



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

January 18, 2022

6:00 P.M.

City Hall – Council Chambers – 6131 Taylorsville Road

1. **Call Meeting To Order/Roll Call**
2. **Approval of Minutes**
 - A. January 4, 2022
3. **Work Session Topics Of Discussion**
 - A. City Manager Report/Water Infrastructure Update
 - B. Bottled Water Collection, Storage and Distribution - Public Purpose
 - C. Culture and Diversity Citizen Action Commission Update Presentation
 - D. ZC 21-34 - The Annex Group - 6502 Old Troy Pike - Rezoning/Basic Development Plan
 - E. ZC 21-47 - Campbell Berling - East Side Of Bellefontaine Road South Of Chambersburg Road - Rezoning/Basic Development Plan
 - F. Construction - New City Hall/Senior Center

G. Brandt Pike Revitalization Project

H. Jonetta Street Sanitary Sewer Project

I. ODOT - Preliminary Consent Legislation - State Route 202 Resurfacing

J. New Sidewalk Discussion

K. Ordinance Modification - Huber Heights City Code - Section 509.08(b)(10) - Disturbing The Peace

L. Huber Heights Polling Locations

M. City Manager Recruitment Brochure

4. **Adjournment**

AI-8141

Topics of Discussion B.

Council Work Session

Meeting Date: 01/18/2022

Bottled Water Collection, Storage and Distribution - Public Purpose

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/04/2022 and 01/18/2022

Audio-Visual Needs: None

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Bottled Water Collection, Storage and Distribution - Public Purpose

Purpose and Background

This agenda item was requested by Councilmember Ed Lyons for discussion. This agenda item was discussed in detail at the January 4, 2022 Council Work Session. This discussion is to determine the process for defining the public purpose for the program.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-8147

Topics of Discussion C.

Council Work Session

Meeting Date: 01/18/2022

Culture and Diversity Citizen Action Commission Update Presentation

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/18/2022

Audio-Visual Needs: SmartBoard **Emergency Legislation?:** No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Culture and Diversity Citizen Action Commission Update Presentation

Purpose and Background

This agenda item is for Yolanda Stephens, Chair, to provide a presentation on the work and recommendations of the Culture and Diversity Citizen Action Commission (see attached). There will also be discussion with City Staff on the work towards addressing the recommendations of the Culture and Diversity Citizen Action Commission.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Presentation

Huber Heights Culture and Diversity Citizens Action Commission 2021

Members:

Yolanda Stephens, Chairperson
Rhonda Sumlin, Co-Chairperson
Dr. Fred Aikens
Mia Honaker
Jean Newby
Tara Purvis
Arrick Richardson
Eric Stephens

Mission

The Culture and Diversity Citizen Action Commission was established to act in an advisory capacity to City Council and the City Manager to promote equal opportunity and the full exercise of civil rights for all persons without discrimination because of race, ethnicity, color or national origin to combat discrimination, racism and other biases through education, mediation, policy, legislation, and complaint review/resolution.

HH Culture & Diversity Citizens Action Commission

- Make recommendations to the City Council and the City Manager that minimize the effects of civil rights conflicts and promote an appreciation of diversity within the City.
- Provide a variety of services, education and cultural programs that promote global thinking
 - Encourage civil and human rights awareness
 - Reflect the rich diversity found in the City.

Services and programs may include:

- Diversity and inclusion training, topical forums, voter education and registration, and community celebration.

The Culture and Diversity Citizen Action Commission may also serve as a review/advisory

Advocacy Committee

Objective: To ensure that a local minority owned business felt support from the Huber Heights community. We brought the community together to stand in solidarity with a local minority-owned business that was the target of repeated, senseless acts of violence. These repeated acts of violence can create financial, mental, and emotional distress for the victims.

JOIN US
YOUR ATTENDANCE IS REQUESTED

Come Out and Show Your Support

UNITY RALLY

AT
FOOD BAZAAR

OCTOBER 29, 2020 5:30 PM - 6:30 PM

5755 OLD TROY PIKE, HUBER HEIGHTS, OHIO 45424
ALL PLEASE ARRIVE BY 5:30P, SO THAT WE CAN BEGIN PROMPTLY AT 6:00P

**WE ENCOURAGE ALL TO BRING SIGNS WHICH DISPLAY
MESSAGES OF UNITY AND SUPPORT!**

Also you must wear a mask (non-negotiable) and practice social distancing!



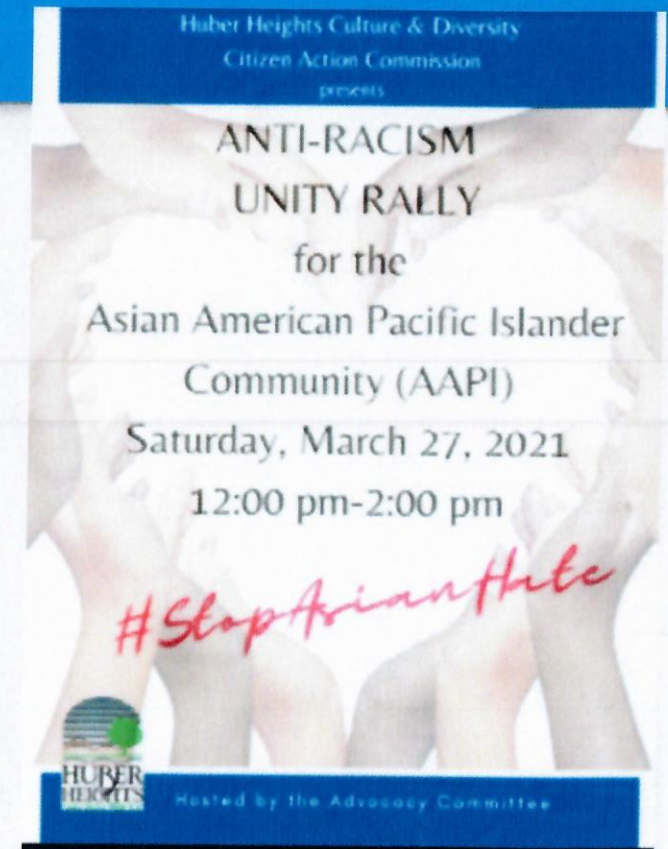
THIS UNITY RALLY WAS ORGANIZED BY THE HUBER HEIGHTS
CULTURE & DIVERSITY CITIZEN ACTION COMMISSION
Advocacy Committee

Advocacy Committee

Anti-Racism Unity Rally for the Asian American Pacific Islander Community

March 27, 2021

Objective: To unite and rally in support of the AAPI Community and to stop asian hate and mistreatment.

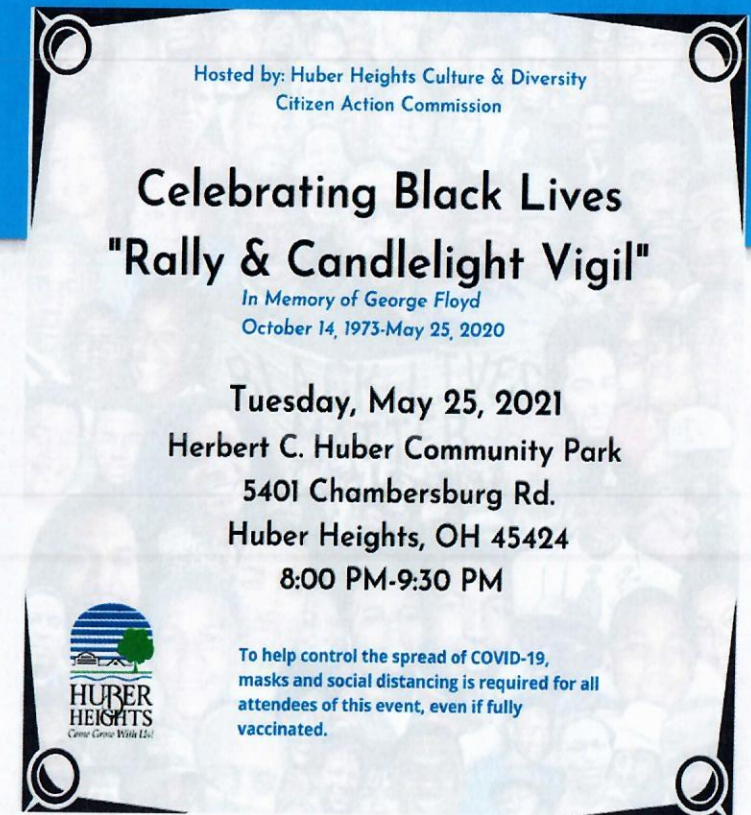


Advocacy Committee

"Celebrating Black Lives Rally & Candlelight Vigil"

May 25, 2021, Community Park

Objective: in memory, recognition and celebration of George Floyd and the black lives that have been lost through police violence



Education Committee: 2021 Forums

"Understanding Diversity to Create an Inclusive Community"

July 10th, 2021, Wayne High School

Objective: To comprehend unconscious biases and the importance of diversity/inclusion in society and in the community

- Guest Panel: Dr. Nicole Carter; Dr. Christa Agiro; and Ms. Carol Mejia LaPerle
- Location: Wayne High School
- 272 Facebook Views
- 20 in person attendees to include majority of HH City Council Members

Understanding Diversity to Create an Inclusive Community

A community dialogue on diversity presented by the Huber Heights Culture and Diversity Citizen Action Commission

Our Panelist



Dr. Christa Agiro
Assistant Teacher Education
& English Language Arts
Huber Heights Department
Huber Heights, OH



Dr. Nicole Carter
Director, Huber Heights
Huber Heights, OH



Dr. Carol Mejia-LaPerle
Assistant English Language
Arts & Science Department
Huber Heights, OH



Saturday, July 10, 2021
2:00 pm - 4:00 pm
Wayne High School
5400 Chambersburg Rd.
Huber Heights, OH 45424

For more information about this event, please contact Anna Kessler at anna.kessler@hhcity.org or 937.257.5847

Education Committee: Quarterly Forums

"Racism as a Public Health Crisis"

October 13, 2021

Huber Heights Community Center

Objective: To understand the issues of racism faced by people of color and the impact on physical and mental health

- Guest Panel: Dr. Michael Dulan; Dr. Jeanette Robinson; and Dr. Genevieve Ritchie-Ewing
- 225 Facebook Views
- 39 in person attendees to include city of HH City Council Members

Why Declaring Racism as a Public Health Crisis Matters

A community dialogue on diversity presented by the Huber Heights Culture and Diversity Citizen Action Commission

Our Panelists



Dr. Michael Dulan
Partner, Dulan Family Wellness Center and Staff Physician, Dayton Correctional Institute and Camp Koro



Dr. Genevieve Ritchie-Ewing
Asst. Professor, Social and Behavioral Sciences, Central State University



Dr. Jeanette Robinson
Founder and Chief Executive Director, American Fitness Health & Wellness Institute



Wednesday, October 13, 2021

6:30 pm - 8:30 pm

Huber Heights Community Center

4301 Powell Rd.

Huber Heights, OH 45424

Masks are strongly encouraged and social distancing guidelines will be followed. For more information about this event, please contact Katie Knaley at knaleyk@hthh.org or call 937-257-5547

Outreach Committee

Middle School / Black History Month Essay Contest

Contest conducted during February 2021. The topic, *"The most inspirational African American person that I have learned about during Black History Month is _____; this is why."*

Successes

- Introduced the commission to the HHCSO and students
- Inspired students to write essays about influential African Americans
- Provided \$500 in prizes to students

Lessons Learned

- Get teachers involved to increase number of submissions
- Increase incentive amounts to motivate students to apply

Outreach Committee (cont.)

High School / Indigenous Peoples Essay Contest

Fall contest conducted during Nov./Dec 2021. The topic, *"Why is it important to honor the history of indigenous peoples in America and what can non-natives do to further the restoration of Indigenous life and culture?"*

- Teachers involved in encouraging submissions
- Increased award amounts to \$1,000.00

Multicultural Festival 2021- Postponed until 2022 due to pandemic

Huber Heights Culture Week scheduled for June 29th to June 25, 2022. Culminating in Culture Festival on Saturday, June 25th.

Reform Committee

- Accomplishments

- Reviewed HHPD's response to the NAACP 8-point Initiative regarding police reform to assess progress. Held several productive discussions with Police Chief
- Reviewed all HHPD general orders/policies and them posted on the HH City website for public awareness
- Submitted formal recommendation to City Council to establish an independent Citizens Action Review Board to review citizen complaints
- Provided recommendation to Police Chief to have HHPD post position openings with minority professional organizations (e.g. National Organization of Black Law Enforcement Officers (NOBLE))
- Organized public forum on Policing with Huber Heights and Vandalia Police Chiefs (with Education Committee)

Recommendations to City Council

October 2021:

Recommendation to acknowledge Ms. Lucille Dale.

July 2021:

1: Citizen Complaint Process Recommendation (Reform Committee)

Recommendation: Recommend that an independent review board be established to investigate complaints submitted by citizens. This citizens' complaint review board would function similar to the new Dayton Citizens' Appeal Board.

2. Recommendation to gather(and report on) EEO data in applicant process to assist in ensuring that Huber Heights is an equal opportunity employer.

3. Recommendation: Adoption of Black-owned Business of the Quarter (Advocacy Committee)

Recommendations: February 2021

1. Resolution denouncing racism and recognizing it as a public health crisis.
2. **Website:**
 - A statement on the city of HH website denouncing racism.
 - Revise the HH website with a diverse equity lens. Our city website does not reflect the richness of our community.
 - Create a web page layout for the commission, such that each committee will have a link to their own designated page. Committee pages will include things such as mission, activities, committee member contact information, resources, etc.
3. **Provide an unbiased reporting process for citizens to voice concerns and submit complaints through an unbiased means without fear of retaliation. This process and means to report will be visibly placed on the city website.**
4. **Staff, leadership, boards, and commissions diversity training: All city leadership, staff, boards, and commissions attend required annual diversity education training.**

Recommendations from February 2021

5. Proclamation, Recognition & Observance of the following:

Juneteenth (annually) – held June 19, 2021 this year.

Indigenous People Day (on Columbus Day)

6. It is suggested that City Council consider opening meetings with a land acknowledgement in recognition of indigenous people.

For information purposes:

MLK Day 2022, January 17th

Ensure that city is prepared with resources like microphones, tents, personnel, closure of streets, and any other needed items.

2022 Moving Forward

Education (collaboration with Reform Committee):

Public Forum on Policing

January 12, 2022

"Part II: Racism As a Public Health Crisis

Thursday, June 23, 2022

PUBLIC FORUM ON POLICING



Join us for a community conversation on policing presented by the Huber Heights Culture and Diversity Citizen Action Commission



Our Wonderful Panelists:



MARK LIGHTNER
Chief, City of Huber Heights Police Department



KURT ALTHOUSE
Chief, City of Vandalia Police Department

**JANUARY 12, 2022
6:30 PM**

HUBER HEIGHTS COMMUNITY CENTER
4301 POWELL RD.
HUBER HEIGHTS, OH 45424

Masks are strongly encouraged and social distancing guidelines will be followed. For more information about this event, please contact Katie Knisley at kmknisley@hhoh.org or call 937-237-5847.

Advocacy Committee

- 3rd Annual Martin Luther King Unity Walk and Day of Service
January 17, 2022, 10am
- Initiate recommendation for bidding process that promotes utilization of minority businesses for city contracts
- 2022 Focus: Healthcare Inequity-Advocacy will be looking at the healthcare system, especially in our community and working with stakeholders to create opportunities for better accessibility and sustainability
- October 2022: Make a Difference Day-We will be looking to do a major service project in the city of Huber Heights

HUBER HEIGHTS CULTURE AND DIVERSITY
CITIZEN ACTION COMMISSION

"I have a dream"

DR. MARTIN LUTHER KING, JR.

**3RD ANNUAL
MLK UNITY WALK &
DAY OF SERVICE**

**MONDAY,
JANUARY 17, 2022**

**10:00 A.M.
WALK BEGINS
NORTH HEIGHTS PLAZA
(OLD TROY PIKE)
ARRIVE NO LATER THAN
9:30 A.M.**

**11:00 A.M.
COMMEMORATIVE
PROGRAM
NEW SEASON MINISTRY
5711 SHULL RD, 45424**

****PLEASE BRING A NON-PERISHABLE
FOOD ITEM FOR OUR FOOD DRIVE**

Masks are encouraged and social distancing guidelines will be followed.

Outreach Committee

- **Huber Heights Culture Week, June 19th to June 25th, 2022**
 - Juneteenth Funk Festival, Sunday, June 19, 2022 (Rose or Eichelberger)
 - Culture Festival on Saturday, June 25th. 12:00pm to 6:00pm (Eichelberger)
 - Other activities during the week being planned
 - Racism as a Public Health Crisis, Part II (Thursday)
 - Financial Literacy Seminar (TBA) Looking for sponsors

Additional Goals and Initiatives

- Continue to focus on diversity recruitment initiatives
 - Continue to support the 8 point initiatives of the NAACP
 - Provide recommendations to the city to work toward developing a concrete plan on how to build and sustain safety, employment opportunities, and equity within our community.
 - Assist and make recommendations that help the city to promote on-going education that will begin to dismantle systems that breed implicit biases, racial misconceptions, hatred, and inequities
- (NAACP letter to Dayton Mayors and Managers Association and Montgomery County Association of Chiefs of Police, 2020)
- The Culture and Diversity Citizen Action Commission may also serve as a review/advisory panel for investigations and complaint resolution for bias-based issues brought about within the community or City government.

We need your involvement to succeed!

- Attend our meetings and events and show your support
- Spread the word about the Commission events and initiatives in your prospective wards
- Continuously connect with your diverse constituents to understand needs
- Initiate, embrace and be a voice for change
- Be open to new thoughts and ideas
- Be a continuous learner
- Share what you've learned

AI-8144

Topics of Discussion E.

Council Work Session

Meeting Date: 01/18/2022

ZC 21-47 - Campbell Berling - East Side Of Bellefontaine Road South Of Chambersburg Road - Rezoning/Basic Development Plan

Submitted By: Geri Hoskins

Department: Planning

Division: Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 01/04/2022 and 01/18/2022

Audio-Visual Needs: SmartBoard

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

ZC 21-47 - Campbell Berling - East Side Of Bellefontaine Road South Of Chambersburg Road - Rezoning/Basic Development Plan

Purpose and Background

The applicant, Campbell Berling, requests approval of a Rezoning to Planned Residential and a Basic Development Plan for 22.968 acres on Bellefontaine Road for a residential subdivision.

At the first reading of this ordinance at the January 10, 2022 City Council Meeting, this ordinance was passed to a second reading of the ordinance at the January 24, 2022 City Council Meeting. This agenda item is to discuss a recommended action by City Council for the ordinance at the second reading on January 24, 2022.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Drawing

Pictures

Staff Report

Fire Assessment

Resident Letters

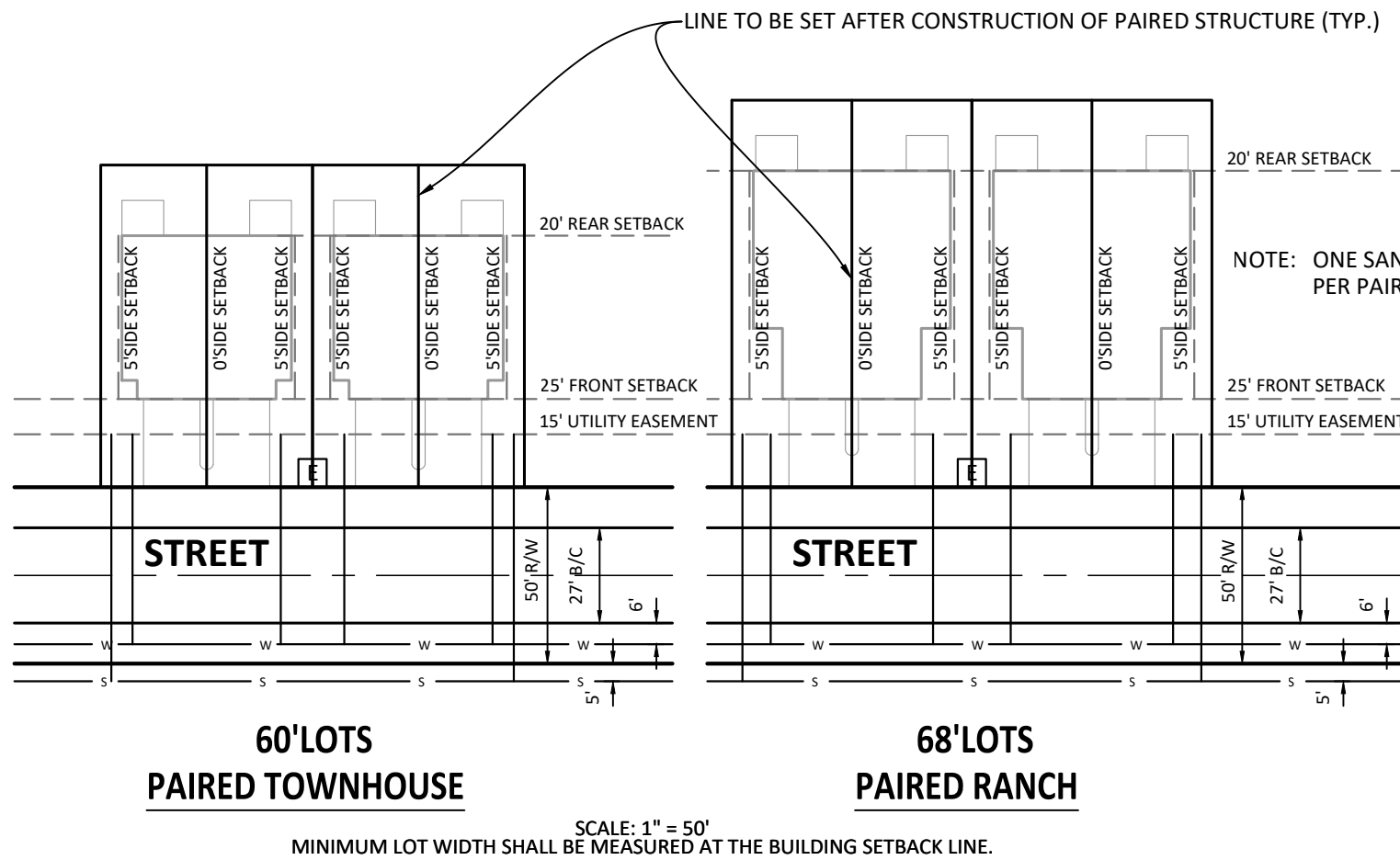
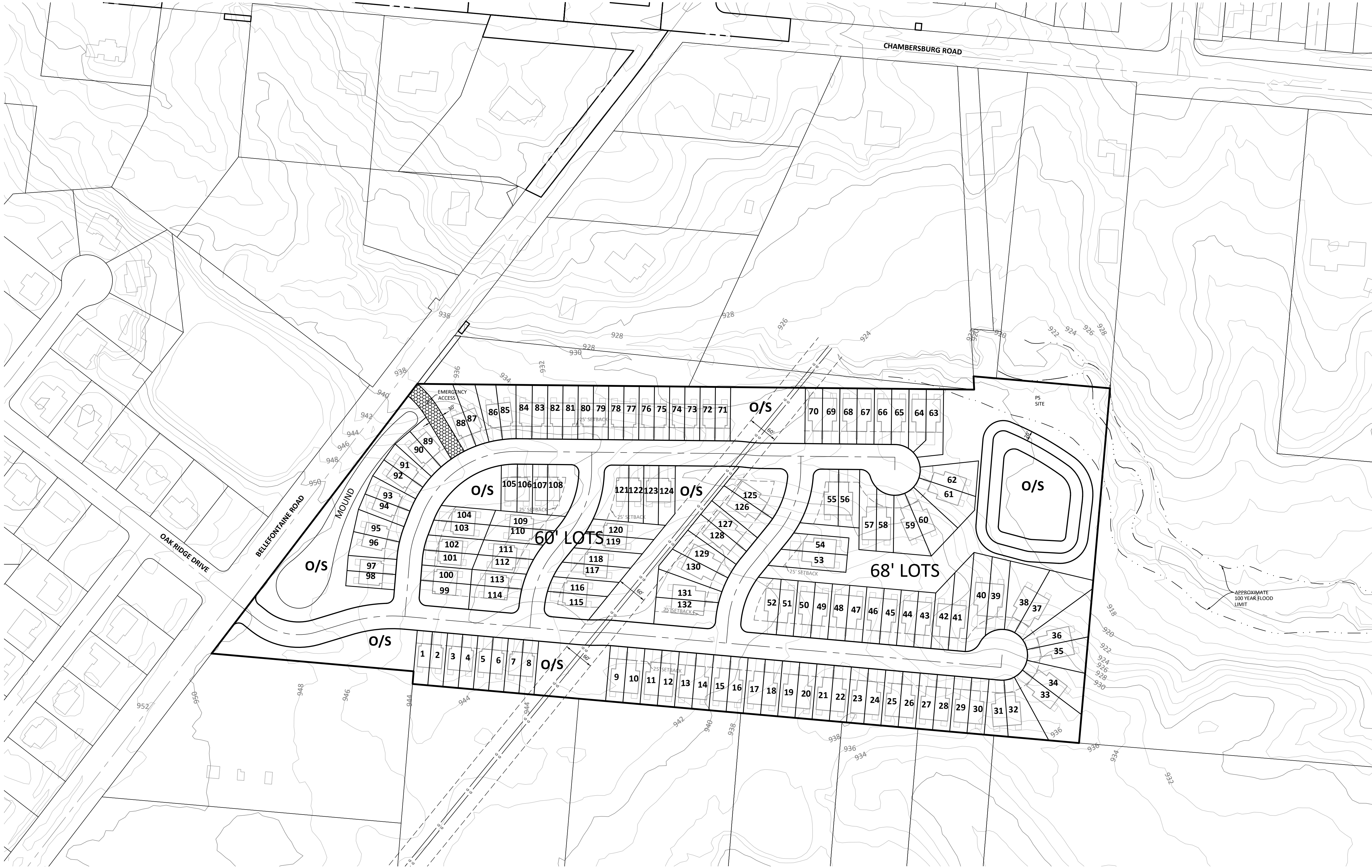
Decision Record

Minutes

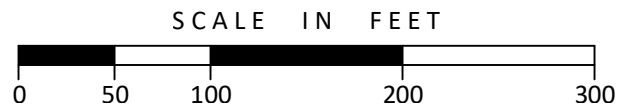
Correspondence

Ordinance

N:\land projects\20060320\0632004-CON-04.dwg, 60 ft. Concept Plan, 10/28/2021 8:14:02 AM, gregoryh, 1:1



PROPOSED ZONE: PLANNED RESIDENTIAL
PROPOSED USE: PAIRED RANCH/TOWNHOUSE
MIN LOT AREA: 5,000 SF (2 UNITS)
MIN LOT WIDTH: 60 FT (2 UNITS)
NUMBER OF 60' LOTS: 31
NUMBER OF 68' LOTS: 35
NUMBER OF UNITS: 132
CENTERLINE LENGTH OF STREET: 3,564 FT



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

Project Manager RA
Drawn By GFH
DWG 20632004-CON-04
X-Ref(s) N/A

Issue/Revision	No.	Date

© Copyright 2021, MCGILL SMITH PUNSHON, INC.

STORCK PROPERTY HUBER HEIGHTS, OHIO



THE WEMBLEY



COASTAL COTTAGE



**COASTAL COTTAGE
WITH OPTIONAL LOFT**



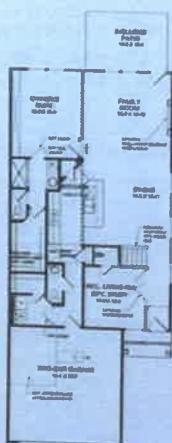
WESTERN CRAFTSMAN



**WESTERN CRAFTSMAN
WITH OPTIONAL LOFT**



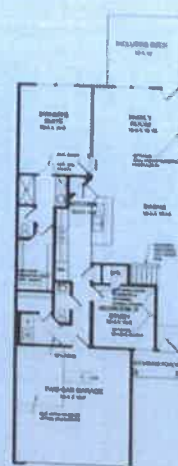
FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR
CEILING HEIGHT)



**FIRST FLOOR DESIGN
WITH OPTIONAL LOFT**
(INCLUDES 9 FT FIRST FLOOR CEILING
HEIGHT. NOT AVAILABLE WITH OPTIONAL
LOWER LEVEL.)



OPTIONAL LOFT
(INCLUDES 8 FT CEILING HEIGHT)



**FIRST FLOOR DESIGN
WITH OPTIONAL FINISHED LOWER LEVEL**
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT.
NOT AVAILABLE WITH OPTIONAL LOFT.)



**OPTIONAL FINISHED
LOWER LEVEL DESIGN**



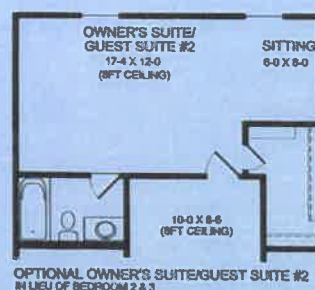
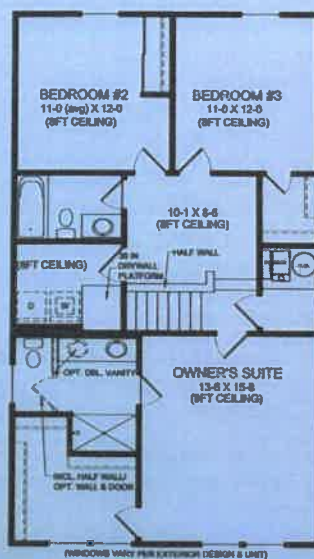
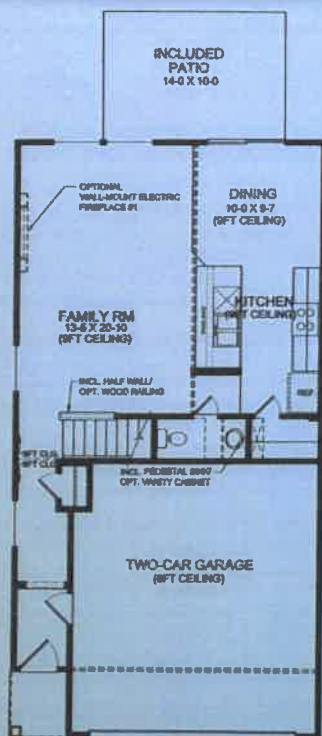
THE HUDSON



COASTAL COTTAGE



WESTERN CRAFTSMAN



FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

SECOND FLOOR DESIGN

Memorandum

Staff Report for Meeting of December 14, 2021

To: Huber Heights City Planning Commission

From: Jason Foster, Economic Development Coordinator

Date: 12/1/2021

Subject: ZC 21-47 (Rezoning of a total of 22.968 acres to PR-Planned Residential and approval of a Basic Development Plan)

Application dated November 16, 2021

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Campbell Berling – Applicant
Richard Stork - Owner

DEVELOPMENT NAME: Addington Place

ADDRESS/LOCATION: East side of Bellefontaine Road and South of Chambersburg Road

ZONING/ACREAGE: A / 22.968 acres

EXISTING LAND USE: Agricultural

**ZONING
ADJACENT LAND:** Agricultural and Planned Residential

REQUEST: The applicant requests approval of a Rezoning and Basic Development Plan for 22.968 acres at East side of Bellefontaine Road and South of Chambersburg Road

PREVIOUS APPROVAL:

APPLICABLE HHCC:

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

STATEMENT OF FACT:

The applicant requests approval of a Rezoning to Planned Residential and Basic Development Plan for 22.968 acres on Bellefontaine Road for a residential subdivision.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant, Campbell Berling, is looking to develop 22.968 acres on the east side of Bellefontaine Road. The applicant did appear for a pre-application conference several weeks ago. The intent is to build 132 residential lots. The request is to re-zone to Planned Residential for this development.

The Zoning Code is as follows:

Chapter 1172 – (PR) Planned Residential District

1172.01 - Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

- (a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadraminiums and condominiums;
- (b) Churches and other places of worship;
- (c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;
- (d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and
- (e) Uses designed solely to serve in a complimentary way the needs of this District above.

(Ord. 89-O-339, Passed 2-6-89)

1172.02 - Accessory uses.

The following accessory uses are permitted:

- (a) Uses customarily incidental to all permitted uses; and
- (b) Temporary structures and uses required during construction in this District.

(Ord. 89-O-339, Passed 2-6-89; Ord. No. 2019-O-2398 , § 1, 10-14-19)

1172.03 - Development standards.

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

(a) Minimum "PR" Land Area Requirement.

- (1) A minimum of one acre shall be required.

(b) Dwelling Unit Density—Five Dwelling Units.

- (1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.
- (2) Minimum area standards such as individual lot size, frontage, setbacks, side, and rear yards shall be those prescribed in the City approved detailed final development plans, except that: A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) Dwelling Unit Density—Eight Dwelling Units.

- (1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.
- (2) Minimum area standards such as individual lot size, frontage, setbacks, side, and rear yards shall be those prescribed in the City approved detailed final development plans, except that: A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) Dwelling Unit Density—Twelve Dwelling Units.

- (1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings. (2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved

detailed final development plans, except that: A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) Character of Neighborhood. Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

(Case 378, 6-17-76; Case 235, 7-11-94; Ord. 94-O-711, Passed 7-11-94; Ord. 2006-O-1664, Passed 10-23-06)

1172.04 - Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

(Ord. 89-O-339, Passed 2-6-89)

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

(Ord. 89-O-339, Passed 2-6-89)

The request is for the following:

The City's Comprehensive Plan calls for this area to be single family residential. The proposed density is 5.7 units per acre.

Sanitary Sewer and water will connect into the City's public, main system. Water and sanitary are located along Bellefontaine Road. A pump station will be installed to move waste to the sanitary sewer system. Drainage will be handled through a public storm sewer system including a detention basin, following the City's code for storm water drainage. Bellefontaine Road has already been improved; however, staff recommends a drop lane for right hand turns into the development and a short acceleration lane out of the development. The interior street network of the development will be public with curb and sidewalk throughout.

This subdivision is proposing attached, patio homes on two styles of lots, 60 foot and 68 foot. Of the 132 total lots, 62 are proposed to be 60-foot lots and 70 are proposed to be 68-foot lots. All lots are proposed to have a minimum lot depth of one hundred ten (110) feet, twenty-five (25) foot front yard setback, a minimum of twenty-five (25) foot rear yard setbacks, and six (6) foot side yard setbacks. The proposal also calls for forty (40%) percent masonry on the front facades of each unit. This is significantly higher than the typical recommendation of twenty-five (25%) percent.

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)

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, street light 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.

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

1171.07 - Review and recommendations by planning commission.

The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.

If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.

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

1171.08 - Action by council.

Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days' notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. Council shall approve, reject or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council

approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.

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

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.*

(Ord. 89-O-339, Passed 2-6-89)



Huber Heights Fire Division

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

Occupancy Name:	Addington Place		
Occupancy Address:	Bellefontaine Road		
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:	Not Yet Assigned	HHFD Plan:	21-262
MCBR ELE:	Not Yet Assigned	HHFD Box:	
REVIEWER:	Susong	DATE:	12/8/2021

Fire Department Comments:

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

Approved per Review of Ohio Fire Code and adopted Life Safety Standards based on the following:

- One- or two-family residential projects having more than 30 dwelling units shall be equipped with two separate and approved fire apparatus access roads in accordance with Ohio Fire Code D106.1. A secondary access is shown connecting Bellefontaine Road and new road. This access shall comply with the following:
 - Be a minimum 20 feet wide (Ohio Fire Code 503.2.1)
 - Constructed of materials capable of handling 75,000 pounds (Ohio Fire Code D102.1.)
- The turning radius for fire department access roads shall meet requirements for Huber Heights Fire Division (HHFD) vehicles. Contact HHFD to obtain information. OFC 503.2.4 and Appendix D103.3.
- Site utility plan showing fire hydrants has not been provided.
- Hydrants in single-family residential districts shall be placed not more than 500 feet apart, measured on the main, and no more than 400 feet from any opening in any building. Review Huber Heights Codified Ordinance 1521.06(b) for additional requirements.
- All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water

mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains.

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1. Documentation shall be provided.**

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.

Hoskins, GERALYN

From: Foster, Jason
Sent: Monday, December 13, 2021 12:50 PM
To: Hoskins, GERALYN
Subject: FW: Opposition to ZC 21-47

Jason Foster

Economic Development Coordinator
City of Huber Heights
937-237-5818
jfoster@hhoh.org

From: Debbie Barbee <dsbarbee@live.com>
Sent: Monday, December 13, 2021 12:48 PM
To: Foster, Jason <JFoster@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to ZC 21-47

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Good Afternoon!

As a resident of the Oaks of Huber, my husband and I are writing today in opposition to ZC 21-47 for the rezoning of the property across from the Oaks to build patio homes and duplexes. As with the other property adjacent to the Oaks, the proposed properties are not the same standards as the Oaks requires and we feel it will not only lower our property values but will also create too much traffic congestion at the entrance to the oaks. At times, it is very hard to get out turning left towards Chambersburg because of the volume of traffic, adding this many properties will further increase the issue. Houses on that plot of land should be in comparison to the Oaks properties as to maintain the integrity of the area. Thank you for the chance to voice our opinions.

Hoskins, GERALYN

From: Foster, Jason
Sent: Monday, December 13, 2021 3:04 PM
To: Hoskins, GERALYN
Subject: FW: Opposition to ZC 21-47

Jason Foster

Economic Development Coordinator
City of Huber Heights
937-237-5818
jfoster@hhoh.org

From: Brad Smith <BTGeek@aol.com>
Sent: Monday, December 13, 2021 2:52 PM
To: Foster, Jason <JFoster@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to ZC 21-47

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Dear Mr. Foster,

Please add our opposition letter to the packet for the Planning Commission meeting on December 14th.

Thank you.

OPPOSITION TO ZC 21-47

We are opposed to the application for rezoning the property east of Bellefontaine and south of Chambersburg (ZC 21-47).

The City's Comprehensive Plan clearly states that future development of this land be single family detached homes on medium to large lots. This proposal does not meet the City's Comprehensive Plan and should be denied on that basis.

Additionally, the abutting land is all either agricultural or residential lots with a minimum of 3 acres each. This application does not conform with existing surrounding property uses. This application seeks to place houses 20 feet from agricultural uses (including farm animals), from agricultural and excavation equipment, farm ponds and from land that has been hunted on for over four generations.

Also, the high density of this application will cause significant traffic issues, especially with the entrance being placed directly opposite the entrance to The Oaks. The applicant is requesting to place 132 homes on 22.9 acres; by comparison, The Oaks has 202 homes on 116.9 acres.

Please deny the application to rezone this property.

Cindy and Brad Smith

Hoskins, GERALYN

From: Foster, Jason
Sent: Monday, December 13, 2021 9:56 AM
To: Hoskins, GERALYN
Subject: FW: Opposition to ZC 21-47

Jason Foster

Economic Development Coordinator
City of Huber Heights
937-237-5818
jfoster@hhoh.org

From: Frederick Aikens <fredaikens@sbcglobal.net>
Sent: Monday, December 13, 2021 12:02 AM
To: Byrge, Nancy <NByrge@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Foster, Jason <JFoster@hhoh.org>
Cc: William Clark <williamclark80@yahoo.com>; Lynn Tengesdahl <mommateng@gmail.com>
Subject: Opposition to ZC 21-47

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Good evening all,

I hope this email finds you all well. My name is Fred Aikens. I am a homeowner in the Oaks of Huber Heights and I am sending this email to express my opposition to the rezoning of the cornfield directly across Bellefontaine Road. For the purpose of clarity, this is the exact information from the agenda for the meeting on Tuesday:

"REZONING - The applicant, Campbell Berling, is requesting approval of a Rezoning and Basic Development Plan to PR (Planned Residential) for property located on the East side of Bellefontaine and South of Chambersburg Road (ZC 21-47)."

I am writing for the same reasons expressed by many of my neighbors in regard to density and the number of units in such a small area. This proposed development will negatively affect the aesthetics of the neighborhood as well as adversely affect the property values of those who decided to invest in our development (The Oaks of Huber Heights). After speaking to a few neighbors, I learned that adding such large numbers of new residents may also have a negative effect on already overcrowded primary schools in the area.

I believe in the Huber Heights Motto, "Come grow with us". I also believe that we need to be strategic about the growth of our city. As homeowners, we cannot afford to allow developers to come into the city and cause irreparable damage to our neighborhoods. When my wife and I decided to build here, we did so because of the neighborhood and the people who live here. Hopefully, our elected officials will help us in keeping it the way it was when we made that decision. I trust that the voices of concerned citizens will assist you in your deliberations. Your decision to protect our neighborhood is greatly appreciated.

Thank you for taking the time to hear and read about our concerns.

Dr. Fred A. Aikens
HOA Board Member
The Oaks of Huber Heights

Hoskins, GERALYN

From: Foster, Jason
Sent: Sunday, December 12, 2021 8:20 PM
To: Hoskins, GERALYN
Subject: Fwd: Opposition to ZC 21-47.

Sent from my iPhone

Begin forwarded message:

From: Roger Zambile <rogerzambile@email.com>
Date: December 12, 2021 at 7:14:18 PM EST
To: "Foster, Jason" <JFoster@hhoh.org>
Cc: "Lyons, Ed" <ELyons@hhoh.org>, "Byrge, Nancy" <NByrge@hhoh.org>
Subject: **Opposition to ZC 21-47.**

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I oppose the rezoning for the New Development going in across from The Oaks on Bellefontaine Rd. This property is mostly bordered by single family residences on at least 3 acres of land, which would have a maximum density of 0.33. The Oaks is across the street, adjacent to the property and our density is 2.05. This project does not fit the aesthetics of our overall neighborhood and we believe it will adversely affect our property values.

Thank You
Roger Zambile

Hoskins, GERALYN

From: Foster, Jason
Sent: Sunday, December 12, 2021 8:20 PM
To: Hoskins, GERALYN
Subject: Fwd: Opposition to ZC 21-47

Sent from my iPhone

Begin forwarded message:

From: tadrjd@woh.rr.com
Date: December 12, 2021 at 8:07:23 PM EST
To: "Foster, Jason" <JFoster@hhoh.org>, "Lyons, Ed" <ELyons@hhoh.org>, "Byrge, Nancy" <NByrge@hhoh.org>, btgeek@aol.com
Subject: Opposition to ZC 21-47

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Ms Foster, Mr Lyons, Ms Byrge

I am writing this is opposition to the planned development the developer has proposed. I will keep it OBJECTIVE as I did the last time the old church property adjacent to the Oaks using my license as a professional comprehensive planner.

- 1) The current Huber Heights plan is for single family units and would be a great development if done right not duplex patio homes.
- 2) Size and density do not complement the surrounding area. from third acre to acre in the Oaks to 3 to 5 in the area where Mr Lyons has his home just beyond the tree line.
- 3) You have a stream on the north end of the property that is wetlands under the Ohio and National guidelines and must be protected. The retention pond is required for this area and at this density you are penalized for a new development as you have over 40% impermeable surfaces. The developer has not provided his calculations.
- 4) based on this design you would need a stop sign for the cross intersection under traffic guidelines and density. A T intersection is much better just as you have in many areas along Bellefontaine.
- 5) Need a buffer a proper setbacks at the substation and primary high voltage lines.
- 6) Only one entrance where you require two just as council voted for the old church property. Remember the church property is 32 units with two entrances. This is 132 Units with one. Fire codes emergency response, police etc. This is basically a zero lotline scenario and as a previous fire marshal and chief seven time the ability to respond to emergency's put an extreme risk to the responders much less the neighborhood.
- 7) This design is not ready for prime time except for the dollars the developer and their investors will make. They need to take into account traffic, response, density, compatibility to surrounding homes and development.
- 8) the Oaks was a master planned community nearly four times as large with slightly more than the 132 unit. The city approved this and surrounding areas to be single family and should be maintained with similar size, brick, basements, 2-3 car garages, adequate setback and area between each unit.

9) The items above are just a small sample of the inequities of this proposal based on my expertise as a comprehensive planner during my 25 years in the Air Force. I urge you to take note of this items and ensure the development is done correctly in conduction with the surrounding area, adequate fire and emergency response, and meeting all necessary environmental guidelines from the Ohio and Federal EPA statutes.

I plan on attending the planning meeting and hope for good interchange with the developer and planning board.

Questions please email me or call as tony has my number. Thanks in advance for your time.

Warmest Regards Ron Deak

Hoskins, GERALYN

From: Foster, Jason
Sent: Sunday, December 12, 2021 1:26 PM
To: Hoskins, GERALYN
Subject: Fwd: Opposition to ZC 21-47

Sent from my iPhone

Begin forwarded message:

From: Warren Taldo <wtaldo@gmail.com>
Date: December 12, 2021 at 1:24:07 PM EST
To: "Foster, Jason" <JFoster@hhoh.org>
Cc: "Lyons, Ed" <ELyons@hhoh.org>, "Byrge, Nancy" <NByrge@hhoh.org>, btgeek@aol.com
Subject: **Opposition to ZC 21-47**

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Dean Planning Commission Officer, I am opposed to the following development plan for the reasons stated below.

This development is planned on 22.968 acres and has 66 duplexes for a total of 132 units. They are one and two story patio homes which means no basement.

Their lots are a minimum of 2500sf and 5 feet to the lot line, 25 foot setback for the front and 20 feet for the back. The lots in The Oaks are a minimum of 12,000sf, 10 feet to the lot line, 25 foot setback in front and 40 feet for the back. Huge difference!

The density of that project is 5.7 units per acre; while the density of The Oaks is 2.05. This will increase traffic dramatically. Their entrance will be directly across from ours which will cause difficulty especially during commuting hours.

The City has a Comprehensive Plan which calls for this property to be single-family, detached homes. This property is mostly bordered by single family residences on at least 3 acres of land, which would have a maximum density of 0.33. The Oaks is across the street, adjacent to the property and our density is 2.05. This project does not fit the aesthetics of our overall neighborhood and we believe it will adversely affect our property values.

Thank You for your mindful consideration for those of us that live in the OAKS .

Sincerely Yours,
Warren & Catherine Taldo
5921 Oak Creek Trail,
Huber Heights, Oh. 45424

Hoskins, GERALYN

From: Foster, Jason
Sent: Sunday, December 12, 2021 11:32 AM
To: Hoskins, GERALYN
Subject: Fwd: Opposition to ZC 21-47

Sent from my iPhone

Begin forwarded message:

From: Jason Williams <jasonwilliams39@icloud.com>
Date: December 12, 2021 at 11:10:01 AM EST
To: "Foster, Jason" <JFoster@hhoh.org>, "Lyons, Ed" <ELyons@hhoh.org>, nbyrge@hhog.org
Subject: Opposition to ZC 21-47

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Hello,

We've heard about the proposed development across from the Oaks Subdivision on Bellefontaine Road. If it is true that it is going to be patio homes (duplexes) then I am against this happening. I've heard this is zoned for single family homes and should stay that way. It would be best if the properties are similar to the Oaks and the DR Horton Development on Silver Oak. I plan to attend the meeting this week.

Thanks,
Jason Williams
Lot 135 Oaks Subdivision
6040 White Oak Way

Sent from my iPhone

Hoskins, GERALYN

From: Foster, Jason
Sent: Friday, December 10, 2021 9:31 PM
To: Hoskins, GERALYN
Subject: Fwd: Opposition to ZC 21-47

Sent from my iPhone

Begin forwarded message:

From: Michael Harman <mjharman1@gmail.com>
Date: December 10, 2021 at 9:07:15 PM EST
To: "Lyons, Ed" <ELyons@hhoh.org>, "Byrge, Nancy" <NByrge@hhoh.org>, "Foster, Jason" <JFoster@hhoh.org>
Cc: Harman Michael <mjharman1@gmail.com>, Harman Tracy <harman.tracy@yahoo.com>
Subject: **Opposition to ZC 21-47**

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Regarding property ZC 21-47 on bellefontaine rd:

I own the property immediately to the north of this area. I bought here for space and privacy. My home is oriented so my windows face away from my only neighbor to my north. The plans call for many homes to back up to my southern property line where all my windows face, which would completely remove any privacy I have.

Visual barriers that currently exist along the common property line would be insufficient, especially during winter when leaves are gone and they will not stop noise.

Traffic along bellefontaine road is fairly high right now. Some people consider it a drag strip which is annoying and noisy. Adding many more houses will increase this traffic and the noise.

Thank you for the opportunity to express my opposition. I look forward to hearing what decisions are made.

Michael J. Harman
937-768-9561

Hoskins, GERALYN

From: Foster, Jason
Sent: Friday, December 10, 2021 9:55 AM
To: Hoskins, GERALYN
Subject: Fwd: Opposing ZC 21-47 Bellefontaine across from Oaks entrance

Sent from my iPhone

Begin forwarded message:

From: Tracy Harman <harman.tracy@yahoo.com>
Date: December 10, 2021 at 9:51:41 AM EST
To: "Foster, Jason" <JFoster@hhoh.org>
Cc: "Lyons, Ed" <ELyons@hhoh.org>, "Byrge, Nancy" <NByrge@hhoh.org>
Subject: Opposing ZC 21-47 Bellefontaine across from Oaks entrance

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Mr. Foster,

My name is Tracy Harman and I live at 6480 Bellefontaine Road. I am contacting you to tell you of my opposition to the planned building of a huge number of duplex homes to the south of my property on Bellefontaine Road.

We purchased this property in July of 2019. We loved the privacy of the lot, yet the close proximity of all Huber Heights has to offer.

We just went through the mess of Bellefontaine Rd being worked on & raising the dip in the road that caused dangerous lack of visibility. As a result of that road work, we have lost all of the privacy we had along Bellefontaine Road, as well as adding obstruction for leaving our driveway (heading north).

The number of planned houses that would be built on the 22 acres south of our property is insane. The documents on the Huber Heights website show that any planned building on that property was to be single family homes. That was what we saw when we purchased our property here.

Please let me know if there is anything else I need to do to make my voice heard. My husband & I will be at the meeting on 14 December at 6 pm.

Thank you for all you do for our community,

Tracy Harman
6480 Bellefontaine Road
Harman.tracy@yahoo.com

Sent from my iPhone

Hoskins, GERALYN

From: Foster, Jason
Sent: Thursday, December 9, 2021 8:44 PM
To: Hoskins, GERALYN
Subject: Fwd: The Oaks - Opposition to ZC 21-47

Sent from my iPhone

Begin forwarded message:

From: William <skimarks@hotmail.com>
Date: December 9, 2021 at 7:24:41 PM EST
To: "Foster, Jason" <JFoster@hhoh.org>
Cc: "Byrge, Nancy" <NByrge@hhoh.org>, "Lyons, Ed" <ELyons@hhoh.org>, Cindy Smith <BTGeek@aol.com>
Subject: Fw: The Oaks - Opposition to ZC 21-47

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In response to Brad and Cindy Smith's email below, I am providing this email for your attention and action as appropriate.

I strongly oppose subject construction plan/rezoning as it continues to degrade the Oaks of Huber Heights neighborhood concept. When my wife and I were deciding where to build our retirement home 9 years ago we liked the Oaks development as well as the Callamere Farms neighborhood. They were upscale from the normal small brick homes that Huber Heights is famous for and where I owned my first, "starter" home 40 years ago. The Oaks neighborhood has plenty of space, a great blend of country and city and neighbors who take pride in their homes and neighborhood. In the last five years, it appears that the city of Huber Heights has reversed course by building smaller lots/homes on the northeast section of Chambersburg and Bellefontaine Rds. And this past year a new builder tried to complete the remaining section of the Oaks with small rental properties which is diametrically opposed to the Oaks concept. I'm very thankful and appreciative that the City Council did not allow this to happen. Ask yourself, why can't Huber Heights have a decent size section of town with mid to upscale homes and lot sizes like nearly every other suburb of Dayton? Is population density the centerpiece of the Huber Heights' "Come grow with us" economic development strategy? If so, then please write it in the city charter so people will know this up front and can choose a different suburb to live. Hopefully Huber Heights City Council will continue to fight for our neighborhood and proudly expand on one of the best neighborhood concepts in this part of Ohio. Thanks for your continued support.

William Marks
5776 Oak Creek Trail

From: Brad Smith <BTGeek@aol.com>
Sent: Thursday, December 9, 2021 10:57 AM

To: Cindy Smith <btgeek@aol.com>
Subject: The Oaks - Opposition to ZC 21-47

Dear Neighbors,

Hopefully by now everyone has been notified of the application for rezoning for the cornfield directly across from the entry to The Oaks. We are writing in the hope that our neighborhood will rise together yet again to oppose any development that will adversely affect us.

This development is planned on 22.968 acres and has 66 duplexes for a total of 132 units. They are one and two story patio homes which means no basement.

Their lots are a minimum of 2500sf and 5 feet to the lot line, 25 foot setback for the front and 20 feet for the back. The lots in The Oaks are a minimum of 12,000sf, 10 feet to the lot line, 25 foot setback in front and 40 feet for the back. Huge difference!

The density of that project is 5.7 units per acre; while the density of The Oaks is 2.05. This will increase traffic dramatically. Their entrance will be directly across from ours which will cause difficulty especially during commuting hours.

The City has a Comprehensive Plan which calls for this property to be single-family, detached homes. This property is mostly bordered by single family residences on at least 3 acres of land, which would have a maximum density of 0.33. The Oaks is across the street, adjacent to the property and our density is 2.05. This project does not fit the aesthetics of our overall neighborhood and we believe it will adversely affect our property values.

Information on this project is available on the City Website under the Planning Commission.

There are things that need to be done:

Please talk with your immediate neighbors and make sure everyone is aware of this.

Please send an email no later than Monday opposing this project to: jfoster@hhoh.org,
cc: elyons@hhoh.org, nbyrge@hhoh.org. Please put in subject line: Opposition to ZC 21-47.

Please attend the Planning Commission on December 14th at 6pm at City Hall. The quickest way for us to stop this project is at the Planning Commission stage.

We are so happy to live in this neighborhood with all of our wonderful neighbors!

Brad and Cindy Smith

Hoskins, GERALYN

From: Foster, Jason
Sent: Thursday, December 9, 2021 1:47 PM
To: Hoskins, GERALYN
Subject: FW: Opposition to ZC 21-47

Jason Foster

Economic Development Coordinator
City of Huber Heights
937-237-5818
jfoster@hhoh.org

From: Mellanie Toles <tolesm@clarkstate.edu>
Sent: Thursday, December 9, 2021 1:43 PM
To: Foster, Jason <JFoster@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to ZC 21-47

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Hello! We are writing in opposition to ZC 21-47 because this project does not fit the aesthetics of our overall neighborhood (The Oaks of Huber Heights), and we believe it will adversely affect our property values. This development is planned on 22.968 acres and has 66 duplexes for a total of 132 units. They are one and two story patio homes which means no basement.

Their plans call for lots that are a minimum of 2500sf and 5 feet to the lot line, 25 foot setback for the front and 20 feet for the back. The lots in The Oaks are a minimum of 12,000sf, 10 feet to the lot line, 25 foot setback in front and 40 feet for the back. This is a huge difference.

Also, the density of that project is 5.7 units per acre; while the density of The Oaks is 2.05. This will increase traffic dramatically, and they are planning an entrance directly across from ours, which will cause difficulty especially during commuting hours.

The City has a Comprehensive Plan which calls for this property to be single-family, detached homes. This property is mostly bordered by single family residences on at least three acres of land, which would have a maximum density of 0.33. The Oaks is across the street, adjacent to the property and our density is 2.05.

We respectfully ask that you help us protect our property values by not approving this project and sticking with the City's Comprehensive Plan as referenced above. We and our neighbors have worked hard to build and maintain a wonderful neighborhood, and we feel that this project would adversely impact it. Thank you for your consideration!

Gene Bell and Mellanie Toles
6131 Oak Ridge Drive
Dayton, OH 45424



Mellanie Toles

Executive Assistant to the President and Coordinator of Special Projects

Clark State College | www.clarkstate.edu

937.328.6002 | tolesm@clarkstate.edu

Hoskins, GERALYN

From: Foster, Jason
Sent: Thursday, December 9, 2021 11:13 AM
To: Hoskins, GERALYN
Subject: FW: Opposition to ZC 21-47.

Jason Foster

Economic Development Coordinator
City of Huber Heights
937-237-5818
jfoster@hhoh.org

From: Ron Hinds <ronshinds@aol.com>
Sent: Thursday, December 9, 2021 11:11 AM
To: Foster, Jason <JFoster@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to ZC 21-47.

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As a resident of THE OAKS I am writing to oppose this development that will adversely affect our property values.

This development is planned on 22.968 acres and has 66 duplexes for a total of 132 units. They are one and two story patio homes which means no basement.

Their lots are a minimum of 2500sf and 5 feet to the lot line, 25 foot setback for the front and 20 feet for the back. The lots in The Oaks are a minimum of 12,000sf, 10 feet to the lot line, 25 foot setback in front and 40 feet for the back. Huge difference!

The density of that project is 5.7 units per acre; while the density of The Oaks is 2.05. This will increase traffic dramatically.
Their entrance will be directly across from ours which will cause difficulty especially during commuting hours.

The City has a Comprehensive Plan which calls for this property to be single-family, detached homes.
This property is mostly bordered by single family residences on at least 3 acres of land, which would have a maximum density of 0.33.
The Oaks is across the street, adjacent to the property and our density is 2.05. This project does not fit the aesthetics of our overall neighborhood and we believe it will adversely affect our property values.

*Thanks for considering our concerns.
Sincerely,
Ron*

Ron Hinds

Realtor/Senior Associate Partner
Berkshire Hathaway HomeServices
Professional Realty
937-776-2225
ronshinds@aol.com
www.ronhinds.com

Hoskins, Geralyn

From: Foster, Jason
Sent: Thursday, December 9, 2021 11:11 AM
To: Hoskins, Geralyn
Subject: FW: Resining of cornfield

Jason Foster
Economic Development Coordinator
City of Huber Heights
937-237-5818
jfooster@hhoh.org

-----Original Message-----

From: Nancy Higgins <nerntybingo@aol.com>
Sent: Thursday, December 9, 2021 11:10 AM
To: Foster, Jason <JFoster@hhoh.org>
Subject: Resining of cornfield

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Hello,

We strongly oppose the refining of the cornfield directly across from the entrance to the Oaks of Huber. We hope you would vote this down.

Thanks,
Richard & Nancy Higgins

Sent from my iPhone



Planning Commission Decision Record

WHEREAS, on November 16, 2021, the applicant, Campbell Berling, requested approval of a Rezoning from AG Agricultural to Planned Residential and a Basic Development Plan for 22.968 acres for property located on the East side of Bellefontaine Road and South of Chambersburg Road, further identified as Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (Zoning Case 21-47), and;

WHEREAS, on December 14, 2021, 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.

Ms. Thomas moved to recommend approval of the application by Campbell Berling, requested approval of a Rezoning from AG Agricultural to Planned Residential and a Basic Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road, further identified as Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (Zoning Case 21-47), in accordance with the recommendation of Staff's Memorandum dated December 01, 2021, with the following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on November 16, 2021 unless specifically modified below.
2. The minimum setbacks shall be as follows: 25-foot front yard, minimum 25-foot rear yard with a maximum of 15 lots having 20-foot rear setback, and 6-foot side yard.
3. An average of 40% of the surface area of the front façade shall be finished with brick or stone masonry products.

4. A drop lane for northbound traffic shall be installed and an acceleration lane to northbound Bellefontaine Road shall be installed; pending the results of a traffic impact study and approval by the City Engineer.
5. The applicant shall meet all petroleum company easement requirements
6. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

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

Terry Walton, Chair
Planning Commission

Date

3. REZONING - The applicant, Campbell Berling, is requesting approval of a Rezoning and Basic Development Plan to PR (Planned Residential) for property located on the East side of Bellefontaine and South of Chambersburg Road (ZC 21-47).

Mr. Foster stated that the applicant requests approval of a Rezoning to Planned Residential and Basic Development Plan for 22.968 acres on Bellefontaine Road for a residential subdivision.

The applicant, Campbell Berling, is looking to develop 22.968 acres on the east side of Bellefontaine Road. The applicant did appear for a pre-application conference several weeks ago. The intent is to build 132 residential lots. The request is to re-zone to Planned Residential for this development.

The Zoning Code is as follows:

Chapter 1172 – (PR) Planned Residential District

1172.01 - Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

- (a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadraminiums and condominiums;
- (b) Churches and other places of worship;
- (c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;
- (d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and
- (e) Uses designed solely to serve in a complimentary way the needs of this District above.

(Ord. 89-O-339, Passed 2-6-89)

1172.02 - Accessory uses.

The following accessory uses are permitted:

- (a) Uses customarily incidental to all permitted uses; and
- (b) Temporary structures and uses required during construction in this District.

(Ord. 89-O-339, Passed 2-6-89; Ord. No. 2019-O-2398 , § 1, 10-14-19)

1172.03 - Development standards.

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

(a) Minimum "PR" Land Area Requirement.

- (1) A minimum of one acre shall be required.

(b) Dwelling Unit Density—Five Dwelling Units.

- (1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.
- (2) Minimum area standards such as individual lot size, frontage, setbacks, side, and rear yards shall be those prescribed in the City approved detailed final development plans, except that: A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) Dwelling Unit Density—Eight Dwelling Units.

- (1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.
- (2) Minimum area standards such as individual lot size, frontage, setbacks, side, and rear yards shall be those prescribed in the City approved detailed final development plans, except that: A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) Dwelling Unit Density—Twelve Dwelling Units.

- (1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings. (2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that: A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) Character of Neighborhood. Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

(Case 378, 6-17-76; Case 235, 7-11-94; Ord. 94-O-711, Passed 7-11-94; Ord. 2006-O-1664, Passed 10-23-06)

1172.04 - Parking and loading.

(a)The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b)Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

(Ord. 89-O-339, Passed 2-6-89)

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

(Ord. 89-O-339, Passed 2-6-89)

The request is for the following:

The City's Comprehensive Plan calls for this area to be single family residential. The proposed density is 5.7 units per acre.

Sanitary Sewer and water will connect into the City's public, main system. Water and sanitary are located along Bellefontaine Road. A pump station will be installed to move waste to the sanitary sewer system. Drainage will be handled through a public storm sewer system including a detention basin, following the City's code for storm water drainage. Bellefontaine Road has already been improved; however, staff recommends a drop lane for right hand turns into the development and a short acceleration lane out of the development. The interior street network of the development will be public with curb and sidewalk throughout.

This subdivision is proposing attached, patio homes on two styles of lots, 60 foot and 68 foot. Of the 132 total lots, 62 are proposed to be 60-foot lots and 70 are proposed to be 68-foot lots. All lots are proposed to have a minimum lot depth of one hundred ten (110) feet, twenty-five (25) foot front yard setback, a minimum of twenty-five (25) foot rear yard setbacks, and six (6) foot side yard setbacks. The proposal also calls for forty (40%) percent masonry on the front facades of each unit. This is significantly higher than the typical recommendation of twenty-five (25%) percent.

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

- (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)

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, street light 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.

Mr. Jeffries asked about the emergency safety access/boulevard. Mr. Foster said that would be for Council discussion. It was approved both ways.

Ms. Vargo asked about gas line. Mr. Foster said it does touch this property, there is an easement. Ms. Vargo asked about the electrical grid, Mr. Foster said to the south.

Mr. Jeffries asked about the creek on the northern edge. Defer to the applicant.

Mr. Walton asked how it ties into the Oaks directly across the street and Mr. Foster responded it is directly across the street but does not tie into the Oaks. The entrances would line up. Not part of that development.

Mr. Jeffries asked about the Oaks building materials and frontage, these being 40% is more than our requirement and Mr. Foster said the original approval for

Planning Commission Meeting

December 14, 2021

the Oaks was 25% and each case after didn't expand that number. Houses that back up to Shady Oak have to be full brick wrap. All PUDs in effect.

Ms. Thomas asked about the entrances lining up, will this have a Boulevard and Mr. Foster said no.

Bob Krohngold from Campbell Berling said rep from Fischer Homes is here also. Attached product, fee simple for sale, mixture of paired patio homes and attached two story town homes both with attached 2 car garages. 22-acre site, next to an electric substation, 3 pipelines, easements, and setbacks. We are open to exploring a Boulevard. Price point below single-family homes.

Ms. Vargo asked about price range. Jennifer Gonzalez from Fischer Homes said \$230,000.00. Up to \$250,000.00, semi-custom.

Mr. Krohngold talked about drop lane and acceleration lane coming out of the community. Significant road improvement on that frontage already, would like to amend decision record to say pending the results of a traffic impact study. We did increase setbacks but would like to revise the rear from 25 to 20 ft.

Ms. Thomas asked about proposed lighting and sidewalks. Mr. Krohngold said we team with Miami Valley Lighting and provide streetlights. Yes there will be sidewalks on both sides.

Mr. Jeffries said he wants to still see drop lane and acceleration lane. Mr. Krohngold said he would like to see some restriping. Concerning water, no additional run off? Mr. Krohngold said we'll provide detention.

Ms. Vargo would like staff to make decision if added words if needed. Mr. Krohngold would like guidance from traffic engineer. Mr. Foster stated that in a typical development like this a traffic study would be done.

Discussion on the setbacks and changing the minimum rear yard to 20 ft. Mr. Krohngold said about 10 – 15 range. Will try for 25 ft. max of 15 lots that won't meet that.

Mr. Jeffries asked how far away the nearest building is. Mr. Krohngold said next house is pretty far from property line, over 50 ft away.

Concerns from neighbors

Cindy Smith all houses in the Oaks required to have 25% of entire building be brick or stone. Unless they border Bellefontaine or Fishburg where they are required to have 50%.

Project doesn't meet City's Comprehensive Plan

Density 0.33, The Oaks 2.05, this project 5.7

Traffic issues

Parking issues

Water absorption

Farm animals

Large equipment

Aging in place housing

Rural area

Wildlife

Planning Commission Meeting

December 14, 2021

Mr. Jeffries asked about the comprehensive plan and Mr. Foster said it was done 2011. Ten-year plan. Does say single family detached homes. 2021 new comprehensive plan probably 2022.

Ron Deak

No downtown, expensive to correct now.

Plan doesn't compliment anything

Stick to original plan

3 car garage, 2500 sq ft basement

No storage, then sheds and fences

Parking

Wetland detention

Impervious surface

Single family homes

One entrance

Fire safety

Accommodate the developer

Mr. Jeffries said calculations would come at Detailed, that is Engineering.

Drainage would not go into pond, tying into stormwater. 100% isn't going to retention pond. Mr. Foster deferred to developer. Emergency access point was presented in original presentation before email.

I personally take offense to saying we are here to accommodate the developer, we are volunteer residents.

Mike Harmon

Creek

Rural

Privacy

Fences

Water absorption

Visual peace, no noise

Dogs

William Clark, President of the Oaks HOA

Number of units

Density

Correcting prior mistakes

Retain 10-year plan

Property value

25% stone

Mellisa

Several ponds

Large animals

Farm equipment

Hunting/fishing

Don Stewart

Where do we stand, where do we go from here

Planning Commission Meeting

December 14, 2021

Mr. Jeffries said this is a recommendation to Council
This product is selling in other communities
Life-style community patio homes do sell
Neighbor sold this property

Bob Krohngold stated impervious issue is an engineering scientific calculation. It will be retained and released at predevelopment rate. The Landings isn't a single-family home, it works as a transition zone. Providing a variety of housing stock. Property value is determined by comps.

Mr. Jeffries asked about barrier around property. Mr. Krohngold said significant buffer in place already. Also, no fences or sheds on this property. There will be people with dogs, I can't control dogs.

Mr. Jeffries asked about demographics, cars per house. Mr. Krohngold said typically not families, 55 or older, room for 2 cars in driveway. Storage in garage, cars parked on the street. Maybe provide off street parking.

William Clark countered and said homes of likeness are used to calculate property value but others are used also.

Ron Hines appraisals look for comps that are very similar. They do compare the surrounding areas.

Tracy Harmon
Living space looks out at this
Love this area
Sewage and pump

Mr. Foster said pump station. Mr. Krohngold stated sanitary sewer lift station. Lift station on Bellefontaine for the Oaks. Gravity sewer.

Action

Ms. Thomas moved to approve the request by the applicant, CAMPBELL BERLING, for an approval of a Rezoning from AG to PR and a Basic Development Plan for property located on the East side of Bellefontaine and South of Chambersburg Road, further identified as Parcel P70 03908 0126 of the Montgomery County Ohio Recorder's office (ZC 21-47) in accordance with the recommendation of Staff's Memorandum dated December 1, 2021, and the Planning Commission Decision Record written as amended.

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

Ms. Vargo said the only way to guarantee no one builds around you, you need to buy the land yourself.

Next step is the recommendation will be taken to a City Council meeting.

Chodkowski, Bryan

From: Ron Hinds <ronshinds@aol.com>
Sent: Friday, December 31, 2021 8:04 AM
To: Chodkowski, Bryan
Subject: ZC 21-47 the development being proposed for the cornfield across from The Oaks entrance.

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To All Concerned,

It is my belief that the development being proposed will adversely affect our property values (The Oaks) as well as not fit in with our overall neighborhood aesthetic. The City's Comprehensive Plan specifically states that the use for this land be single family detached homes on medium to large lots. It does not follow the Comprehensive Plan. They are duplexes, not detached homes and the lot size is not medium to large. Their minimum lot size is 2500sf. The Oaks minimum lot size is 12,000sf.

It is bordered by residential properties with a minimum of 3 acres, with a density of 0.33. The density of the proposed development is 5.7. By comparison, The Oaks is 2.05. This dramatic increase in density will cause many issues, primarily traffic-related.

Because of these and other reasons, I and residents of The Oaks are opposed to this development and request that the City Council deny the application.

As residents of The Oaks we are so grateful to live in this neighborhood and want to continue to enjoy it. We want our home values to remain and of course continue to appreciate. This proposed development will drag down our property values as any licensed appraiser will tell you.

Please vote an emphatic NO to this application.

Thanks for your consideration!

Sincerely,

Ron

Ron Hinds
6265 White Oak Way
Huber Heights, Ohio
Realtor/Senior Associate Partner
Berkshire Hathaway HomeServices
Professional Realty
937-776-2225
ronshinds@aol.com
www.ronhinds.com

Chodkowski, Bryan

From: William <skimarks@hotmail.com>
Sent: Friday, December 31, 2021 10:16 AM
To: Chodkowski, Bryan
Subject: FW: Another Email Please - Opposing ZC 21-47

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Resending to you since I had an error in your email address below.

From: William
Sent: Friday, December 31, 2021 10:14 AM
To: publicmeeting@hhoh.org
Cc: elyons@hhoh.org; nbyrge@hhoh.org; gotto@hhoh.org; rshaw@hhoh.org; dewebb@hhoh.org; kbaker@hhoh.org; akitchen@hhoh.org; mcampbell@hhoh.org; jgore@hhoh.org; bchodkowski@hhoh.org; Cindy Smith
Subject: Another Email Please - Opposing ZC 21-47

Huber Heights City Leaders:

I respectfully provide this email for your attention and action as appropriate.

I continue to oppose the ZC 21-47 construction plan/rezoning as it degrades the Oaks of Huber Heights neighborhood concept. As I understand, it falls short of the original concept for this area of town. This area of town was meant to have larger lot sizes and homes that blend into the country homes and multi-acre lots and farms that surround it. When my wife and I were deciding where to build our retirement home 9 years ago we liked the Oaks development and the Callamere Farms neighborhood. They were upscale from the normal small brick homes that Huber Heights is famous for and where I owned my first, "starter" home 40 years ago. The Oaks neighborhood has plenty of space, a great blend of country and city and neighbors who take pride in their homes and neighborhood. In the last five years, it appears that the city of Huber Heights has returned to its roots by building smaller, starter lots/homes on the northeast section of Chambersburg and Bellefontaine Rds. And this past year a new builder tried to complete the remaining section of the Oaks neighborhood with small rental properties which is diametrically opposed to the Oaks concept. I'm very thankful and appreciative that the City Council did not allow this to happen. I understand Huber Heights' "Come grow with us" motto, but let's do it smartly and not let population density be our primary economic objective. The Huber Heights residents who live along the Bellefontaine Rd corridor chose this area because it is less dense, safer, and less expensive than comparable neighborhoods in other suburbs around Dayton. I request the Huber Heights City leaders continue to fight for us and smartly expand on one of the best neighborhood concepts in this part of Ohio. Thanks for your continued support.

William Marks
5776 Oak Creek Trail

Chodkowski, Bryan

From: Warren Taldo <wtaldo@gmail.com>
Sent: Saturday, January 1, 2022 12:42 PM
To: Lyons, Ed; Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan
Subject: Proposed Land Development

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Dear Mayor and City Council Members,

As a long time resident of the Oaks of Huber Heights, I would like you all to know that the vast majority of the people living in the Oaks are vehemently opposed to the recent application that has moved from the Planning Commission and now resides with you the City Council for the following reasons:

It is our belief that the development being proposed will adversely affect our property values as well as not fit in with our overall neighborhood aesthetic. The City's Comprehensive Plan specifically states that the use for this land be single family detached homes on medium to large lots. It does not follow the Comprehensive Plan. They are duplexes, not detached homes and the lot size is not medium to large. Their minimum lot size is 2500sf. The Oaks minimum lot size is 12,000sf.

It is bordered by residential properties with a minimum of 3 acres, with a density of 0.33. The density of the proposed development is 5.7. By comparison, The Oaks is 2.05. This dramatic increase in density will cause many issues, primarily traffic-related.

We here in the Oaks are hoping that the City Council will use common sense when they make decision that truly affect other residents in the said area, and deny this application.

Thank You,
Warren & Catherine Taldo
5921 Oak Creek Trail,
Huber Heights, Ohio 45424

Chodkowski, Bryan

From: Kathi Davis <darandkat@gmail.com>
Sent: Saturday, January 1, 2022 6:56 PM
To: Publicmeeting; eloyns@hhoh.org; Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan
Cc: BTGeek@aol.com
Subject: Opposition to ZC 21-47

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Members of City Council,

Thank you for taking the time to read my email. I am writing in opposition to proposal ZC 21-47. I live in the Oaks Of Huber Heights neighborhood, across from the location of the proposed new development. This proposal will adversely affect the property values of the homes in my neighborhood. Additionally, the developer's proposal is not in line with the City's Comprehensive Plan that requires the land to be used for single family dwellings. I love my neighborhood and want to keep my home-investment growing. Developing single-family homes in line with the already approved mandates would be welcome.

Respectfully,

Kathi Davis
6224 Oak Ridge Drive
443-306-4535
darandkat@gmail.com

Chodkowski, Bryan

From: Michael Harman <mjharman1@gmail.com>
Sent: Saturday, January 1, 2022 9:24 PM
To: Publicmeeting
Cc: Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan; Lyons, Ed
Subject: City Council meeting opposition to ZC 21-47

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HH City Council,

My name is Michael Harman and I own the property immediately along the NW border of the property in question.

I oppose this development, as proposed.

When I purchased my home I was told that single family homes "might" get built on this property. This proposal is not in line with the 2011 Huber Heights Comprehensive Plan which calls for "Single Family Residential" homes. Why did this usage change not come up in the discussions with the planning council. Was there a predetermined guarantee that this change in use would be approved?

I knew of the 2011 plan when we moved here in 2019. We own 4 acres and chose this area for more space. My house is oriented so the windows face away from Bellefontaine road and my single neighbor to the north. This plan will place 20 homes within 25 feet of my southern property line and completely removes the privacy I purchased my home for. Currently we see trees, greenery, and fields south and east of my home but these trees are not sufficient to block out homes from my eyelines. I expected to eventually see 2 or 3 homes, not 20.

If you add 132 homes, traffic and related noise will increase. Bellefontaine is already a drag strip and this will increase traffic. A light will be needed at Fishburg and at the development entrance and I expect we will eventually need speed bumps in this area as well.

I chose this area for its lack of traffic and distractions, so I am asking you to oppose this development.

Sincerely,
Michael Harman
6480 Bellefontaine

Chodkowski, Bryan

From: tadrjd@woh.rr.com
Sent: Sunday, January 2, 2022 2:56 AM
To: Lyons, Ed; Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan
Cc: 'btgeek@aol.com'
Subject: ZC 21-47 Concerns

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I am sure I am not the only one that has concerns with the planned development adjacent to the Oaks on Bellefontaine Rd. While many are subjective I will keep it objective.

1) I attended the planning meeting and I encourage each one of you to listen and watch it. How different the planning board was to our concerns and facts on this one versus the Jen Realty with the other plot of land I call the church property. It seemed that while they listened to our questions everything was on deaf ear and as I said when I spoke it was rubber stamping what the developer proposed. Mr. Jefferies took exception to my comment after I ended but did not enter into any questions and answers with anyone that showed up. His only comment that concerned my dialog was later that there is a market for that type of unit but I was not allowed to rebut. Mr. Stewart got up and asked is there anyway to stop it in its tracks, the comment from the board no. Why is my questions when the proposed development is wrong on many fronts. I plan on attending like many others to the upcoming meeting and hope there will be dialog with property owners and developer with council. Ms. Vargo also during the planning meeting said that he is the property owner and can submit what he wants to do and get it approved. While I agree with her statements the developer also needs to develop in a comprehensive manner satisfying all the laws ordinances etc. where it complements the surrounding areas. Since I had a license as a professional comprehensive planner everything I say will be in an objective state.

1) The area zoned is for single family with agriculture. I asked what basis the developer has to change the zoning? still waiting for an answer other than he/she is the owner.

2) The developed area exceeds the minimum EPA requirements for the catch pond. I have asked for the calculations from the planning board and nothing has been received. With a development of over 40% impermeable land the acre feet of water goes up exponentially and with my rough calculation would have to be at least 5 times larger than proposed in the neighborhood of 30acre feet of water. The pond is near not the size of that. Still waiting for the calculations. This is important why ...you have two streams that also include wetlands under the EPA definition that will be altered. The area in question in the stream near Bath road and the wetlands adjacent to Mr. Lyons property and others down stream. A complete analysis is required as this amount of storm water flow affects the surrounding areas and the associated wetlands on the properties that are near it.

3) Setback why was the setback to the road changed from 25 feet to 20 feet? I can only say it was to accommodate the design of the developer

4) With more units than the Oaks with a density that goes up to almost six units per acre from a little over 2 per acre in the Oaks and 1 unit per 3-5 acres on the other sides of the development. No justification given to the benefits of this during the planning meeting other than he owns the property. Huber Heights was built on what I term suburban sprawl. This means there is no structure and flow to the city as there is no identifiable downtown. What do I mean by this. It is nearly impossible it not impossible to correct the past developments. The city is trying to have a downtown on the Brandt Pike corridor but only so much can be done without buyouts etc. to correct what is incorrect. It would be astronomically expensive. This type of density is made for areas that are directly adjacent to commercial property ie gas, restaurants and shopping.

5) Traffic study was asked for! where is it when you add over 500 more vehicles to that residential area. There is only one entrance for vehicular traffic. It requires two.

6) Emergency Response. While there is two entrances for emergency responses maneuvering through the development will be nearly impossible. The front of each unit with two car garage, creates space for two cars. Any overage parks on the street as these units do not have storage out side the garage and the developer indicates that there will be no sheds. I believe that is against the law. The average house has 3.1 vehicles. You will have very little parking on the street since most of the area will be consumed by concrete drive ways. Take response of fire trucks and snow plows and you can see there is not enough room to safely respond and do their jobs.

7) No sidewalks or boulevard entrance on to Bellefontaine.

8) Lift station what is the location and how will it tie into the main system. Since there is a lot of grade change, if it is located in the front of the development the sewer system would be down in excess of 40 feet. Not reasonable. Need the developer address this with a clear answer which he has not done including the size, back up power requirements and tie ins into the main system.

9) No brick at least 25 percent of the home as others are required to have. This is a simple one, the developer is cutting costs to raise his profit margins.

10) The gas right of way! where is the approval from the gas line owner to have it just paved over? none provided. You just cannot pave over a right of way

11) Open space require! where is it? While the developer would say the area adjacent to the substation would be it. First it is dangerous to have a open space play area right next to a major substation and with an area this big needs to be more centralized at least two to three areas.

12) Mail pick delivery cluster boxes! Where will they be since all the property is developed other than the area next to the substation. Imagine putting all those mail boxes there and having lines of vehicles trying to get their mail and it would be right at the entrance off Bellefontaine creating hazardous conditions on Bellefontaine.

I can continue on and on but just wanted to hit the high points. Every developer has a right to develop any piece of property and make a profit but it needs to be done correctly with the surrounding area and not create more problems for a lifetime and beyond for the home owners there and the city of Huber Heights.

Should any of you have any additional questions or want clarification you can do so by emailing me and or calling me at 7816989177.

Thanks in advance for allowing to me address many issues in an objective way and to make Huber Heights the place to be to live work and play. It just needs to be done in a sound, harmonious completing way for all. If there is something you do not understand or does not make sense please advise

Regards and Happy Year to all.

Ron Deak

From: [Publicmeeting](#)
To: [Rodgers, Anthony](#)
Subject: FW: City Council meeting opposition to ZC 21-47
Date: Monday, January 3, 2022 11:28:23 AM

From: Michael Harman <mjharman1@gmail.com>
Sent: Saturday, January 1, 2022 9:24 PM
To: Publicmeeting <Publicmeeting@hhoh.org>
Cc: Byrge, Nancy <NByrge@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Kitchen, Anita <AKitchen@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Chodkowski, Bryan <BChodkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>
Subject: City Council meeting opposition to ZC 21-47

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HH City Council,

My name is Michael Harman and I own the property immediately along the NW border of the property in question.

I oppose this development, as proposed.

When I purchased my home I was told that single family homes "might" get built on this property. This proposal is not in line with the 2011 Huber Heights Comprehensive Plan which calls for "Single Family Residential" homes. Why did this usage change not come up in the discussions with the planning council. Was there a predetermined guarantee that this change in use would be approved?

I knew of the 2011 plan when we moved here in 2019. We own 4 acres and chose this area for more space. My house is oriented so the windows face away from Bellefontaine road and my single neighbor to the north. This plan will place 20 homes within 25 feet of my southern property line and completely removes the privacy I purchased my home for. Currently we see trees, greenery, and fields south and east of my home but these trees are not sufficient to block out homes from my eyelines. I expected to eventually see 2 or 3 homes, not 20.

If you add 132 homes, traffic and related noise will increase. Bellefontaine is already a drag strip and this will increase traffic. A light will be needed at Fishburg and at the development entrance and I expect we will eventually need speed bumps in this area as well.

I chose this area for its lack of traffic and distractions, so I am asking you to oppose this development.

Sincerely,
Michael Harman
6480 Bellefontaine

From: [Publicmeeting](#)
To: [Rodgers, Anthony](#)
Subject: FW: Opposition to ZC 21-47
Date: Monday, January 3, 2022 11:27:49 AM

-----Original Message-----

From: Kathi Davis <darandkat@gmail.com>
Sent: Saturday, January 1, 2022 6:56 PM
To: Publicmeeting <Publicmeeting@hhoh.org>; eloyns@hhoh.org; Byrge, Nancy <NByrge@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Kitchen, Anita <AKitchen@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Chodkowski, Bryan <BChodkowski@hhoh.org>
Cc: BTGeek@aol.com
Subject: Opposition to ZC 21-47

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Members of City Council,

Thank you for taking the time to read my email. I am writing in opposition to proposal ZC 21-47. I live in the Oaks Of Huber Heights neighborhood, across from the location of the proposed new development. This proposal will adversely affect the property values of the homes in my neighborhood. Additionally, the developer's proposal is not in line with the City's Comprehensive Plan that requires the land to be used for single family dwellings. I love my neighborhood and want to keep my home-investment growing. Developing single-family homes in line with the already approved mandates would be welcome.

Respectfully,

Kathi Davis
6224 Oak Ridge Drive
443-306-4535
darandkat@gmail.com

From: [Publicmeeting](#)
To: [Rodgers, Anthony](#)
Subject: FW: Another Email Please - Opposing ZC 21-47
Date: Monday, January 3, 2022 11:27:07 AM

From: William <skimarks@hotmail.com>
Sent: Friday, December 31, 2021 10:14 AM
To: Publicmeeting <Publicmeeting@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Kitchen, Anita <AKitchen@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; bchodkowski@hhoh.org; Cindy Smith <BTGeek@aol.com>
Subject: Another Email Please - Opposing ZC 21-47

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Huber Heights City Leaders:

I respectfully provide this email for your attention and action as appropriate.

I continue to oppose the ZC 21-47 construction plan/rezoning as it degrades the Oaks of Huber Heights neighborhood concept. As I understand, it falls short of the original concept for this area of town. This area of town was meant to have larger lot sizes and homes that blend into the country homes and multi-acre lots and farms that surround it. When my wife and I were deciding where to build our retirement home 9 years ago we liked the Oaks development and the Callamere Farms neighborhood. They were upscale from the normal small brick homes that Huber Heights is famous for and where I owned my first, "starter" home 40 years ago. The Oaks neighborhood has plenty of space, a great blend of country and city and neighbors who take pride in their homes and neighborhood. In the last five years, it appears that the city of Huber Heights has returned to its roots by building smaller, starter lots/homes on the northeast section of Chambersburg and Bellefontaine Rds. And this past year a new builder tried to complete the remaining section of the Oaks neighborhood with small rental properties which is diametrically opposed to the Oaks concept. I'm very thankful and appreciative that the City Council did not allow this to happen. I understand Huber Heights' "Come grow with us" motto, but let's do it smartly and not let population density be our primary economic objective. The Huber Heights residents who live along the Bellefontaine Rd corridor chose this area because it is less dense, safer, and less expensive than comparable neighborhoods in other suburbs around Dayton. I request the Huber Heights City leaders continue to fight for us and smartly expand on one of the best neighborhood concepts in this part of Ohio. Thanks for your continued support.

William Marks
5776 Oak Creek Trail

From: [Publicmeeting](#)
To: [Rodgers, Anthony](#)
Subject: FW: ZC 21-47 the development being proposed for the cornfield across from The Oaks entrance.
Date: Monday, January 3, 2022 11:26:46 AM

From: Ron Hinds <ronshinds@aol.com>
Sent: Friday, December 31, 2021 8:00 AM
To: Publicmeeting <Publicmeeting@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Kitchen, Anita <AKitchen@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; bchodkowski@hhoh.orgit
Subject: ZC 21-47 the development being proposed for the cornfield across from The Oaks entrance.

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To All Concerned,

It is my belief that the development being proposed will adversely affect our property values (The Oaks) as well as not fit in with our overall neighborhood aesthetic. The City's Comprehensive Plan specifically states that the use for this land be single family detached homes on medium to large lots. It does not follow the Comprehensive Plan. They are duplexes, not detached homes and the lot size is not medium to large. Their minimum lot size is 2500sf. The Oaks minimum lot size is 12,000sf.

It is bordered by residential properties with a minimum of 3 acres, with a density of 0.33. The density of the proposed development is 5.7. By comparison, The Oaks is 2.05. This dramatic increase in density will cause many issues, primarily traffic-related.

Because of these and other reasons, I and residents of The Oaks are opposed to this development and request that the City Council deny the application.

As residents of The Oaks we are so grateful to live in this neighborhood and want to continue to enjoy it. We want our home values to remain and of course continue to appreciate. This proposed development will drag down our property values as any licensed appraiser will tell you.

Please vote an emphatic NO to this application.
Thanks for your consideration!
Sincerely,
Ron

Ron Hinds
6265 White Oak Way
Huber Heights, Ohio
Realtor/Senior Associate Partner
Berkshire Hathaway HomeServices
Professional Realty

937-776-2225
ronshinds@aol.com
www.ronhinds.com

From: [Publicmeeting](#)
To: [Rodgers, Anthony](#)
Subject: FW: Opposing ZC 21-47
Date: Monday, January 3, 2022 12:04:01 PM

From: Ron & Joyce D'Allessandris <rjdallessandris@gmail.com>
Sent: Monday, January 3, 2022 11:57 AM
To: Publicmeeting <Publicmeeting@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Kitchen, Anita <AKitchen@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; bchodkowski@hhoh.orgit
Subject: Opposing ZC 21-47

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Council members

We stand opposed to ZC 21-47, major concern is the effect on property values if this plan is approved. It is also our understanding that the City's Comprehensive Plan is not being adhered to, If the proposed ZC21-47 does not reflect the Comprehensive plan, how did it ever leave the Planning Commission? With lot size reduction and the construction of duplexes instead of single homes this proposal does not meet the standards that Comprehensive plan lays out.

Thanks for your time

Ron & Joyce D'Allessandris
rjdallessandris@gmail.com with
Home Phone 937-254-0005
Ron Cell Phone 937-681-3492
Joyce Cell Phone 937-681-3498



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Chodkowski, Bryan

From: Mellanie Toles <tolesm@clarkstate.edu>
Sent: Tuesday, January 4, 2022 10:04 AM
To: Publicmeeting
Cc: Lyons, Ed; Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan
Subject: Opposition to ZC 21-47
Importance: High

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Dear City Council Members:

We are writing in opposition to the proposed development ZC 21-47, which would be located directly across from The Oaks of Huber Heights entrance and specifically, our home.

It is our belief that the development being proposed will adversely affect our property values and it will not fit in with our overall neighborhood aesthetic. The City's Comprehensive Plan specifically states that the use for this land be single family detached homes on medium to large lots. This proposed development does not follow the Comprehensive Plan. They are duplexes, not detached homes, and the lot size is not medium to large. Their minimum lot size is 2,500 sf, while The Oaks' minimum lot size is 12,000 sf.

The property is bordered by residential properties with a minimum of 3 acres, with a density of 0.33. The density of the proposed development is 5.7. By comparison, The Oaks is 2.05. This dramatic increase in density will cause many issues, primarily traffic-related.

Because of these and other reasons, we are opposed to this development and request that the City Council deny the application. We respectfully ask that you act to protect the property values we have worked hard to maintain by voting down this proposed development.

Thank you for your time and consideration!

Gene Bell and Mellanie Toles
6131 Oak Ridge Drive
Dayton, OH 45424



Mellanie Toles

Executive Assistant to the President and Coordinator of Special Projects
Clark State College | www.clarkstate.edu
937.328.6002 | tolesm@clarkstate.edu

Chodkowski, Bryan

From: FORD, JOEL P GS-12 USAF AFMC 711 HPW/OMZ <joel.ford.3@us.af.mil>
Sent: Monday, January 3, 2022 5:11 PM
To: Publicmeeting
Cc: Lyons, Ed; Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan
Subject: Opposed to ZC 21-47

My name is Joel Ford. I live in The Oaks. My wife and I are both vehemently opposed to the diversion from the city's original comprehensive plan. The variation from the city plan will undoubtedly have an adverse effect on our property values as population density will increase and traffic issues will surely follow. This community has worked hard to keep a safe and clean environment to raise our family's and have a quiet place to retire. Please deny the application as it does not adhere to the city's overall comprehensive plan of single family homes.

Joel P. Ford
Facility Operations Specialist
711 HPW/OMZ
Room: W344.14
Office: (937)938-2629
Cell: (937)716-4524

Chodkowski, Bryan

From: Tressa Kneer <treskneer@aol.com>
Sent: Monday, January 3, 2022 5:00 PM
To: Publicmeeting
Cc: Lyons, Ed; Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan
Subject: ZC 21-47

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To members of Huber Heights City Council:

It is our belief that the development being proposed on Bellefontaine Road across from Oak Ridge Drive will adversely affect our property values and will not fit in with our overall neighborhood aesthetic. The City's Comprehensive Plan specifically states that the use for this land be single family detached homes on medium to large lots. This proposal does not follow the Comprehensive Plan. The buildings are duplexes, not detached homes, and the lot size is not medium-to-large. The proposed minimum lot size is 2500sf. The Oaks' minimum lot size is 12,000sf.

This land is bordered by residential properties with a minimum of 3 acres, with a density of 0.33. The density of the proposed development is 5.7. By comparison, The Oaks is 2.05. This dramatic increase in density will cause many issues, primarily traffic-related.

Because of these and other reasons, we are opposed to this development and request that the City Council deny the application. We insist that the city stick with the Comprehensive Plan. Why is the City always bending to the wants of the developers and not the citizens? The density does not need to match that of the Oaks exactly, but putting A) duplexes and B) buildings so close together does not at all fit the LOOK and PLAN of the area!

The Planning Commission, after hearing from multiple residents opposed to the development, still voted unanimously to NOT follow the Comprehensive Plan and recommended the development be allowed. A member of the Planning Commission, during the meeting last month to discuss this topic, said that if a resident didn't like what was proposed, he/she could always buy the land him/herself. Really, that is the City's solution??! The answer should be that the City is following the Comprehensive Plan, especially given that the people who it will affect are opposed.

Thank you for your attention to this matter and Happy New Year.

Sincerely,

Jon and Tressa Kneer

Chodkowski, Bryan

From: gallahad@aol.com
Sent: Monday, January 3, 2022 12:31 PM
To: Publicmeeting
Cc: Lyons, Ed; Byrge, Nancy; Otto, Glenn; Baker, Kathleen; Shaw, Richard; dewbb@hhoh.org; Kitchen, Anita; Campbell, Mark; Gore, Jeff; Chodkowski, Bryan
Subject: I Oppose 21-47

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I oppose ZC 21-47.

David Lee
5872 Oak Creek Trail
Huber Heights, OH 45424

Chodkowski, Bryan

From: Brad Smith <BTGeek@aol.com>
Sent: Monday, January 3, 2022 1:39 PM
To: publichearing@hhoh.org
Cc: Gore, Jeff; Lyons, Ed; Byrge, Nancy; Otto, Glenn; Shaw, Richard; Webb, Don; Baker, Kathleen; Kitchen, Anita; Campbell, Mark; Chodkowski, Bryan
Subject: Opposition to Zoning Case 21-47

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Dear Mr. Mayor and Members of Council,

We are writing to voice our opposition to Zoning Case 21-47 for the following reasons:

ZC 21-47 Does Not Comply with the City's Comprehensive Plan - They are not Single Family Detached Homes on Medium to Large Lots

The Future Land Use Map on page 18 of the Comprehensive Plan references that this property is to be Single-Family Residential based on the Legend at the bottom of the page. Page 19 further defines "Single Family- Residential" as single-family detached homes on medium to large lots. While the Staff Report states that the project complies with the Comprehensive Plan as being Single Family Residential; Mr. Foster read the full Page 19 definition to the Planning Commission during the meeting on December 14th. Clearly the project does NOT comply with the full definition. The Staff Report has not been amended.

The Planning Commission did NOT comply with Ordinance 1171.06 - General standards for approval

This information was provided as part of the Staff Report. The bolding is my addition.

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;

As this application is NOT consistent with the comprehensive development plan, it should not have been approved by the Planning Commission.

ZC 21-47 does NOT match the densities of the bordering properties

The residential properties that border this project are all homes on a minimum of 3 acres, with a maximum density of 0.33. This project has a density of 5.7, or 17 times the bordering density. The Oaks does not border the property; it is on the opposite side of Bellefontaine. For comparison, the density of The Oaks is 2.05. This proposal is more than 2 and 1/2 times

the density of The Oaks. This dramatic increase in density will cause problems, many traffic related. Their density will cause parking issues within their own community. With lots as narrow as 30 feet and driveways being approximately 18 feet, that only leaves 12 feet of street available. Taking into account fire hydrants and centralized mailboxes, the parking issues that more traditional neighborhoods experience and discussed at length during the City's Town Hall meeting a few months ago, will be exacerbated by this design. It will also cause a loss of the overall neighborhood aesthetic, the area on the east side of Bellefontaine is all rural homes on significant acreage.

ZC 21-47 will incur a significant increase of impervious surface, creating water issues for the surrounding properties

We would like to point out the higher percentage of impervious surfaces resulting from this plan. The land previously was all agricultural, all pervious surfaces; the ground and the plants absorbing water. Now with minimum 2500sf lots, ranch houses of approximately 1250sf with a 2 car garage of 360 sf and a 25 foot long two car driveway of 450 sf that makes 2060 sf of impervious surface not including any porch, patio or sidewalks. There is not a lot of ground left to absorb water. Will this cause issues for the amount of water running down to the creeks on neighboring properties? Also, just from a general Climate Change discussion, this is a huge percentage of impervious surface.

ZC 21-47 does not fit the masonry standards of the area

The Staff Report on Page 5 states *"The proposal also calls for forty (40%) masonry on the front facades of each unit. This is significantly higher than the typical recommendation of twenty-five (25%) percent.* At the December 14th Planning Commission Meeting, I pointed out to Mr. Foster that Ordinance 1405 from 2003 calls for homes in The Oaks to have a minimum of 25% of the entire exterior be brick or stone unless they back up to Bellefontaine or Fishburg, in which case they have a 50% requirement. And that is of the entire exterior, not just the front facade. The majority of the homes in The Oaks have a brick front and also brick wrapping to the sides. The majority of the homes that abut this property have full brick wraps.

Also, I would like to point out the many "masonry" discussions before the City Council and that in the Ordinances passed while the masonry requirement has been under review, Mr. Falkowski amended Ordinances to state brick or stone, not "masonry."

In summary, this project does not fit with the bordering properties. We believe this will have a negative effect on our property values. We are not opposed to development on that property. However, any development should fit the City's Comprehensive Plan and be aligned with the homes already in existence.

There are several families that have recently purchased rural homes bordering this property. They bought because they wanted the space, peace and lifestyle that goes with rural living. There are some that have lived there for four generations. They run farm equipment, have animals and hunt on their own land. Now put houses 20 feet from their property line. Will it cause problems because this is not a good place to put 132 houses? We believe it will and that is why the City's Comprehensive Plan outlined specific requirements for this property for any future use — and this development does not meet those requirements.

Please vote no on Zoning Case 21-47.

Thank you for your time and consideration.

Respectfully,

Cindy and Brad Smith

From: Michael Harman <mjharman1@gmail.com>

Sent: Sunday, January 9, 2022 4:57 PM

To: Byrge, Nancy <NByrge@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Kitchen, Anita <AKitchen@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Chodkowski, Bryan <BChodkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>

Subject: Council Feedback on property impacts from ZC 21-47

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good afternoon members,

I live just north of the ZC 21-47 property.

I wanted to show you what this development would look like from my view.

I realize it's hard to understand the impact from an aerial view so I attached a short set of pictures showing how my complete view would be consumed by a wall of homes.

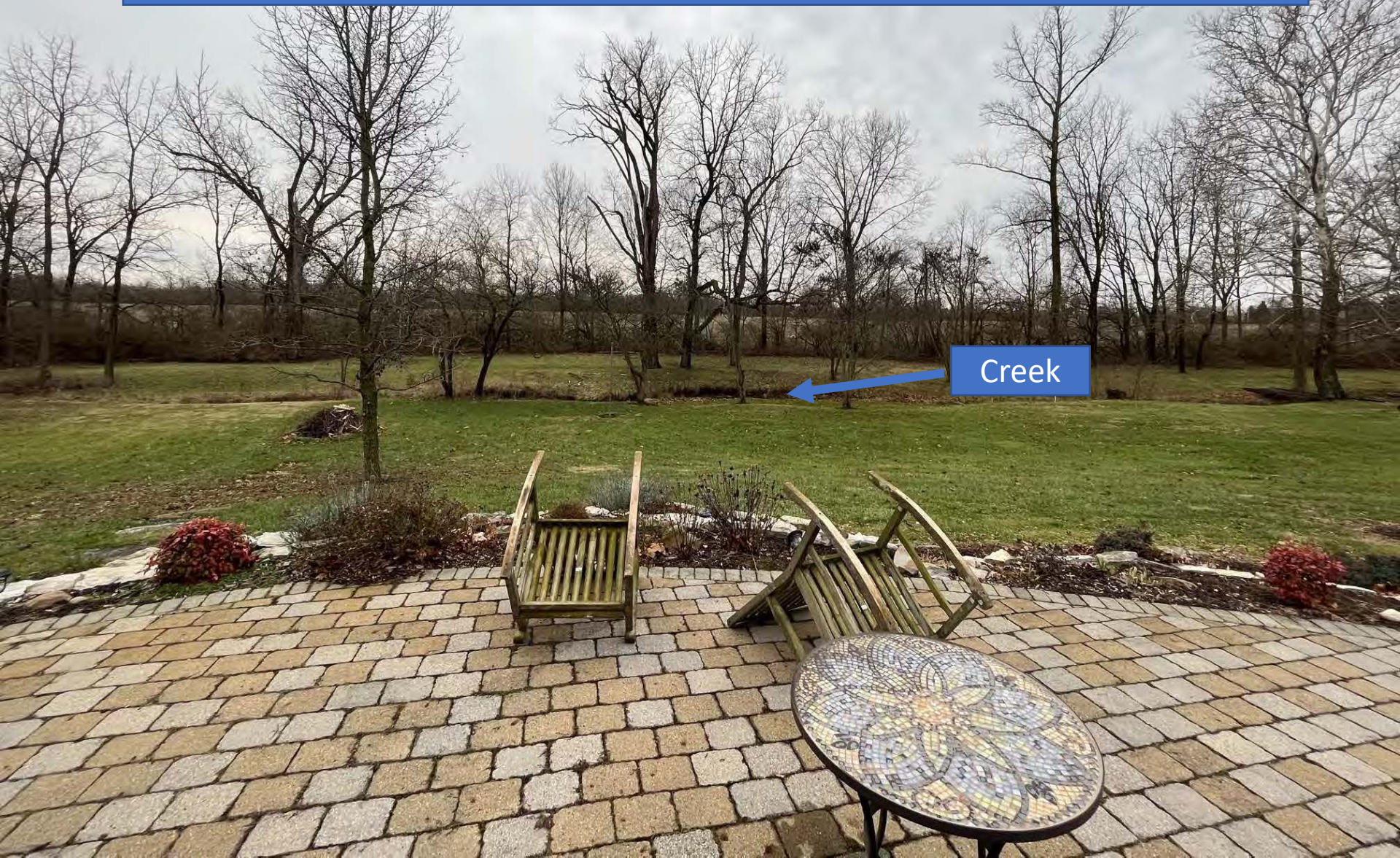
Please take a moment to see my perspective.

I don't know how you plan to vote on this topic but I am happy to discuss with you individually, if you like.

Please contact me via cell below.

Michael Harman
6480 Bellefontaine Rd
937-768-9561

This is my current view and one of the main reasons I bought this home





This is the surface of the field where the homes would go

The field slopes down toward the creek as it comes toward my property

Creek

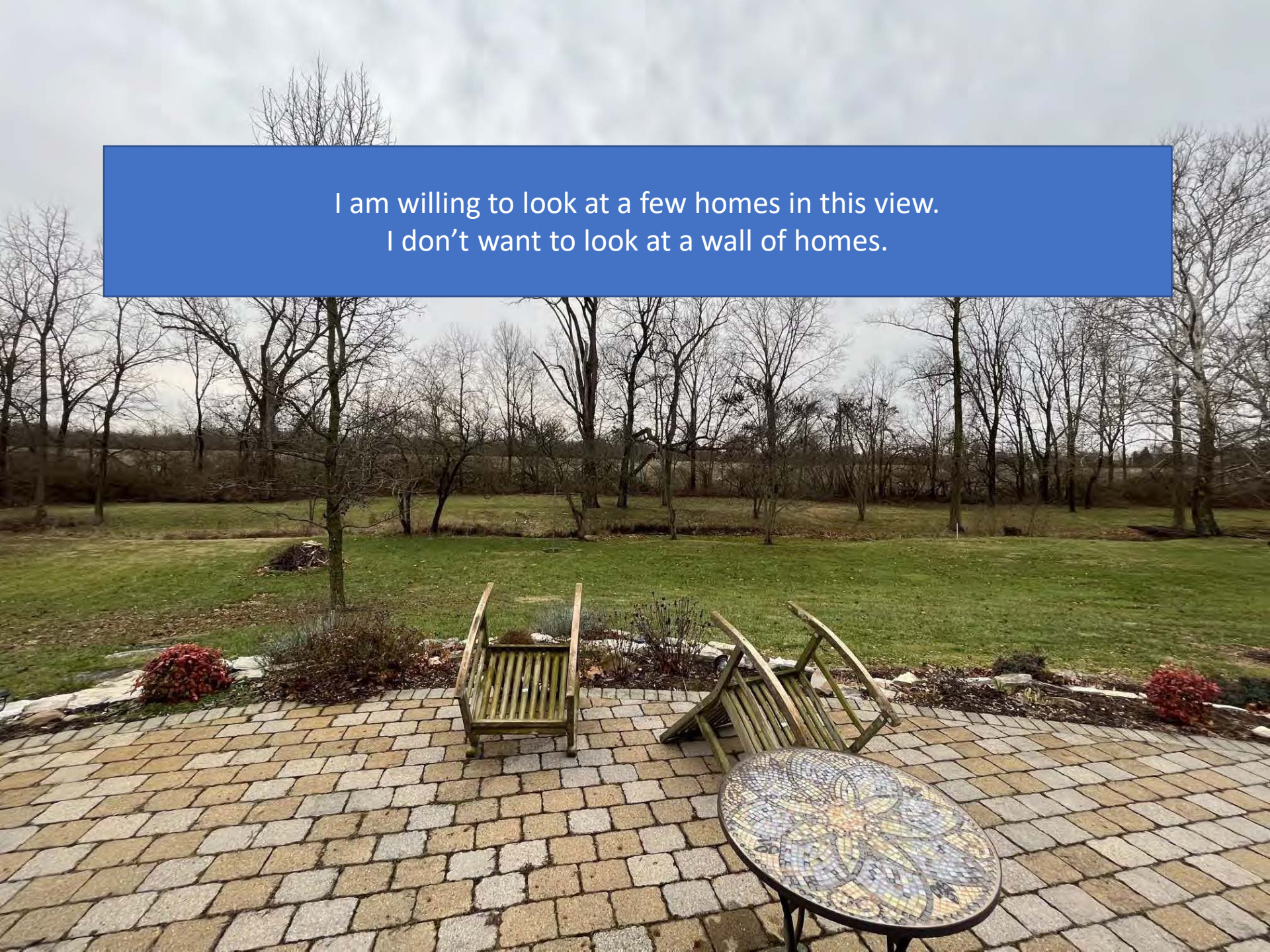
This development would place 15-20 tightly packed home all along this property line and dramatically destroy this view



I don't want to look at a fence, but even a 6 foot high solid privacy fence will not hide the view into all these yards, since it would be close to the property line and lower than the homes and I could probably see right over it.



I am willing to look at a few homes in this view.
I don't want to look at a wall of homes.



CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A REZONING FROM AGRICULTURAL TO PLANNED RESIDENTIAL AND A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED ON THE EAST SIDE OF BELLEFONTAINE ROAD AND SOUTH OF CHAMBERSBURG ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-03908-0126 ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-47).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-47 and on December 14, 2021, recommended approval by a vote of 5-0 of the Rezoning and the Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Rezoning and the Basic Development Plan (Zoning Case 21-47) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development Plan site plans shall be the plans stamped received by the City of Huber Heights Planning Department on November 16, 2021, unless specifically modified below.
2. The minimum setbacks shall be as follows: 25-foot front yard, minimum 25-foot rear yard with a maximum of 15 lots having a 20-foot rear yard setback and 6-foot side yard.
3. An average of 40 percent of the surface area of the front façade shall be finished with brick or stone masonry products.
4. A drop lane for northbound traffic shall be installed and an acceleration lane to northbound Bellefontaine Road shall be installed pending the results of a traffic impact study and approval by the City Engineer.
5. The applicant shall meet all petroleum company easement requirements.
6. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
7. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80 percent of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20 percent of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-8148

Topics of Discussion F.

Council Work Session

Meeting Date: 01/18/2022

Construction - New City Hall/Senior Center

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/18/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Construction - New City Hall/Senior Center

Purpose and Background

This agenda item is for a discussion regarding the potential construction of a new City Hall and Senior Center at the redeveloped site of the former Marian Meadows shopping center.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-8143

Topics of Discussion G.

Council Work Session

Meeting Date: 01/18/2022

Brandt Pike Revitalization Project

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 08/02/2021 and 08/31/2021 and
09/21/2021 and 10/05/2021 and
10/19/2021 and 11/01/2021 and
11/16/2021 and 12/07/2021 and
01/04/2022 and 01/18/2022

Audio-Visual Needs: None

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Brandt Pike Revitalization Project

Purpose and Background

This item is to continue discussion on the Brandt Pike Revitalization Project. The link to the Brandt Pike Target Revitalization Plan from May, 2017 is as follows: https://www.hhoh.org/DocumentCenter/View/2667/Brandt_Pike_Target_Revitalization_Plan_FINAL_DRAFT_2017_0512

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-8139

Topics of Discussion H.

Council Work Session

Meeting Date: 01/18/2022

Jonetta Street Sanitary Sewer Project

Submitted By: Hanane Eisentraut

Department: Engineering

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 01/18/2022

Audio-Visual Needs: None

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Jonetta Street Sanitary Sewer Project

Purpose and Background

This legislation is to create the Jonetta Street Tap In District and establish the policies associated therewith.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

CREATING A SPECIAL JONETTA STREET SEWER TAP-IN DISTRICT FOR THE
PROVISION OF SANITARY SEWER TO CERTAIN RESIDENTIAL PROPERTIES.

WHEREAS, certain properties at the end of Jonetta Street in Huber Heights connect their sanitary service through private laterals to a private pump station which is failing and costly to repair; once the pump station fails, the properties will be unserved for sanitary sewer creating a health, welfare and safety issue; and

WHEREAS, the private arrangement for the failing pump station is vague and not recorded in the public records with Montgomery County and the City does not believe a publicly owned pump station is practical; and

WHEREAS, Council desires to create a special "tap-in" district known as the Jonetta Street Sewer Tap-In District be established and establish the policies for the special tap-in district at the time the district is created; and

WHEREAS, the total of all combined assessment within a period of twenty (20) years for the affected Property Owners will not be in excess of 33 1/3% of the actual value of such property.

WHEREAS, City Council finds that the creation of the proposed tap-in district and the policies associated therewith, protect the health, safety, and welfare of the citizens of Huber Heights.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. Council hereby creates a special tap-in district to be known as the Jonetta Street Sewer Tap-In District which shall consist of the following properties within the City of Huber Heights:

P70 00817 0008
6883 Jonetta Street
Michael Carter and Michele L. McGhee

P70 00817 0007
6879 Jonetta Street
R. Matthew and Theresa L Ruchti

P70 00817 0006
6876 Jonetta Street
Timothy Bradford Likens

(the Properties). Said Properties are located at the end of the cul-de-sac on Jonetta Street in Huber Heights.

Section 2. Council has determined that the total cost to abandon in place the existing pump station on Jonetta Street and extend the sanitary sewer south to an existing manhole on Brandonview Court through a contract with Durst Brothers Excavating as approved in Resolution No. 2021-R-7066 is in the best interest of the City.

Section 3. Council has determined that the following policies shall apply to the Jonetta Street Sewer Tap-In District.

- a) The cost to be assessed to each of the three listed property owners for the Jonetta Street Sewer Tap-In District is estimated to be \$24,141.74 with the City paying the remaining amount for the sanitary sewer connection.

- b) The cost to each of said property owners shall be paid in full or assessed upon completion of the sanitary sewer connection. In the case of an assessment the owners and their successors agree to assume the annual assessment for the water main installation and having the payment applied directly to their property tax bills for twenty-year period including all City and County administrative and collection costs.
- c) The City will fund and prepare plans to extend public sanitary sewer service within six (6) months of the establishment of the District.
- d) The City shall determine the final alignment and location of all requested utility extensions. The City shall not be obligated to replace landscaping, irrigation systems, or any other privately owned obstructions within the existing right-of-way or utility easement at the time of the construction; the City shall not be obligated to compensate property owners for the removal of such obstructions.
- e) If at the time of awarding the contract for installing the new sanitary sewer connection the cost is higher than \$100,000.00 the City reserves the right to terminate the special tap-in district.
- f) Property owners shall be responsible for any pipes, labor and appurtenances that may be necessary to properly connect its dwelling unit to the public sanitary sewer system and any modifications to existing interior plumbing necessary to connect to the public utility lines. All connections to the public systems must be made in accordance with the City Code.

Section 4. City Council reserves the right, without setting precedence, to extend public utility services for the public health, safety and welfare of residents or the community at large by the means it deems necessary. Nothing in the creation of this Special Tap-In District shall be deemed to abridge the authority and powers granted by law to the City and/or its City Council.

Section 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 6. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-8137

Topics of Discussion I.

Council Work Session

Meeting Date: 01/18/2022

ODOT - Preliminary Consent Legislation - State Route 202 Resurfacing

Submitted By: Hanane Eisentraut

Department: Engineering

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 01/18/2022

Audio-Visual Needs: None

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

ODOT - Preliminary Consent Legislation - State Route 202 Resurfacing

Purpose and Background

ODOT requests to obtain consent legislation from the City to initiate the project programming for the resurfacing of State Route 202 from Fishburg Road to the south City corporation limit. ODOT will manage and supervise the project. This project will be constructed in 2022.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

CONSENTING TO THE OHIO DIRECTOR OF TRANSPORTATION TO RESURFACE STATE ROUTE 202 FROM FISHBURG ROAD TO THE SOUTH CORPORATION LIMIT.

WHEREAS, the State of Ohio has identified the need for the described project:

Resurface State Route 202 from SLM 04.37 (south corporation limits) to SLM 05.40 (Fishburg Road) in the City of Huber Heights.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio:

Section 1. Being in the public interest, the City gives consent to the Ohio Director of Transportation to complete the above-described project.

Section 2. The City shall cooperate with the Ohio Director of Transportation in the above-described project as follows:

The City agrees to participate in the cost of the project. The City further agrees to pay 100 percent of the cost of those features requested by the City which are determined by the State and Federal Highway Administration to be unnecessary for the project.

The City further agrees that change orders and extra work contracts required to fulfill the construction contracts shall be processed as needed. The State shall not approve a change order or extra contract until it first gives notice in writing to the City. The City shall contribute its share of the cost of these items in accordance with other sections herein.

The City further agrees to pay 100 percent of the cost to install and/or repair curb ramps at all necessary intersections to ensure compliance with the Americans With Disabilities Act.

Section 3. The City agrees to acquire and/or make available to the Ohio Department of Transportation (ODOT) in accordance with current State and Federal regulations all necessary right-of-way required for the described project. The City also understands that right-of-way includes eligible utility costs.

The City agrees to be responsible for all utility accommodation, relocation and reimbursement and agrees that such accommodation, relocation, and reimbursement shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

Section 4. Upon completion of the project, and unless otherwise agreed, the City shall: (1) provide adequate maintenance for the project in accordance with all applicable State and Federal law, including, but not limited to Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

Section 5. The City Manager is hereby empowered to enter into contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the project and to enter into contracts with the Director of Transportation which is necessary to complete the above-described project.

Upon request of ODOT, the City Manager is also empowered to assign all rights, title, and interests of the City of Huber Heights to ODOT arising from any agreement with its consultant in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

The City agrees that if Federal Funds are used to pay the cost of any consultant contract, the City shall comply with 23 CFR 172 in the selection of its consultant and administration of the consultant contract. Further the City agrees to incorporate ODOT's "Specifications for Consulting Services" as a contract document in all of its consultant contracts. The City agrees to require, as a scope of services clause, that all plans prepared by the consultant must conform to ODOT'S current design standards and that the consultant shall be responsible for ongoing consultant involvement during the construction phase of the

Project. The City agrees to include a completion schedule acceptable to ODOT and to assist ODOT in rating the consultant’s performance through ODOT’s Consultant Evaluation System.

Section 6. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of Ohio Revised Code.

Section 7. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-8149

Topics of Discussion J.

Council Work Session

Meeting Date: 01/18/2022

New Sidewalk Discussion

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/18/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

New Sidewalk Discussion

Purpose and Background

This agenda item was requested by Councilmember Nancy Byrge for discussion regarding new sidewalks throughout the City.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-8142

Topics of Discussion K.

Council Work Session

Meeting Date: 01/18/2022

Ordinance Modification - Huber Heights City Code - Section 509.08(b)(10) - Disturbing The Peace

Submitted By: Stephanie Wunderlich

Department: Engineering

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/16/2021 and 12/07/2021 and 01/04/2022 and 01/18/2022

Audio-Visual Needs: None

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Ordinance Modification - Huber Heights City Code - Section 509.08(b)(10) - Disturbing The Peace

Purpose and Background

The City Code in Section 509.08(b)(10) - Disturbing The Peace (see attached) addresses the days and hours allowed for construction work. It is currently 7:00 a.m. to 10:00 p.m. on weekdays. Construction on Saturdays (due to noise) has become an issue lately.

The Law Director has prepared some draft revisions to the City Code regarding construction noise for discussion purposes (see attached).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Construction Hours - Area Communities

Draft City Code Revisions - Construction Noise

Noise Ordinance City Code for Surrounding Cities

<u>City</u>	<u>Times</u>	<u>Days of Week</u>
Kettering	7:00 a.m. - 9:00 p.m.	All Days
Oakwood	7:00 a.m. - 9:00p.m. 9:00 a.m. - 9:00 p.m.	Monday- Saturday Sundays/Holidays
Miamisburg	7:00 a.m. - 10:00 p.m.	All Days
Moraine	7:00 a.m. - 7:00 p.m. (Below 65 DbA)	All Days
Beavercreek	No Start Time - 9:00 p.m.	All Days
Brookville	6:00 a.m. - 10:00 p.m.	All Days
Fairborn	7:00 a.m. - 10:00 p. m. (Below 60DbA)	All Days
Dayton	7:00 a.m. - 6:00 p.m.	Weekdays
Springboro	8:00 a.m. - 9:00 p.m.	All Days
Troy	7:00 a.m. - 10:00 p.m. (Below 60 DbA)	All Days
Englewood	7:00 a.m. - 10:00 p.m. (Below 60 DbA)	All Days

1323 CONSTRUCTION NOISE

1323.01 Definitions

“Construction Noise” shall mean noise created by, the erection (including excavating), demolition, alteration, or repair of any structure, within or adjacent to a residential zoning district including but not limited to noise from heavy equipment such as crawlers, tractors, bulldozers, cement mixers, rotary drills and augers, loaders, power shovels, saws, cranes, derricks, graders, off-highway trucks, ditchers, trenchers, compactors, compressors; pavement breakers, pile drivers, jackhammers, sandblasting tools, and other similar equipment (collectively “construction activity”) that disturb the good order and quiet of the City.

“Owner of Property” shall mean the owner of the real property where the construction activity that leads to Construction Noise.

“Stop Work Order” means an order issued which requires that all construction activity on a site be stopped.

1323.02 Prohibition

- (a) No property owner or shall operate, cause to operate, or allow to operate any tools or equipment or activity that causes Construction Noise between 7 p.m. and 7 a.m. on Monday through Saturday or any time on Sunday or legal Ohio holidays.
- (b) 1323.02(a) shall not apply when the Construction Noise is associated with urgent necessity in the interest of public health and safety, and then only with a permit from the City Engineer, which permit may be granted for a period not to exceed three days while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.

1323.03 Civil Infraction

- (a) The Huber Heights Civil Infractions Violations Bureau shall have the jurisdiction over any Construction Noise Violations under this Chapter 1323
- (b) All Construction Noise Violations infractions that are a violation under section 1323.02 shall be civil infractions handled pursuant to and be governed by this section 1323.03. The provisions of this chapter and all actions taken pursuant to this Chapter are civil and remedial in nature and not designed to punish the offender and are not criminal offenses. No violation shall be considered a misdemeanor of any class, and no Property Owner shall be arrested for a violation of a Construction Noise Violation under this Chapter
- (c) A Construction Noise Violation Notice shall be the summons and complaint for purposes of issuing Construction Noise citations. Each Construction Noise Notice issued shall contain the following information:
 - (i) That the person upon whom it is served must answer in relation to the Construction Noise infraction charged in the Notice;

(ii)The allowable answers that may be made and that the person will be afforded a hearing if he/she denies a violation of 1323.02;

(iii)That any answer must be made to Huber Heights Civil Infractions Violations Bureau, the address for the Bureau, and the time within which an answer is to be made;

(iv)The penalties that may result from failure to timely answer and the fine that arises from the Construction Noise infraction; and

(iv)A warning that failure to timely answer or to appear at a requested hearing will be considered an admission of the Construction Noise infraction, and that a default civil judgment potentially may be entered against the Property Owner if the person fails to timely answer or to appear at a requested hearing.

(d) Procedures relative to Construction Noise Notices.

(1) *Issuance.* The Enforcement Officer who issues a Construction Noise Notice for a Construction Noise infraction shall complete the Notice by identifying the Construction Noise infraction charged, recording the address of the property, and indicating the date, time, and place of the Construction Noise infraction charged. The Officer shall sign the Notice and affirm the facts it contains. If the Property Owner is present, the Officer shall personally serve the Construction Noise Notice upon the Property Owner. If the Property Owner is not present, the Officer post the Notice in a conspicuous place on the property and mail it to the Property Owner at the last known address of the Property Owner. Constructive service of a Construction Noise Notice upon a Property Owner by affixation and mail as provided in this division has the same force and effect and potentially subjects the Property Owner to the same fine and the same penalties for failure to timely answer or to appear as if the Construction Noise Notice were personally served. The original of a Construction Noise Notice issued pursuant to this section or any true copy of it shall be considered a record kept in the ordinary course of business of the City and of the enforcement agency whose officer issued it, and shall be prima facie evidence of the facts it contains.

(2) *Answer to charges.* A person who is served with a Construction Noise Notice charging the commission of a Construction Noise infraction may answer the charge by personal appearance at the Huber Heights Police Department during normal business hours or by mail. The answer shall be made within ten days of the issuance of the Construction Noise Notice (the mailing must be postmarked within ten days of the issuance of the Notice) and shall be:

(i) An admission that the a violation of 1323.02 occurred by payment of the fine or (ii)A denial that the infraction occurred and a request for a hearing. A denial must in writing. When a person denies that a violation of 1323.02 has occurred he shall be granted a hearing which shall be civil in nature. The Bureau shall set a date for the hearing and notify the person, in writing, of the date, time and place of the hearing in the same fashion as set forth in Huber Code section 353.05.

(3) *Failure to answer.* When a person is personally or constructively served with a Construction Noise Notice charging the commission of a Construction Noise infraction and the person fails to answer the charge within the time specified by the local authority, the Huber Heights Civil Infractions Violations Bureau shall issue a notice of infraction and send such

notification of infraction to the address on record of the Property Owner as follows: (i) If the person who fails to answer was personally served with the Construction Noise Notice, a notification of infraction shall be sent to that person at his/her most recent address appearing in such records; (ii) If the person was constructively served with the Construction Noise Notice, a notification of infraction shall be sent to the owner at his most recent address appearing in the public records.

(e) Stop Work Order. In addition to any other penalty otherwise provided by law, if three or more judgments or default judgments have been entered against a person and the person has not paid the judgments or default judgments within ten days of the date of entry of the third judgment, the Huber Heights Civil Infractions Violations Bureau may give notice of that fact to the Enforcement Officer who shall then issue a Stop Work Order until such time as the violations have been paid.

1323.04 Fines, penalties and costs.

(a) The City Manager shall adopt a fine schedule for a violation of civil infractions and prescribe an additional penalty or penalties for failure to answer any charges of the violation in a timely manner, provided that no fine adopted or additional penalty prescribed exceed \$250.00, plus costs and other administrative charges, per violation

(b) All fines and penalties established for a Construction Noise infraction shall be collected by the Finance Director and paid into the City Treasury.

(c) The costs of proceedings shall be administratively determined by the City Manager.

ADD PROVISION TO PUD AGREEMENT

The Developer shall not permit construction noise to be generated from the “subject property” between 7 p.m. and 7 a.m. on Monday through Saturday or any time on Sunday or legal Ohio holidays.

“Construction Noise” shall mean noise created by the erection (including excavating), demolition, alteration, or repair of any structure, within or adjacent to a residential zoning district including but not limited to noise from heavy equipment such as crawlers, tractors, bulldozers, cement mixers, rotary drills and augers, loaders, power shovels, saws, cranes, derricks, graders, off-highway trucks, ditchers, trenchers, compactors, compressors; pavement breakers, pile drivers, jackhammers, sandblasting tools, and other similar equipment that disturb the good order and quiet of the City. Failure to adhere to this provision may require a stop work order to be issued

AI-8150

Topics of Discussion L.

Council Work Session

Meeting Date: 01/18/2022

Huber Heights Polling Locations

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/04/2022 and 01/18/2022

Audio-Visual Needs: None

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Huber Heights Polling Locations

Purpose and Background

The City has been engaged in discussions with the Montgomery County Board of Elections and the Miami County Board of Elections to address polling locations for Huber Heights residents that are located outside of the City of Huber Heights. The Montgomery County Board of Elections has committed to working to relocate its polling locations outside of the City to within the City. The Miami County Board of Elections responded with an email regarding its plans for polling locations in Miami County outside of the City to continue in 2022 (see attached).

This agenda item is for discussion of these issues regarding Huber Heights polling locations.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Email

From: [Ian M. Ridgeway](#)
To: [Rodgers, Anthony](#)
Subject: HH Polling Location
Date: Thursday, December 23, 2021 10:30:55 AM

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Tony,

We have been looking into the possibilities regarding moving the polling location for residents of the City of Huber Heights. Per the Secretary of State's Office, we are not allowed to operate a polling location that falls outside of our county lines. Unfortunately, with the requirements we have for ADA compliance, parking, and space required, there are very few options that fall closer to the City of Huber Heights.

Our office currently has plans to begin utilizing schools as polling locations beginning with the General Election of 2023. We did take a look at Charles Huber Elementary. Unfortunately, elementary schools do not typically provide adequate parking to be utilized as a polling location that can service this many voters. Under our current plan, Bethel Township and our portion of Huber Heights would vote at Bethel Local Schools. This will cut the distance for voters in Huber Heights voters by 1-4 miles, depending on which portion of Carriage Trails they reside. We realize this isn't an ideal location, but with our ADA, parking, and space requirements, we believe it is the best option for voters in Miami County.

For voters with continued concerns, we also offer in-person early voting at our office for most of the 28 days prior to every election, and absentee voting by mail during the same time period.

Thank you,

Ian Ridgeway, MPA
Deputy Director
Miami County Board of Elections
215 West Main Street
Troy, OH 45373

937-440-3904
iridgeway@miamicountyohio.gov

AI-8151

Topics of Discussion M.

Council Work Session

Meeting Date: 01/18/2022

City Manager Recruitment Brochure

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/18/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

City Manager Recruitment Brochure

Purpose and Background

This agenda item is to discuss revisions to the draft of the City Manager recruitment brochure (see attached).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Draft Recruitment Brochure

Recruitment Brochure Feedback



CITY MANAGER

CITY OF HUBER HEIGHTS, OHIO



PUBLIC SECTOR EXECUTIVE RECRUITMENT

THE COMMUNITY

Located in West Central Ohio, Huber Heights (pop. 43,439) is an attractive city within Montgomery and Miami counties. The City is the third largest suburb in the Metro Dayton area and is one of the largest growing cities in Montgomery County. The City's strategic location near the Dayton International Airport and near the "Crossroads of America" interchange makes the community a highly desirable place to live, work, and play.

Huber Heights has a thriving business climate, offering over 800 acres of retail space to the residents, such as great dining, shopping, and entertainment options. Huber Heights also offers the Kroger Aquatic Center, a family friendly outdoor waterpark that features a giant leisure pool, water slides, and a spray ground. The City is home to the Rose Music Center, where various well-known artists come and perform in a large covered, outdoor amphitheater that seats over 4,000. The top employers for the City include Apache Technologies, NDC Technologies, Enginetics, and most notably, the Huber Heights City School (HHCS) District and Bethel Local Schools.

The HHCS serves more than 5,800 students in one high school, one middle school, five elementary schools, and one preschool. The high school offers Project Lead the Way (PLTW), a STEM career development program where students can begin taking courses in Engineering, Biomedical, and Computer Science. Students can start earning college credits during their time in the High School, accelerating their academic career. The District also partners with Miami Valley Career Technical Center, and offers vocational and technical programs for students, and this includes 40 different areas for them to focus on. HHCS has been awarded various awards, such as Weisenborn Middle School being named a PLTW Distinguished School for its STEM Career Program.

Bethel Local Schools serves more than 1,800 students in one K-12 grade building with three different schools: elementary, middle school and high school. Bethel Local Schools is one of the fastest growing districts in the state adding over 100 new students per year with a new residential development in the area. Student-centered instruction, small class sizes and supportive learning environments foster a caring "family" environment where teachers are able to make personal connections with students and their families on a daily basis. Bethel local Schools is committed to its core values and strives to achieve the highest levels of performance in all its endeavors.

With its close proximity to an International Airport, various shopping strips, family centric activities, and boasting a low cost of living, Huber Heights is an attractive location for families and businesses. We encourage you to explore the City at <https://hhoh.org>.



THE ORGANIZATION

The City Council consists of a Mayor and eight Councilmembers, with six Councilmembers representing six wards within the City of Huber Heights and two Councilmembers at-large. The Councilmembers are elected and serve four-year staggered terms. The Mayor serves a four-year term and is also elected at-large; the Mayor also serves as a non-voting Presiding Officer of the City Council.

The City of Huber Heights operates under a modified Council-Manager form of government that combines the political leadership of elected officials in the form of a Mayor and City Council, with the managerial experience of an appointed City Manager. The City Council appoints a City Manager, a Clerk of Council, and a Law Director, and establishes a salary for these positions. The City Council evaluates the effectiveness of the City Manager, the Clerk of the Council, and the Law Director, and make adjustments as necessary.

The Huber Heights Mayor and the City Council are the leaders and policymakers, elected to stand for various segments of the community and to concentrate on policy issues that are responsive to citizens' needs and wishes. The Mayor and the City Council appoint a City Manager to carry out policies and ensure effective, efficient, and responsive professional service to the entire community. The City Manager oversees department/division directors to lead Council directed programs and initiatives. The City Manager is responsible for overseeing a \$104 million budget, 190 full-time and 16 part-time employees that are organized into 16 different departments/divisions, and the Kroger Aquatic Center and the Rose Music Center.

THE POSITION

Under the administrative direction of City Council, the City Manager serves as the Chief Executive Officer of the City; provides leadership with the development and execution of the City's strategic vision; provides highly responsible and complex policy support to the Council; directs the work of executive level managers and reviews overall operational performance; and exercises budgetary and contractual control over revenues and expenses for the City.

Responsibilities of the City Manager include:

- Directs the development of the City's Capital Improvement Plan involving major improvements to the City's infrastructure system and municipal government facilities.
- Prepares timely, accurate information and provides appropriate recommendations on policy matters to aid City Council in the decision-making process.
- Oversees all City operations and activities; ensures that departmental goals, objectives, and policies align with City Council's Strategic Plan and budget.
- Leads the organization with a commitment to best practices; continuously monitors the efficiency and effectiveness of City operations by safeguarding the public assets and streamlining costs as needed.
- Assists in the planning and long-term strategy for future development and expansion of City services and operations.
- Advises the governing body on administrative matters and represents the City in daily interactions with the general public, businesses, media, community organizations, and other entities.



THE POSITION *(CONTINUED)*

- Fosters a culture of innovation; provides leadership in attracting, retaining, and developing an engaged workforce in the delivery of superior services to City residents and businesses.
- Directs, manages, and supervises all departments and divisions of the City. Coordinates activities between and among departments and divisions. Provides regular and consistent supervision, leadership, and accessibility within and outside of normal business hours.
- Identifies community needs and expectations. Works with City Council to establish long-range plans and short-range organizational goals and objectives.
- Evaluates performance and delegates assignment of subordinate personnel. Hears and resolves errors and complaints. Oversees human resources activities related to advancement, discipline, and discharge.
- Provides highly responsible policy analysis and administrative staff assistance to Council. Prepares and submits to Council including reports as requested and/or deemed advisable by the City Manager or as required by the City Charter. Prepares and/or recommends legislation for adoption by Council.
- Attends all regular Council meetings and Council committee meetings and other meetings as requested within and outside normal business hours. Regularly prepares and communicates a variety of information in various formats to the Council to assist in decision making.
- Projects long-term monetary and service needs. Oversees the forecasting of short-term monetary and service needs. Assures that assigned areas of responsibility are operated within the budget. Ensures cost control activities are performed.
- Monitors revenues and expenditures to assure sound fiscal control. Oversees preparation and presentation of annual budget. Works with department/division heads to prioritize and reconcile services with monies available.
- Promotes and maintains appropriate, proactive, and positive relations with media. Establishes news release policy and procedures. Assumes responsibility for general public relations activities.
- Participates in service organizations, community partnerships, and community events within and outside normal business hours. Plans and coordinates special events.
- Establishes and maintains positive relationships and regular interactions with external agencies.
- Attends and participates in inter-governmental meetings and organizations within and outside normal business hours. Facilitates and maintains inter-governmental agreements. Participates in professional organizations and meetings.



LEADERSHIP OPPORTUNITIES

Public Infrastructure: Work with City Council to assess the current public infrastructure needs as it relates to expected residential growth and update the long-range Capital Improvement Plan to meet the growth. Provide recommended priorities and potential sources of funding to address current needs and planned growth.

Establishing Trust: Establishing trust and credibility with the City Council, staff, and the community, listening, and communicating information, and managing expectations will be important activities for the City Manager. Building trust will enable the City Manager to help everyone see the big picture and establish shared goals.

Effective Communication: The City Manager will identify ways to expand internal and external communications to ensure transparency and to build understanding of issues being discussed and policy decisions made by the City Council.

Storm Water Management Plan: Oversee development and implement the results of the storm water management plan and dedicate fundings to address storm water related issues.

Economic Development: With multiple opportunities for economic development within the community, a primary focus of the City Manager will be advising the City Council regarding economic development opportunities and working in partnership with public and private entities to ensure that future development is sustainable and in the best long-term interests of the City. Currently underway, the City Manager's attention to economic development matters will include the Brandt Pike Revitalization Project and The Meadows Redevelopment Project; in addition to the numerous residential developments under consideration. Attention from the City Manager will be necessary to facilitate future growth on the eastern side of the City with respect to industrial and logistics uses as well as expanding relationships with Wright-Patterson Air Force Base and the defense community.

Attracting Employers and Jobs: The City Manager will work collaboratively with government partners and community leaders to present Huber Heights as a community that welcomes businesses and to attract new employers and new jobs to the City. The City Manager will also get to know employers and businesses in Huber Heights and be attentive to retention and expansion needs.

Labor Relations: The City Manager will be adept at negotiating and administering union contracts, maintaining productive and cordial relationships with the bargaining units while protecting the interests of the organization and taxpayers.





THE IDEAL CANDIDATE

The City of Huber Heights seeks a visionary leader experienced in managing an expanding community who can plan for growth and be able to communicate needs and present ideas and options clearly to the City Council and residents. The ideal candidate will be open-minded and passionate about the Huber Heights community.

This person will be a visionary, who will bring new ideas and a progressive, forward-thinking approach to address community issues and convey that vision and enthusiasm to others. The ideal candidate will be unafraid of change, always looking for ways to improve, and have an energetic, enthusiastic, idea focused attitude. The selected new City Manager will be professional, respectful, have a passion for public service, operate with integrity, and in a manner that is firm yet compassionate.

The successful candidate will be an approachable and astute manager who will encourage, mentor, and motivate City Staff and inspire the team to serve the citizens of Huber Heights with confidence and pride. The person selected for this position should be familiar and comfortable with technology, the dynamics of social media and citizen engagements, and be able to lead technological advancements for the betterment of the City.

The successful candidate will possess exceptional communication skills with the ability to effectively and articulately present pertinent information to the Council, staff, residents, business community, and other stakeholders. The next City Manager will support a culture of accountability within the organization and provide employee development, and enrichment opportunities that improve performance. Highly visible and involved in the community, the selected candidate should be accessible and at ease in a variety of social settings.

The next City Manager must have a keen understanding of municipal operations, including finance and budgeting, water and sewer infrastructure, and emergency response services. The person selected for this position must understand economic development. The chosen candidate will optimize the City's development opportunities and guide it on the path to sustainable growth. Economic development and municipal finance skills are needed to ensure development opportunities are sought and implemented using fiscally responsible processes and procedures that make the best use of City resources.

EDUCATION AND EXPERIENCE

The successful candidate will hold a bachelor's degree from an accredited college or university in public administration, political science, business management, or a closely related field with a minimum of ten (10) years' progressively responsible experience in municipal administration and a minimum of five (5) years of supervisory experience; or an equivalent combination of education and experience to provide sufficient evidence of the successful performance of the essential functions of the job. Master's degree from an accredited college or university in Public Administration, Business, Finance, or related Field and credentialed Manager through ICMA is preferred.

COMPENSATION AND BENEFITS

The annual salary range for this position is **\$108,366 to \$177,008** dependent upon candidate qualifications and experience. A competitive benefits package is offered which includes: fully paid medical insurance, HSA or HRA, dental, vision, life insurance, vacation, sick leave, and personal leave. The City Manager will participate in the Ohio Public Employees Retirement System with a 14% employee and 10% employer contribution. **Residency within the City limits of Huber Heights is strongly preferred.**



APPLICATION AND SELECTION PROCESS

Qualified candidates please submit your cover letter and resume by visiting our website at:

<https://bakertilly.recruitmenthome.com/postings/3231>

This position is open until filled; however, interested applicants are strongly encouraged to apply no later than _____. Following this date, applications will be screened against criteria outlined in this brochure. For more information, please contact Patty Heminover at patty.heminover@bakertilly.com or by calling 651-968-7841.

For more information about Huber Heights, please visit their website at: <https://www.hhoh.org/>
The City of Huber Heights, Ohio is an Equal Opportunity Employer



225 South Sixth Street, Ste. 2300
Minneapolis, MN 55402
(651) 223 3058
bakertilly.com

From: [Byrge, Nancy](#)
To: [Rodgers, Anthony](#); [Baker, Kathleen](#); [Campbell, Mark](#); [Gore, Jeff](#); [Kitchen, Anita](#); [Lyons, Ed](#); [Otto, Glenn](#); [Shaw, Richard](#); [Webb, Don](#)
Subject: Re: City Manager Brochure
Date: Wednesday, December 29, 2021 10:19:51 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)

My initial comments:

1. Huber Heights is comprised of 12.5% veterans with many residents either serving as active duty or civilian employees of WPAFB. I would like to see a reference to our strong military association, not only with the base, but with area military service organizations.
2. Instead of just highlighting our largest local employers, recommend we mention the largest area employers, including WPAFB. I was also surprised that Trimble wasn't included.
3. There is no mention that we are an ethnically diverse community.
4. References to our other major amenities, including our expansive park system, dog park, Veterans Memorial, and BMX/Skate Park, which all draw people to the community would be beneficial.
5. We need to highlight the numerous free community events like the Farmer's Market, the Summer music and movie nights, Huber Haunts, Lights in the Heights; events that draw the community together.
6. The prospective City Manager needs to know that we are in the midst of accelerated business and residential growth and revitalization and that they need to be able to hit the ground running with these activities.

Nancy L. Byrge

City Councilwoman At-Large
6131 Taylorsville Road
Huber Heights, OH 45424
937-716-2779

From: Rodgers, Anthony <ARodgers@hhoh.org>
Sent: Tuesday, December 28, 2021 6:20 PM
To: Baker, Kathleen <KBaker@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Kitchen, Anita <AKitchen@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Webb, Don <DEWebb@hhoh.org>
Subject: City Manager Brochure

Good evening,

I have attached the draft of the City Manager brochure I just received from Baker Tilly

From: [Shaw, Richard](#)
To: [Rodgers, Anthony](#)
Subject: Re: City Manager Brochure
Date: Wednesday, December 29, 2021 9:34:39 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)

Good Morning Tony,

I have reviewed the Brochure Draft and have provided my comments / concerns below:

Cover page 1:

- Is the cover photo of City Hall the best and most up to date photo we have?

Page 2:

- In the second sentence, is Huber Heights not the second largest suburb as Dayton is considered a Metropolitan City?
- In the third sentence, would it be beneficial to add that half of the US population lives within a few hours flight of the City?
- In the last sentence of the second paragraph, why was there no mention of Trimble or AIDA-America as major employers, including several of our major transportation employers?
- In the third paragraph, in the third sentence, would it be beneficial to add our community/school partnership with Sinclair Community College?

Page 3:

- Is there a better picture of the Dog Park that doesn't show brown/dead grass?

Page 4:

- No changes

Page 5:

- Under Public Infrastructure, I seen no mention of Traffic or Road Improvements.
- Under Economic Development, in the ninth sentence, this should read The Marion Meadows Redevelopment.
- Under Economic Development, there was no mention of the ongoing Swan Lake Redevelopment.
- Under Attracting Employers and Jobs, why was there no mention of our partnership with the Huber Heights Chamber of Commerce?

Page 6:

- No changes

Page 7:

- Under the Education and Experience, how was this section drafted and originated?
- Under the Compensation and Benefits, how was this section drafted and originated?
- The sentence, Residency within the City limits of Huber Heights is strongly preferred. Why are we not stating Required?

From: [Kitchen, Anita](#)
To: [Rodgers, Anthony](#)
Subject: Re: City Manager Brochure
Date: Tuesday, December 28, 2021 7:38:03 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
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[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Brochure Template Full Cover Page HH - DRAFT.pdf](#)

I believe it should say that the candidate is required, according to the charter, to reside in Huber Heights.

Anita

Sent from my iPhone

On Dec 28, 2021, at 6:20 PM, Rodgers, Anthony <ARodgers@hhoh.org> wrote:

Good evening,

I have attached the draft of the City Manager brochure I just received from Baker Tilly that will be used for the City Manager recruitment. Please review the draft and provide any suggested edits to me at your earliest convenience. Once the brochure is finalized, Baker Tilly will begin the recruitment phase and provide an updated timeline for the City Manager search process. Thanks and Happy New Year!

Tony

If you have received this email in error, please notify the sender or call (937) 233-1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by the City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send an email to a City email address.

From: Heminover, Patty <Patty.Heminover@bakertilly.com>

Sent: Tuesday, December 28, 2021 6:05 PM

To: Rodgers, Anthony <ARodgers@hhoh.org>