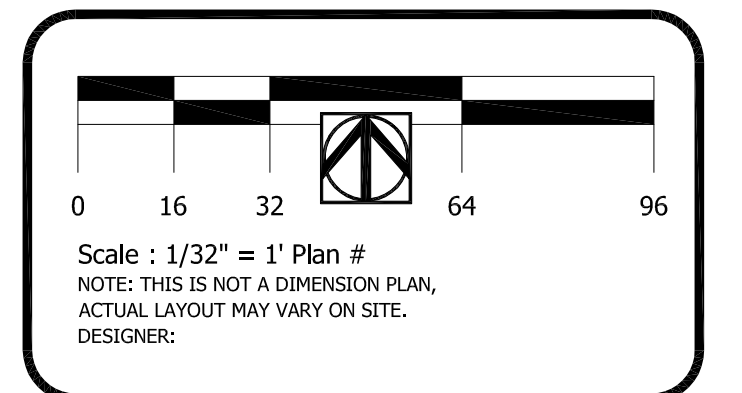


SHRUB PLANTING DETAIL



Proposed Children's Medical Center
 8501 Old Troy Pike
 Huber Heights, OH 45424

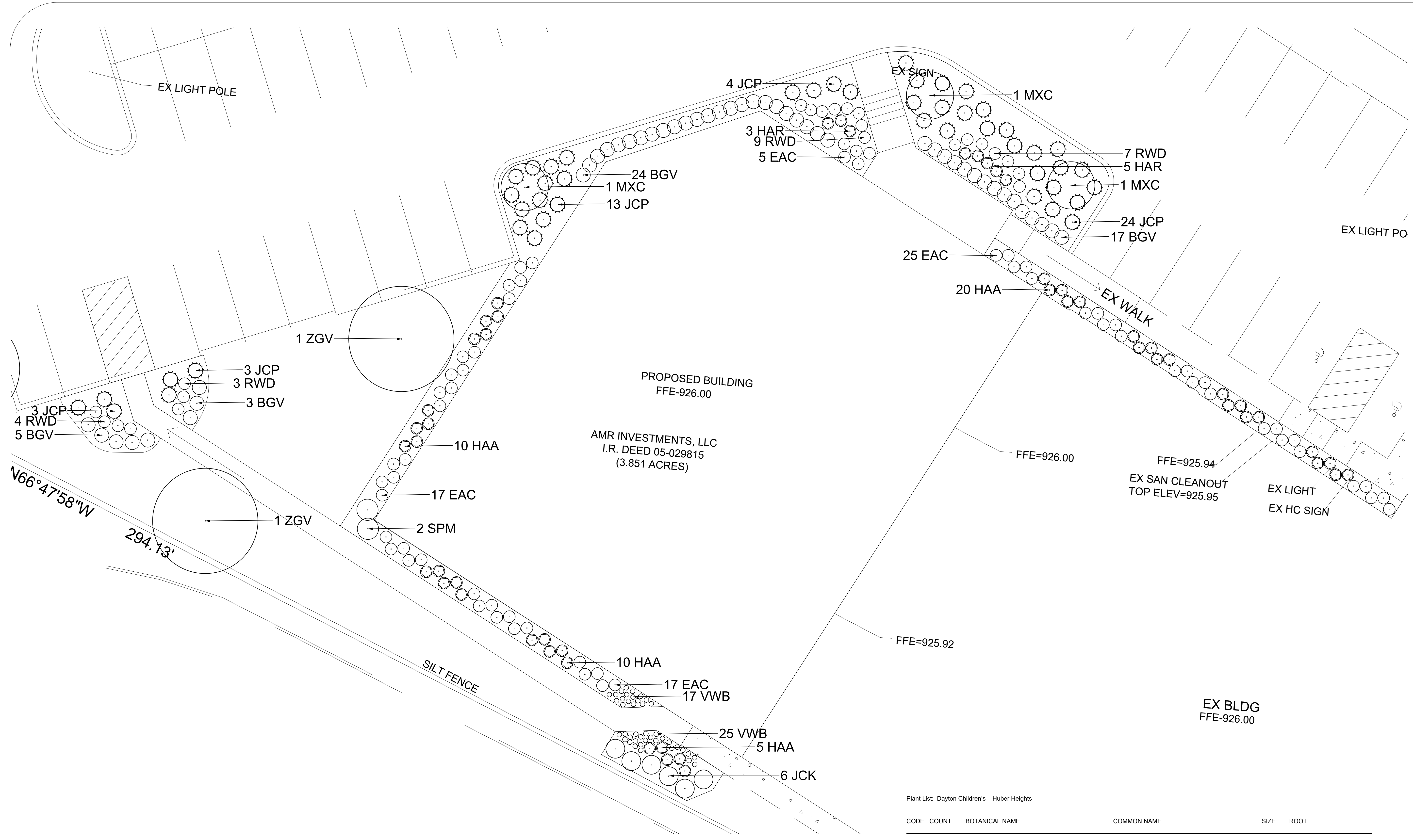
No.	Revision/Issue	Date





The Siebenthaler Company
 3001 Catalpa Drive
 Dayton, Ohio 45405
 (937) 274-1154 office
 (937) 274-9448 fax

Project X_PlantingLayout	
Start Date 8/13/2014	Sheet
Scale	

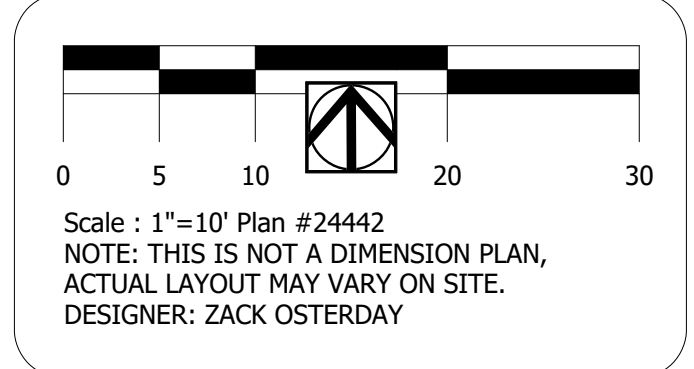


Dayton Children's - Huber Heights

8501 Troy Pike

Huber Heights, OH 45424

No.	Revision/Issue	Date



2074 BEAVER VALLEY RD.
 BEAVERCREEK, OH 45434
 (937) 274-1154
 www.siebenthaler.com

Plant List Dayton Children's - Huber Heights

CODE	COUNT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TREES					
MXC	3	Malus 'Coralburst'	Coralburst Crabapple	1.5"	B&B
ZGV	2	Zelkova 'Green Vase'	Green Vase Zelkova	1.5"	B&B
SHRUBS					
BGV	49	Buxus k. 'Green Velvet'	Green Velvet Boxwood	18"	B&B
EAC	64	Euonymus a. compacta	Compact Burning Bush	2'	B&B
HAA	45	Hydrangea arb 'Annabelle'	Wee White Smooth Hydrangea	#3	cont.
HAR	8	Hydrangea arb 'Invincible Ruby'	Invincible Ruby Smooth Hydrangea	#3	cont.
JCK	6	Juniper ch 'Keteleeri'	Keteleeri Chinese Juniper	5'	B&B
JCP	47	Juniperus con 'Pacific Blue'	Pacific Blue Shore Juniper	#3	cont.
RWD	23	Rosa gc 'White Drift'	White Drift Rose	#3	cont.
SPM	2	Syringa pat 'Miss Kim'	Miss Kim Lilac	2'	B&B
PERENNIALS					
VWB	42	Veronica 'Waterperry Blue'	Waterperry Blue Speedwell	#1	cont.

* Please note: In the case of a discrepancy in plant sizes between this plant list and the cost estimate, the cost estimate size will override this list.

Project X_Base	
Start Date 6/16/2022	Sheet
Scale 1"=10'	

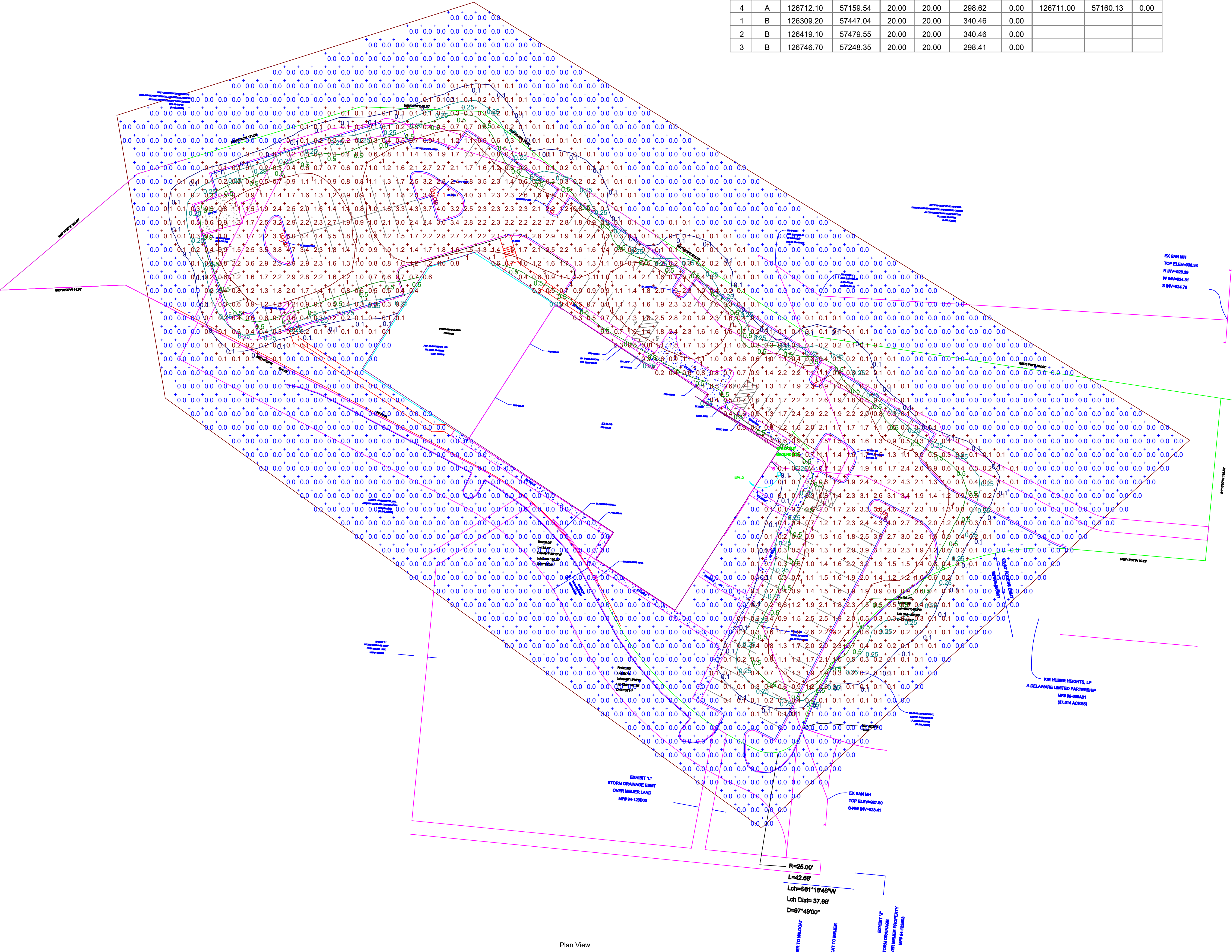
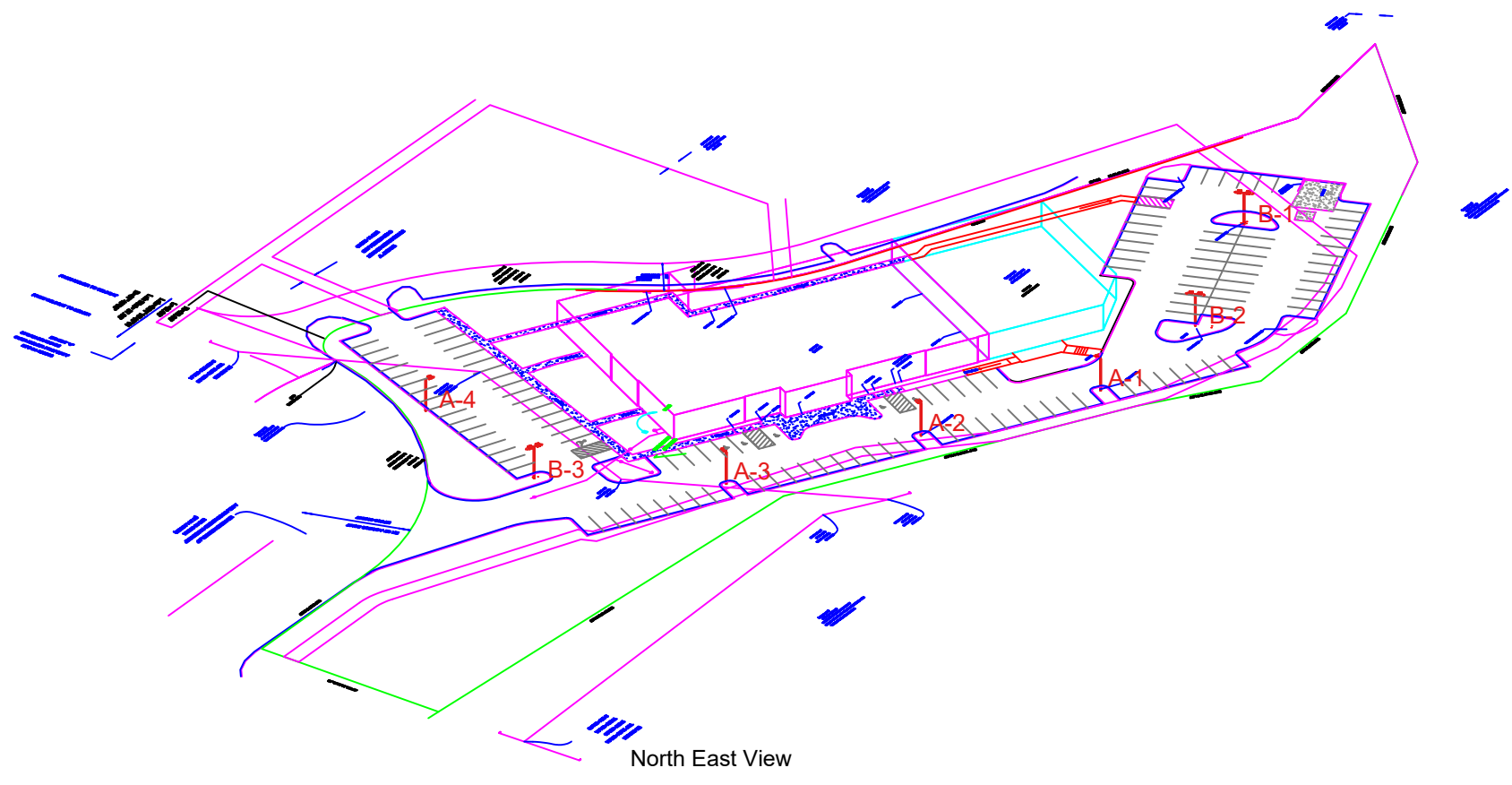
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	4.7 fc	0.0 fc	4.0 - 1	2.3 - 1

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution
	A		4	COOPER LIGHTING - MCGRAW-EDISON	GLEON-AE-02-LED-E1-T4W	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS		32	GLEON-AE-02-LED-E1-T4W.ies	326	1	325.9752		100%	
	B		3	COOPER LIGHTING - MCGRAW-EDISON	GLEON-AE-02-LED-E1-T4W	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS		32	GLEON-AE-02-LED-E1-T4W.ies	326	1	325.9752		100%	

Luminaire Locations

No.	Label	Location					Aim			
		X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	126507.00	57470.09	20.00	20.00	209.58	0.00	126506.40	57469.01	0.00
2	A	126599.40	57409.32	20.00	20.00	209.58	0.00	126598.80	57408.23	0.00
3	A	126699.00	57342.98	20.00	20.00	209.58	0.00	126698.40	57341.89	0.00
4	A	126712.10	57159.54	20.00	20.00	298.62	0.00	126711.00	57160.13	0.00
1	B	126309.20	57447.04	20.00	20.00	340.46	0.00			
2	B	126419.10	57479.55	20.00	20.00	340.46	0.00			
3	B	126746.70	57248.35	20.00	20.00	298.41	0.00			



EXISTING SITE LIGHTING WITH NEW EXPANSION

Designer: Geoffrey Fisher
 Date: 10/05/2022
 Scale: 1"=40'-0"
 Drawing No: E01
 Summary: Site Lighting



Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Dayton Children's - Addition
Occupancy Address:	8501 Old Troy Pike

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	22-267
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	11/22/2022

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed addition will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements: (Site Plan)

- **Proposed driveways are acceptable and appear to meet Ohio Fire Code requirements for turn radius.**
- **Existing fire department connection for the fire sprinkler system shall not be blocked by fencing, landscaping, etc.**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-8838

7. C.

Planning Commission

Meeting Date: 12/13/2022

Rezoning

Information

Agenda Title

REZONING - The applicants, RICHARD BAUMER and STACI CARRE, are requesting approval of a Rezoning of approximately 4 acres from I-1 (Industrial) to R1 (Residential). Properties are located at 7767 and 7777 Wildcat Road (RZ 22-41).

Purpose and Background

Attachments

Staff Report

Decision Record

Aerial Map

Memorandum

Staff Report for Meeting of December 13, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: December 6, 2022

Subject: RZ 22-41 (Request to Rezone Two Residential Parcels from I-1 to R-2)

Application dated October 18, 2022

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Richard Baumer – Applicant / Owner
Staci Carre - Applicant / Owner

DEVELOPMENT NAME: N/A

ADDRESS/LOCATION: 7767 & 7777 Wildcat Road

ZONING/ACREAGE: I-1 (Approximately 4 acres)

EXISTING LAND USE: Residential

**ZONING
ADJACENT LAND:** Residential, Industrial, Planned Commercial

REQUEST: The applicant, at staff's suggestion, requests approval of a rezoning of approximately 4 acres from I-1 to R-1 to allow future expansion of an existing residence and facilitate a conforming use.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1130, 1144

CORRESPONDENCE: In Favor –
In Opposition –

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

In 1994, many of the properties along Wildcat Road were rezoned to Industrial to facilitate redevelopment on the east side of Wildcat Road. While the records are unclear, staff thinks the rezoning was expanded to include residential homes that were not owned by the original 1994 rezoning applicant on the west side of Wildcat Road.

The current applicant (7767 Wildcat Road) would like to expand his home, but the zoning code does not allow the expansion of a non-conforming use. Staff suggested rezoning the property to R-1. Staff also contacted owners of adjacent residential uses who are currently zoned I-1, one owner (7777 Wildcat Road) contacted city staff and requested to be included in this rezoning request.

Applicable Zoning Regulations

The applicable zoning chapters include: 1130 Amendments, 1144 "R-1" Residential District.

Zoning Standards Analysis:

The two residential properties meet all the R-1 district standards. They are currently legal non-conforming uses. A change in zoning will allow the primary applicant to expand his structure. Additionally, being zoned R-1, rather than I-1, may enable a smoother real estate transaction if the applicants sell their property in the future.

Staff Analysis of Standards for approval

1130.07 Recommendation by planning commission.

After the public hearing required by this chapter is closed, the Planning Commission shall recommend to Council that the requested amendment be:

- (a) Granted as requested;
- (b) Denied;
- (c) Granted as modified by, or subject to such conditions as deemed appropriate by, the Planning Commission. The Planning Commission may, as a condition of approval, modify the proposed amendment or impose any additional requirements or conditions it deems appropriate.

(Case 295; Ord. 96-O-921, Passed 10-28-96)

STAFF RECOMMENDATION

It is the staff's opinion the rezoning from I-1 to R-1 is appropriate for these two lots. The residential structures are currently occupied and the owners plan to maintain the properties as residential uses.

Planning Commission Action

Planning Commission may take the following actions with a motion:

- 1) Recommend approval of the rezoning, with or without conditions;
- 2) Recommend denial of the rezoning (the Commission should state the specific reasons for denial); or
- 3) Table the application for additional information.



Planning Commission Decision Record

WHEREAS, on October 18, 2022, the applicants, Richard Baumer and Staci Carre, requested approval of a Rezoning of approximately 4 acres from I-1 (Industrial) to R1 (Residential). Properties are located at 7767 and 7777 Wildcat Road, further identified as Parcel Numbers P70 04009 0024 and P70 04009 0028 of the Montgomery County Auditor's Map (Case RZ 22-41), and;

WHEREAS, on December 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicants, Richard Baumer and Staci Carre, for approval of a Rezoning of approximately 4 acres from I-1 (Industrial) to R1 (Residential). Properties are located at 7767 and 7777 Wildcat Road (Case RZ 22-41), in accordance with the recommendation of Staff's Memorandum dated December 6, 2022, with the following conditions:

1. Grant as requested

Seconded by Roll call showed: YEAS NAYS: Motion to recommend approval carried

Terry Walton, Chair
Planning Commission

Date



BAUMER PROPERTY 7767 WILDCAT RD.

1 in = 188 ft

Date: 10/19/2022

RECEIVED
OCT 18 2022
By RZ 22-41



AI-8839

9. A.

Planning Commission

Meeting Date: 12/13/2022

Minutes

Information

Agenda Title

Planning Commission Novemer 8, 2022

Purpose and Background

Attachments

Minutes

**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 additional 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.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date

AI-8840

10. A.

Planning Commission

Meeting Date: 12/13/2022

2023 Calendar

Information

Agenda Title

Approval of 2023 Meeting Schedule

Purpose and Background

Attachments

Meeting Schedule

**PLANNING COMMISSION
 SCHEDULE OF MEETINGS & SUBMITTAL DEADLINES
 BUSINESS YEAR 2023
 (Meetings typically held on the 2nd & 4th Tuesdays)
 6:00 P.M.**

MEETING DATE	DATE FOR SUBMITTAL
January 10, 2023	December 16, 2022
January 24, 2023	December 30, 2022
February 14, 2023	January 21, 2023
February 28, 2023	February 4, 2023
March 14, 2023	February 18, 2023
March 28, 2023	March 4, 2023
April 11, 2023	March 18, 2023
May 9, 2023	April 15, 2023
June 13, 2023	May 20, 2023
July 11, 2023	June 17, 2023
August 1, 2023	July 8, 2023
September 12, 2023	August 19, 2023
October 10, 2023	September 16, 2023
November 14, 2023	October 21, 2023
December 12, 2023	November 18, 2023