



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**April 5, 2022
6:00 P.M.**

City Hall – Council Chambers – 6131 Taylorsville Road

1. **Call Meeting To Order/Roll Call**

2. **Approval of Minutes**

A. March 22, 2022

3. **Work Session Topics Of Discussion**

A. City Manager Report

B. 2022 Rehabilitation of Sewer Lines Project - Award Contract

C. 2022 Water Main Replacement Program - Solicit Bids

D. ZC 21-45 - Kirmon Khalilov - Major Change - Basic and Detailed Development Plan -
5480 Old Troy Pike

E. ZC BDP 22-07 - Charles Simms Development - The Gables - Basic Development Plan -
Brandt Pike

F. ZC ORD 22-16 - City Sidewalk Requirements

G. Brandt Pike Revitalization Project

H. Comprehensive Development Plan Steering Committee

I. City Liquor Permits - 2022 Annual Objections

4. **Adjournment**

AI-8308

Topics of Discussion B.

Council Work Session

Meeting Date: 04/05/2022

2022 Rehabilitation of Sewer Lines Project - Award Contract

Submitted By: Hanane Eisentraut

Department: Engineering

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

2022 Rehabilitation of Sewer Lines Project - Award Contract

Purpose and Background

This legislation will authorize the City Manager to enter into a contract with Insight Pipe Contracting, as the lowest and best bidder, for the 2022 Rehabilitation of Sewer Lines Project at a cost not to exceed \$300,000. The Sewer Fund will be utilized for the costs of this project.

Fiscal Impact

Source of Funds: Sewer Fund

Cost: \$300,000

Recurring Cost? (Yes/No): No

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

Financial Implications:

Attachments

Map

Bid Results

Resolution



CITY OF HUBER HEIGHTS
2022 REHABILITATION OF SEWER LINES
BID RESULT
BID DATE: March 25, 2022

CONTRACTOR'S NAME	BID AMOUNT	
Miller Pipeline	\$ 309,583.00	120 Calendar Days
	Bid Bond - Yes	
Granite Inliner	\$ 324,317.00	100 Calendar Days
	Bid Bond - Yes	
Insite Pipe Contracting	\$ 280,324 .00	120 Calendar Days
	Bid Bond - Yes	
Insituform Technology	\$ 284,134.00	90 Calendar Days
	Bid Bond - Yes	

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE 2022 REHABILITATION OF SEWER LINES PROJECT.

WHEREAS, City Council under Resolution No. 2022-R-7093 has previously authorized the securing of bids for the 2022 Rehabilitation of Sewer Lines Project; and

WHEREAS, construction bids were received by the City on March 25, 2022; and

WHEREAS, funds are available to cover the cost of this work.

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

Section 1. The City Manager is hereby authorized to enter into a contract for the 2022 Rehabilitation of Sewer Lines Project with Insight Pipe Contracting, LLC, as the lowest and best bidder, at a cost not to exceed \$300,000.00 on the terms and conditions as substantially set forth in the bid documents.

Section 2. 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 the Ohio Revised Code.

Section 3. 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-8309

Topics of Discussion C.

Council Work Session

Meeting Date: 04/05/2022

2022 Water Main Replacement Program - Solicit Bids

Submitted By: Hanane Eisentraut

Department: Engineering

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

2022 Water Main Replacement Program - Solicit Bids

Purpose and Background

This legislation will allow the City Manager to solicit bids for 2022 Water Main Replacement Program. The design of this project is still being finalized. The Water Fund will be utilized to construct this project.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

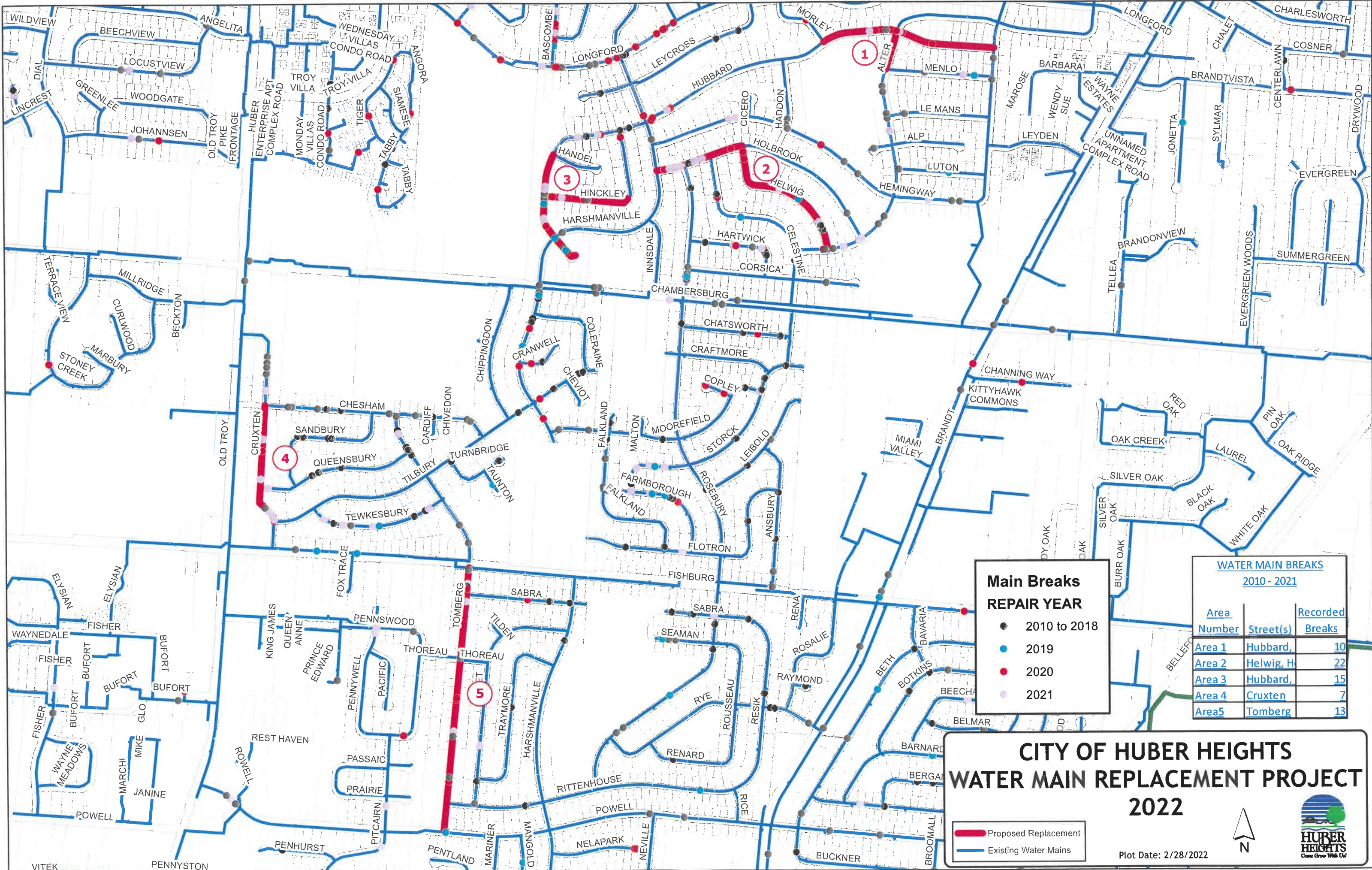
Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Map

Resolution



**Main Breaks
REPAIR YEAR**

- 2010 to 2018
- 2019
- 2020
- 2021

WATER MAIN BREAKS 2010 - 2021		
Area Number	Street(s)	Recorded Breaks
Area 1	Hubbard	10
Area 2	Helwig, H	22
Area 3	Hubbard	15
Area 4	Cruxten	7
Area 5	Tomberg	13

CITY OF HUBER HEIGHTS WATER MAIN REPLACEMENT PROJECT 2022

Proposed Replacement

Existing Water Mains

Plot Date: 2/28/2022

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE BIDS FROM QUALIFIED FIRMS FOR THE 2022 WATER MAIN REPLACEMENT PROGRAM.

WHEREAS, City Staff have identified water lines within the City which are in urgent need of replacement; and

WHEREAS, engineering plans, specifications and cost estimates are being finalized; and

WHEREAS, the Water Fund is available to cover the cost of this work.

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

Section 1. The City Manager is hereby authorized to solicit, advertise, and receive responses from qualified firms for the construction of the 2022 Water Main Replacement Program at a cost not to exceed \$1,500,000.00

Section 2. 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 3. 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-8302

Topics of Discussion D.

Council Work Session

Meeting Date: 04/05/2022

ZC 21-45 - Kirmon Khalilov - Major Change - Basic and Detailed Development Plan - 5840 Old Troy Pike

Submitted By: Geri Hoskins

Department: Planning

Division: Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022

Audio-Visual Needs: SmartBoard

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

ZC 21-45 - Kirmon Khalilov - Major Change - Basic and Detailed Development Plan - 5480 Old Troy Pike

Purpose and Background

The applicant, Kirmon Khalilov, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District for the property located at 5840 Old Troy Pike and further identified as Parcel Number P70-01923-0004 on the Montgomery County Auditor's Tax Map (ZC 21-45).

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

Picture

Fire Assessment

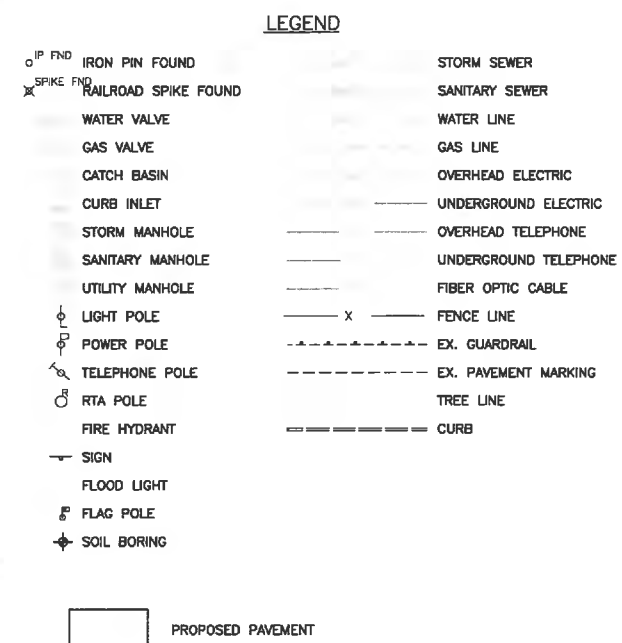
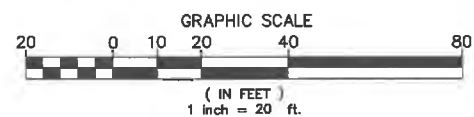
Staff Report

Opposition Letters

Decision Record

Minutes

Ordinance

[illegible]



Showroom
Auto Appearance
Center

- ★ Car Polishing & Protection
- ★ Electronic Rust Proofing
- ★ Auto Accessories

**NEVER WAX AGAIN
GET CERAMIC PLUS**

ENTER

Showroom
Auto Appearance
Center

Aftercare

Showroom



Huber Heights Fire Division

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

Occupancy Name:	Sarach – Proposed Car Lot		
Occupancy Address:	5840 Old Troy Pike		
Type of Permit:	HHP&D Site Plan		
Additional Permits:	Choose an item.		
Additional Permits:	Choose an item.		
MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-232
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	11/22/2021

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted.

Requirements: (Site Plan)

- Driveways are existing and acceptable and appear to meet Ohio Fire Code requirements for turn radius. Parked cars shall not block fire department access.
- A certificate of occupancy shall be applied for with Montgomery County Building Regulations, along with a permit application for any modifications to the building.

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

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

Memorandum

Staff Report for Meeting of February 15, 2022

To: Huber Heights City Planning Commission

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

Date: February 9, 2022

Subject: ZC 21-45 (Major Change to the Basic and Detailed Development Plan in a
Planned Commercial District – 5840 Old Troy Pike.

Updated plans received January 12, 2022

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Kirmon Khalilov – Applicant / Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: 5840 Old Troy Pike

ZONING/ACREAGE: Planned Commercial / 2.55 acres

EXISTING LAND USE: Auto detailing service

ZONING

ADJACENT LAND: North: O-1 & R-6; East: R-6; South: PC; West: PC

REQUEST: The applicant requests a major change to the Basic and Detailed Development Plan for a car dealer and auto service to prep the for-sale vehicles.

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1176, 1182

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

Overview

This application was heard and tabled at the December 14, 2021 Planning Commission meeting. Based on the minutes, there was discussion about whether vehicles would be serviced on site, existing buffering between the adjacent funeral home, and moving the parking setback significantly closer to Old Troy Pike.

The applicant has submitted a revised plan which:

- Includes auto sales and service as the primary use;
- Added a masonry dumpster enclosure to the rear of the lot;
- Added a 42-inch hedge as screening between the front parking area and the funeral home parking area;
- Illustrates possible building expansion for garage bays and/or possible office; and
- Added three 25-foot light poles (two in front, one at the rear).

No other substantial changes were submitted.

STAFF ANALYSIS AND RECOMMENDATION:

This analysis will focus on the changes to the proposal since the application was tabled at the December 14, 2021 meeting:

Vehicle Display and Landscaping

The revised plan includes a 42" hedge, 60-feet long, between the display area and the property line. While this does help buffer the display area from the adjoining property, the proposed plan reduces the existing required yard buffer from 15-feet (required in the PC District) to approximately 7-feet.

The code states:

1176.03 (b)(1): All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.

Both the original and revised plan locate the vehicle display area 25-feet from the right-of-way. While this meets the zoning standards for a parking area, the proposed plan shows three tightly packed display rows. This will have a greater visual impact along Old Troy Pike than a traditional parking area with one row of parked vehicles, separated by a 20-foot drive aisle. Additionally, parking areas of this size would be required to have interior parking landscaping to break up the mass of the vehicles and reduce storm water runoff. There are little to no recently developed uses within the vicinity that have such concentrated vehicular display or parking areas.

Conformance with Zoning Regulations

The proposed vehicle sales and service uses are permitted uses within the Planned Commercial district, if the Planning Commission approves such uses. At this time, there are no vehicle sales uses in this area of Old Troy Pike.

The proposed site plan brings the site out of conformance with the yard standards set in 1176.03(b)(1), described above.

If the Planning Commission deems the vehicle display area as a parking area, the site plan is not in conformance with the parking requirements found in Chapter 1185.

Standards for Approval

1171.06 General Standards For Approval

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

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, 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.

Staff Analysis

As proposed, it is the staff's opinion that the site becomes less conforming to the zoning code than it currently exists. This includes yard standards, and parking layout and design.

Additional Comments:

Fire:

City Engineer:

Planning Commission Action

The Planning Commission may:

- 1) Approve the Basic and Detailed Development Plan;
- 2) Deny the Basic and Detailed Development Plan; or
- 3) Table the decision.

MARKER & HELLER

FUNERAL HOMES, INC.
AND CREMATION SERVICES

December 5, 2021

*City of Huber Heights
City Planning Commission
6131 Taylorsville Road
Huber Heights, Ohio 45424*

Dear Planning Commission,

I am writing to express my strong opposition to case number 21-45, the proposed major change to the Planned Unit Development (PUD) located at 5840 Old Troy Pike. Several years ago when the property was first being planned for development, the Representatives from the City of Huber Heights, Ron Sizemore the lot owner/developer, my father George Heller and myself had several meetings to discuss the proposed development including the building to be constructed, usage of the building, the site plan including the setback from Old Troy Pike and the buffer area and green space between our funeral home and the oil change.

The setback from Old Troy Pike was established so the parking in front of the oil change would line up with the first parking space on the south side of our funeral home. This would keep a large green space in front of our funeral home, past the oil change to the retention pond at the car wash. The proposed new plan shows this green space paved for autos. We are very concerned that having cars, trucks, campers, boats, semi-trucks etc. parked that close to the road will block the line of site for people entering and exiting the funeral home and cause a visual obstruction for the funeral processions when they exit. There is no indication of any additional landscape buffer on the side of the stationary vehicles between the funeral home and the proposed car lot.

At the initial planning meetings there was lengthy discussion concerning the businesses that would occupy this development. We were then and are still very concerned about the amount of noise that can be generated from this area. The oil change business was very quiet and even the vacuums they used were shielded with

Locally Owned Since 1925

1706 N. MAIN STREET • DAYTON, OHIO 45405 • 5844 OLD TROY PIKE • HUBER HEIGHTS, OHIO 45424
(937) 275-7434

sound damping boxes. Through the years the change to auto detailing has continued to maintain a quite environment. Sound levels are a huge concern to us due to the fact that when people come to our funeral home they expect a peaceful and tranquil place to have funeral services for their family. I have not seen any information concerning the plans of the proposed car lot noise levels. Are they planning on working on cars there? We also have a residence above the funeral home and there are several apartments adjacent to this property where the residents expect and deserve to live in a peaceful environment.

From the illustration provided, the green space between the funeral home and the proposed car lot would be removed and paved at the front to accommodate parking cars. We were told when the PUD was established that the buffer area and green space along our property would always remain. Please note that the agreed upon buffer to screen the oil change building from the funeral home has never been maintained as promised.

The information provided to us is very incomplete lacking any reference to an updated drainage plan, lighting plan, noise levels, screening (buffer) plan, or any reference to traffic issues. Also we question the number of cars, trucks, campers, semi-trucks etc. that will be housed on this property.

We are strongly opposed to the changes presented and are very concerned how an auto lot will change the atmosphere and culture of our area of Huber Heights.

Thank you for your continued service and support of our community.

Best regards,

A handwritten signature in cursive script, appearing to read "Gary L. Heller". The signature is fluid and stylized, with a large initial "G" and a long, sweeping underline.

Gary L. Heller

MARKER & HELLER

FUNERAL HOMES, INC.
AND CREMATION SERVICES

February 14, 2022

City of Huber Heights
City Planning Commission
6131 Taylorsville Road
Huber Heights, Ohio 45424

Dear Planning Commission,

I am writing again to strongly express my opposition to case number 21-45, the proposed major change to the Planned Unit Development (PUD) located at 5840 Old Troy Pike. The revised plan for the development of the property as a car lot and now requested service of vehicles confirms our fears how this usage of the property will change our area.

With the service of vehicles added to the request, we are even more worried with the noise from working on vehicles that close to our funeral home. The noise generated from working on cars instead of just changing their oil could easily disrupt our funeral services & affect the families living in the apartments adjoining this property. We are also confused if the term, service, allows body work etc.? The noise issue is a major concern to us.

I do not know of any property in our area that is packed with parked cars, trucks, campers, boats, semi-trucks etc. as indicated on the proposed plan. Also, in the past, it was explained to us that with this property being zoned a PUD, a 15 foot buffer would always be present and the revised plan still has vehicles parked within 7 feet of the property line with the utility easement paved. Please check your records concerning this issue. Some additional landscape screening has been indicated but this doesn't address the area where the existing landscape screening was agreed upon thirty years ago and not maintained.

The information provided is again very incomplete. We are strongly opposed to the changes presented and are very concerned how an auto sales lot and service will change the atmosphere of our area of Huber Heights, affect the funeral services of the families we serve and the living conditions in the adjoining apartments.

Again, thank you for your continued service and support of our community.

Best regards,



Gary L. Heller

Locally Owned Since 1925

1706 N. MAIN STREET • DAYTON, OHIO 45405 • 5844 OLD TROY PIKE • HUBER HEIGHTS, OHIO 45424
(937) 275-7434



Planning Commission Decision Record

WHEREAS, on November 2, 2021, the applicant, Kirmon Khalilov, requested approval of a Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District for the property located at 5840 Old Troy Pike, further identified as Parcel Number P70-01923-0004 on the Montgomery County Auditor's Tax Map (Zoning Case 21-45); and

WHEREAS, on March 15, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

Ms. Thomas moved to recommend approval of the Major Change application submitted by the applicant, Kirmon Khalilov, requesting approval of a Major Change to the Basic Development Plan in a PC (Planned Commercial) District for the property located at 5840 Old Troy Pike, further identified as Parcel Number P70-01923-0004 on the Montgomery County Auditor's Tax Map (Zoning Case 21-45), with the following conditions:

1. The approved plans shall be the plans stamped received by the City of Huber Heights Planning Department on March 15, 2022, except as modified herein.
2. The applicant shall comply with all Fire and Building Codes prior to occupancy.
3. The parking lot shall have a minimum of 11 parking spaces striped with 1 of those designated ADA accessible.
4. Lighting shall meet the requirements of City Code 1181.21.
5. The only use approved in this decision record is the sale and service of automobiles.

6. All automobiles shall be parked on a paved or concrete surface.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo. NAYS: Mr. Jeffries, Ms. Thomas, and Mr. Walton. Motion to recommend approval denied 3-1.

Terry Walton, Chair
Planning Commission

Date

**Planning Commission
March 15, 2022, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:01 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

- 1. MAJOR CHANGE – The applicant, Kirmon Khalilov, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 2.55 acres at 5840 Old Troy Pike (ZC 21-45).**

Mr. Sorrell stated that this application was heard and tabled at the December 14, 2021, Planning Commission meeting. Based on the minutes, there was discussion about whether vehicles would be serviced on site, existing buffering between the adjacent funeral home, and moving the parking setback significantly closer to Old Troy Pike.

The applicant has submitted a revised plan which:

- Includes auto sales and service as the primary use;
- Added a masonry dumpster enclosure to the rear of the lot;
- Added a 42-inch hedge as screening between the front parking area and the funeral home parking area;
- Illustrates possible building expansion for garage bays and/or possible office; and
- Added three 25-foot light poles (two in front, one at the rear).

No other substantial changes were submitted.

STAFF ANALYSIS AND RECOMMENDATION:

This analysis will focus on the changes to the proposal since the application was tabled at the December 14, 2021, meeting:

Vehicle Display and Landscaping

The revised plan includes a 42" hedge, 60-feet long, between the display area and the property line. While this does help buffer the display area from the adjoining property, the proposed plan reduces the existing required yard buffer from 15-feet (required in the PC District) to approximately 7-feet.

The code states:

1176.03 (b)(1): All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.

Both the original and revised plan locate the vehicle display area 25-feet from the right-of-way. While this meets the zoning standards for a parking area, the proposed plan shows three tightly packed display rows. This will have a greater visual impact along Old Troy Pike than a traditional parking area with one row of parked vehicles, separated by a 20-foot drive aisle. Additionally, parking areas of this size would be required to have interior parking landscaping to break up the mass of the vehicles and reduce storm water runoff. There are little to no recently developed uses within the vicinity that have such concentrated vehicular display or parking areas.

Conformance with Zoning Regulations

The proposed vehicle sales and service uses are permitted uses within the Planned Commercial district, if the Planning Commission approves such uses. At this time, there are no vehicle sales uses in this area of Old Troy Pike.

The proposed site plan brings the site out of conformance with the yard standards set in 1176.03(b)(1), described above.

If the Planning Commission deems the vehicle display area as a parking area, the site plan is not in conformance with the parking requirements found in Chapter 1185.

Staff Analysis

As proposed, it is the staff's opinion that the site becomes less conforming to the zoning code than it currently exists. This includes yard standards, and parking layout and design.

#5 in the Decision Record would read the only use approved is the sale and service automobiles.

Strike # 7 from the Decision Record.

Revise to March 15, 2022.

Chad spoke on behalf of the applicant.

Action

Ms. Thomas moved to approve the request by the applicant Kirmon Khalilov, for approval of a Major Change to the Basic and Detailed Plan in a Planned Commercial District for 2.55 acres at 5840 Old Troy Pike (ZC 21-45).

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo. NAYS: Mr. Jeffries, Ms. Thomas, and Mr. Walton. Motion to approve denied 3-1.

All three Nays stated no similar uses in the area.
Case moves to City Council

VII. New Business

- 1. MINOR CHANGE - The applicant, Atlantic Sign Company, is requesting approval of a Minor Change for Signage at Camping World located at 8001 Old Troy Pike (MC 22-09).**

Mr. Sorrell stated that the applicant requests approval to replace existing wall signs due to the acquisition of Gander Outdoors by Camping World. The net effect of the change is an overall reduction in wall sign area.

Original Approval

As you can see below, the amount of approved and/or installed wall sign area has changed over the years:

September 2004	962 SF
July 2012	666 SF
September 2018	562 SF

Current Application

The applicant seeks a minor change to replace one internally illumined wall sign and remove one existing internally illuminated wall sign. Two existing wall signs remain unchanged. The total wall sign area will be reduced from approximately 562 SF to approximately 429 SF.

The applicant seeks a minor change to replace one internally illumined wall sign and remove one existing internally illuminated wall sign. Total wall sign area will be reduced from approximately 562 SF to approximately 429 SF, a reduction of approximately 23%.

Brooke Alini from Atlantic Sign Company was there for any questions.

Action

Ms. Vargo moved to approve the request by the applicant Atlantic Sign Company for approval of a Minor Change for Signage at Camping World located at 8001 Old Troy Pike (MC 22-09) in accordance with the recommendation of Staff's

Memorandum dated March 8, 2022, and the Planning Commission Decision Record attached thereto.

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

2. BASIC DEVELOPMENT PLAN - The applicant, Charles V. Simms Development, is requesting approval of a Basic Development Plan for the Gables of Huber Heights, located on Brandt Pike North of the Reserves at the Fairways (BDP 22-07).

Mr. Sorrell stated that the applicant requests approval of a basic development plan to construct 74 condominiums in 11 buildings on 15.93 acres, which yields an average density of 4.64 units/acre. Approximately 64% of the site is open space (10.20 acres).

This land was originally approved as part of The Reserves at the Fairways, a similar condominium development immediately south of the project site.

Conformance with Zoning Regulations

The proposal largely conforms to the regulations outlined in Chapter 1179, Planned Mixed Use District (PM):

- Residential uses are permitted in the district and the buildings meet the setback requirement of 15-feet between residential buildings.
- Buildings are clustered and a large, usable greenspace area is proposed in the development. Approximately 64% of the site is open space, including detention areas.
- Walking paths are included throughout the development.
- Site access is limited to one private drive from Brandt Pike. A secondary emergency exit is proposed at the cul-de-sac terminus and connects to an existing private street (Salon Circle).
- Parking will be provided through a mixture of garage and driveway spaces and various guest parking areas. A total of 334 spaces are provided, 222 are required.
- A six-foot high landscaping mound is provided to buffer the open space area from the existing development to the south.
- Lighting will be provided through a combination of exterior building lights and lamp posts along walking and parking areas.
- Proposed building elevations indicate substantial use of masonry products on the front elevations of the buildings.

Other Considerations

- The applicant has agreed to enlarge the private street width to 27 feet, as required by 1111.04 of the subdivision regulations.

Staff Analysis

As outlined above, this land was originally envisioned and approved as a condominium development and has sat fallow for nearly 20-years. Staff feels the proposed basic development plan meets the requirements of the PM District and the general standards for approval outlined in Section 1171.06.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Recommendation

Staff recommends approval of the basic development plan submitted on January 28, 2022, with the following conditions:

- Applicant shall comply will all fire code requirements.
- The minimum private street pavement width shall be 27 feet.
- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Planning Commission Action

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

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

Robert Simms
John Moore
Barry Payne
James Moore
Christine Olinsky

Amended Decision Record to add #5, Brandt Pike road improvements may be needed subject to approval by the City Engineer for changing stripping and painting of future left lane.

Action

Mr. Jeffries moved to approve the request by the applicant Charles V. Simms Development, for approval of a Basic Development Plan for the Gables of Huber Heights, P70 03910 0057 of the Montgomery County Records Map (BDP 22-07) in accordance with the recommendation of Staff's Memorandum dated March 7, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

3. BASIC DEVELOPMENT PLAN - The applicant, Amarjit Takhar, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).

Mr. Sorrell stated that the applicant has provided some preliminary revised plans. The applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

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

The proposed service station and diesel repair facilities are Special Uses within the existing I-1 zoning district. The convenience store is not a principally permitted use in the existing I-1 zoning district.

There is an existing service station with convenience store adjacent to this site zoned Planned Commercial.

On-Site Uses and Facilities

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The applicant is proposing 62 parking spaces, including 10 for semi-trucks.

Applicable Zoning Regulations

The applicable zoning chapters include: 1171 General Provisions, 1176 Planned Commercial District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading. The relevant sections are cited below:

Staff Analysis

The analysis below is based on the application and drawings originally submitted as a Planned Industrial District. Staff realized this application was in error, but not in time to enable the applicant to revise the drawings for this meeting. Additionally, staff has been in discussion with the applicant to reconfigure the site plan to allow for a future extension of Center Point 70 Blvd. The applicant has agreed to make these accommodations and is working on these revisions.

Conformance with Zoning Regulations:

1176 (PC) Planned Commercial District

The proposed uses are principally permitted in the PC district. The current plan indicates a 10-foot perimeter buffer yard, which must be 15-feet. All other standards for this Chapter are met.

Chapter 1181 General Provisions

The proposal meets the requirements of Chapter 1181, with the exception of the following items are not in compliance or not illustrated on the Basic Development Plan:

- Street trees shall be placed every 40-feet along the public street.
- No exterior lighting plan was submitted. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

Chapter 1182 Landscaping and Screening Standards

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

Chapter 1185 Parking and Loading

The proposal generally meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The plan indicates 62 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

Chapter 1193 Trailers, Trucks, Recreational Vehicles, Boats, Farm or Construction Equipment

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

The original submission illustrates a driveway that aligns with Center Point 70 Boulevard. This alignment would severely limit any future expansion of the roadway to the east. Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. This will enable the roadway to be extended in the future with less disruption to the business. This extension would also provide hundreds of acres of potential development lands with better access to I-70. The applicant has agreed, and is currently working on these revisions.

Additional Comments:

Fire: See Attached. The applicant will comply with all fire code requirements.

City Engineer:

Recommendation

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the basic development plan with the following conditions:

- A 15-foot buffer yard shall be illustrated on the basic development plan
- Street trees shall be placed every 40-feet
- The applicant shall revise the alignment and location of the gas pumps and convenience store to allow for a future extension of Center Point 70 Boulevard.
- Applicant shall comply with all fire code requirements.
- Prior to submission to City Council for review and approval, applicant shall resubmit a basic development plan that conforms with the conditions above.

Planning Commission Action

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

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

Chris Besecker

Action

Mr. Jeffries moved to table the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel located on the East side of intersection of SR 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Records Map (BDP 22-08) in accordance with the recommendation of Staff's Memorandum dated March 10, 2022, and the Planning Commission Decision Record attached thereto.

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

4. **BASIC DEVELOPMENT PLAN - The applicant, DEC Land Co., I LLC, is requesting approval of a Detailed Development Plan and Final Plat for Section 7, Phase 5 of the Carriage Trails Development (DDP 22-10).**

Mr. Sorrell stated that the applicant requests approval of the detailed development plan and final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 65 lots on approximately 17.34 acres.

Conformance with Zoning Regulations

The detailed development plan conforms to the regulations outlined in Chapter 1179, Planned Mixed Use District and the basic development plan approved by City Council.

The mixture of lot sizes (approximately) are:

60 feet x 130 feet: 53 lots
66 feet x 130 feet: 3 lots
70 feet x 130 feet: 3 lots
77 feet x 130 feet: 6 lots

Minimum yard setbacks:

Front & Rear: 25 feet
Side: 5 feet

The HOA covenants have the following applicable requirements and restrictions:

- Uses: Limited to a single-family residence
- Building material: The covenants require a minimum of 50% of the single-family homes within each subareas shall have front façade of no less than 25% masonry materials.
- Accessory Buildings: No larger than 10' x 10' shed.
- Fences: Limited to the rear yard, no higher than 4-feet. Chain link fencing is prohibited.

The HOA will be responsible for the care and maintenance of all common areas.

Staff Analysis

The applicant requests approval of the detailed development plan and final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 65 lots on approximately 17.34 acres, which is approximately 3.7 units per acre.

It is important to note that the current municipal boundary bisects lots 1 – 36 because the annexation has not yet been completed. The developer plans to build out the street infrastructure, but not fully plat lots 1 - 36 until the annexation is complete. Staff is supportive of this approach on the condition that no zoning permit shall be issued for lots 1 – 36 until such time as these lots are fully platted and recorded within the City of Huber Heights.

Additional Comments:

Fire: See attached

City Engineer:

- The temporary cul-de-sac near the intersection of Arrowwood Street and Woodmint Drive is not required and can be removed if desired.

Recommendation

Staff recommends approval of the detailed development plan submitted on February 18, 2022, with the condition that that no zoning permit shall be issued for lots 1 – 36 until such time as these lots are fully platted and recorded within the City of Huber Heights.

Planning Commission Action

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

- 7) Approve the Detailed Development Plan; or,
- 8) Deny the Detailed Development Plan.

Ken Conaway

Action

Mr. Jeffries moved to approve the request by the applicant DEC Land Co. I LLC, for approval of the Detailed Development Plan and Final Plat for section 7, Phase 5 of the Carriage Trails subdivision (DDP 22-10) in accordance with the recommendation of Staff's Memorandum dated March 8, 2022, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

1. **Proposed Change to an Existing Ordinance for Planning Commission Recommendation for Sidewalks and Curb Associated with all New Development within the City (ORD 22-16).**

Action

Ms. Vargo moved to approve the request by the applicant The City of Huber Heights, for a proposed change to an Existing Ordinance for Sidewalks and Curb Associated with all New Development within the City (ORD 22-16).

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

IX. Approval of the Minutes

Without objection, the minutes of the January 25, 2022, and February 15, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning State Route 235
Basic Development Plan Brandt Pike, North of the Reserves
Comprehensive Plan Mid-April, Yard, Inc.

XI. Upcoming Meetings

March 15, 2022
March 29, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:05 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A MAJOR CHANGE TO THE BASIC AND DETAILED DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 5840 OLD TROY PIKE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-01923-0004 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND REJECTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-45).

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 21-45 and on March 15, 2022, recommended denial by a vote of 3-1 of the Major Change to the Basic and Detailed 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 Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District (Zoning Case 21-45) is hereby approved with the following conditions:

1. Uses shall be limited to automobile sales and minor service of for-sale vehicles only.
2. The applicant shall comply with all Fire and Building Codes prior to occupancy.
3. The parking and display area shall be designed and striped to meet the parking requirements of Chapter 1185.
4. Lighting shall meet the requirements of City Code 1181.21.

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-8300

Topics of Discussion E.

Council Work Session

Meeting Date: 04/05/2022

ZC BDP 22-07 - Charles Simms Development - The Gables - Basic Development Plan - Brandt Pike

Submitted By: Geri Hoskins

Department: Planning

Division: Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022

Audio-Visual Needs: SmartBoard

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

ZC BDP 22-07 - Charles Simms Development - The Gables - Basic Development Plan - Brandt Pike

Purpose and Background

The applicant, Charles Simms Development, is requesting approval of a Basic Development Plan.

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

Drawings

Elevations

Traffic Impact Study

Stormwater Memorandum

Fire Assessment

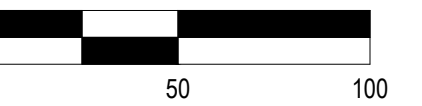
Resident Letter

Staff Report

Decision Record

Minutes

Ordinance



CHARLES SIMMS
DEVELOPMENT

[illegible]

REV	DATE	RELEASED FOR
<p> <input checked="" type="radio"/> 1985-2021 LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made. </p>		
DESIGNED	MTP	JOB NUMBER 0121637A.01
DRAWN	MTP	DATE
CHECKED	PSB	1/18/22
SHEET TITLE		

SHEET NUMBER

C100



DWG NAME: Q:\Simms Dev\0121637A.00 - The Reserve-redesign\Dev\Drawings\0121637-BDP-C100.dwg SAVE DATE: 1/28/2022 1:40 PM SAVED BY: mpaton



FRONT ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957

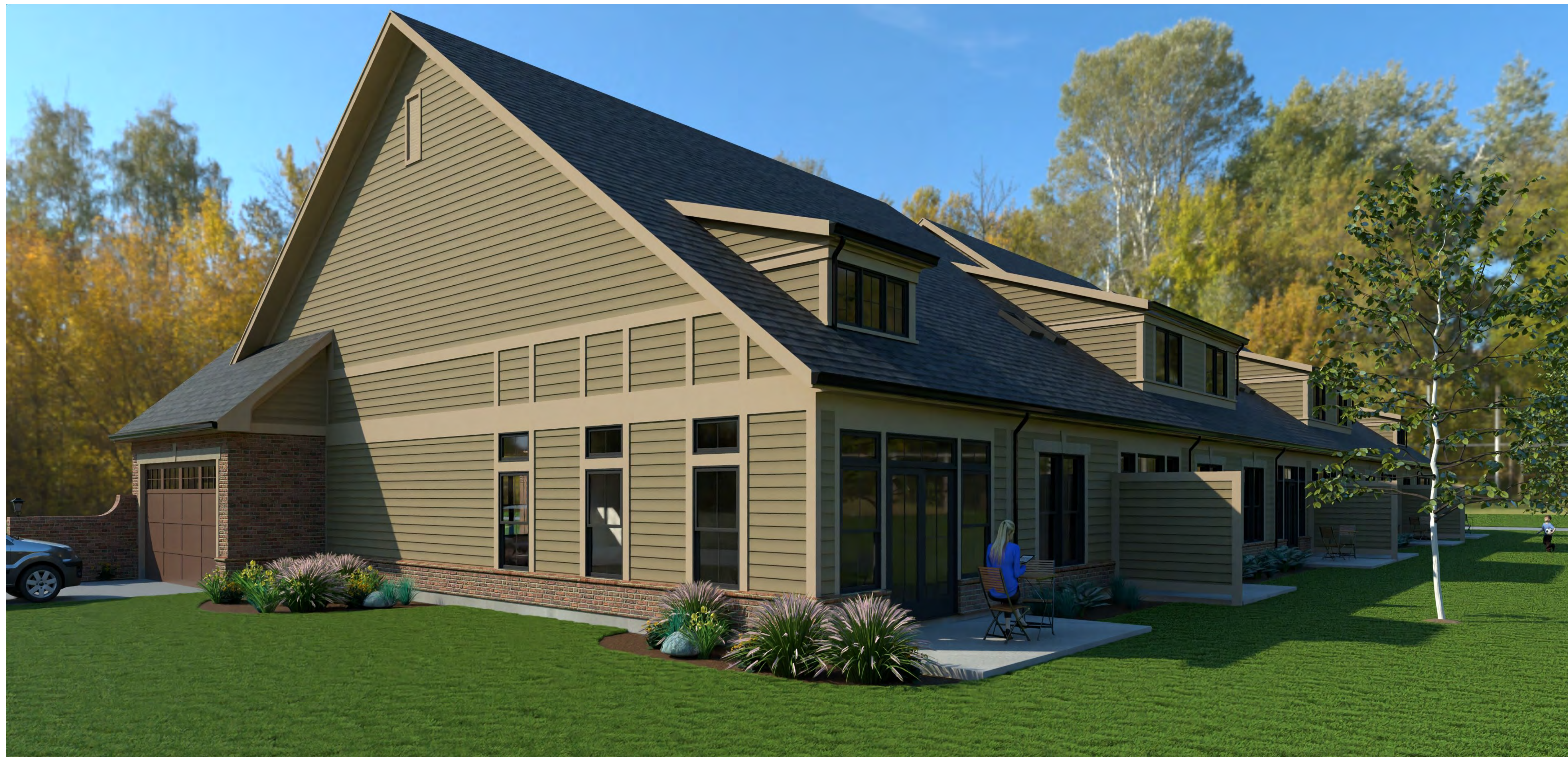


RIGHT SIDE ELEVATION



**THE GABLES
OF HUBER HEIGHTS**





LEFT SIDE REAR ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957

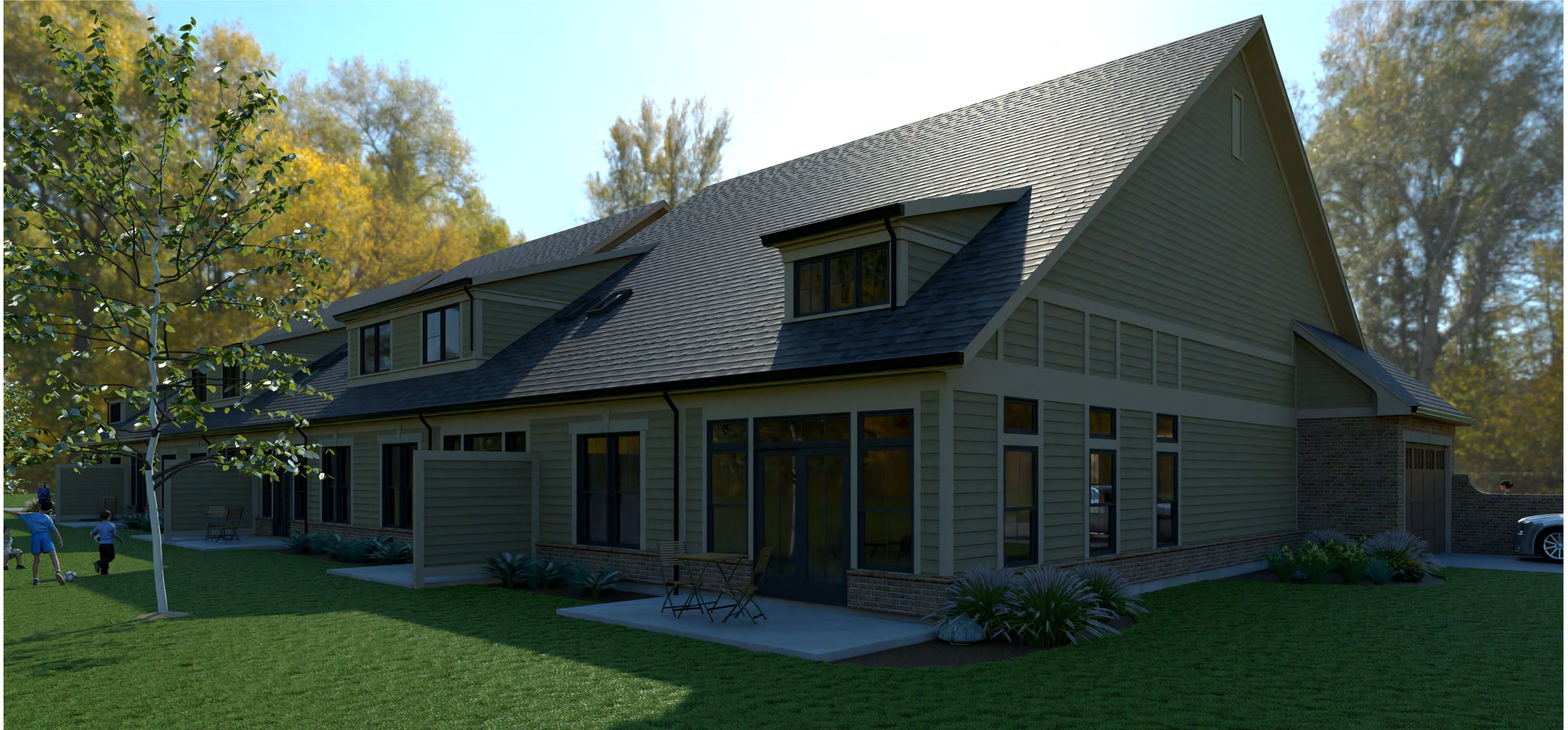


REAR ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957



RIGHT SIDE REAR ELEVATION



**THE GABLES
OF HUBER HEIGHTS**





LEFT SIDE ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957



1 February 2022

Russell Bergman, P.E.
City Engineer
City of Huber Heights
Government Center
6131 Taylorsville Road
Huber Heights, OH 45424

Re: Traffic Impact Study: The Reserves (Simms Development) Proposed Access Point on SR 201 (625' North of Shull Rd.)

Dear Mr. Bergman,

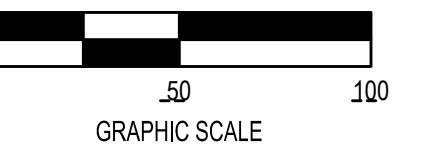
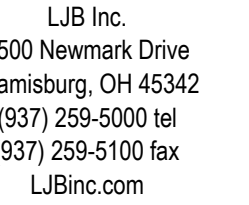
LJB has finished analysis of the subject access point on SR 201. The following is a summary of the analysis and our recommendations.

- > LJB collected 24-hour vehicular volume/speed/classification data on SR 201 in front of the proposed development 12-14 January 2022. Analysis of that data indicated that the AM and PM peak hours were at 07:00 and 16:45, respectively. Further, the recorded 85th percentile speed was 50.2 mph.
- > The proposed development is 66 multifamily housing units. Site generated trips were estimated using data and methodologies from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition for Land Use code 220 – Multifamily Housing (Low-Rise). The total expected AM peak hour trips = 21 and the total expected PM peak hour trips = 41.
- > Trips to/from the proposed development were based on the directional distribution of vehicles on SR 201 during the respective peak hour. For example: during the AM peak, 74.7% of the vehicles were going southbound and during the PM peak, 62.0% of the vehicles were going northbound.
- > To determine if turn lanes on SR 201 would be needed, LJB used ODOT turn lane warrant procedures and criteria. Based on this analysis, *a southbound right turn lane is not warranted*. However, *a northbound left turn lane is warranted*. The recommended turn lane should be 225'. (The 225' length includes the 50' taper.)
- > Traffic operation (capacity) of the proposed intersection, including the proposed northbound left turn lane, was evaluated using HCS software. The calculated delays and the associated levels of service (LOS) for the AM and PM peak hours do not indicate that there should be any appreciable delays experienced by northbound or southbound vehicles on SR 201. The LOS for both the AM and PM peak hours is an "A".

Respectfully,

Jason Oaks, P.E.
Traffic Engineer
LJB Inc.

Attachments: Proposed Development Site Plan, Count Data, Trip Generation, Turn Lane Warrants, HCS Reports



THE RESERVES

BRANDT PIKE
HUBER HEIGHTS, OH 45424

[illegible]

REV	DATE	RELEASED FOR
-----	------	--------------

© 1985-2020 LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made.

DESIGNED	JOB NUMBER 0121637
DRAWN	
CHECKED	DATE
DLF	8/12/21
MTP	

CONCEPT PLAN 8

SHEET NUMBER

C-108



OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Direction: Combined

12-Jan-22		> 228 - 360 in. SU-30,M H	> 360 - 429.6 in. S-Bus 36	> 429.6 - 474 in. SU-40	> 474 - 480 in. CITY- BUS	> 480 - 504 in. P/B	> 504 - 546 in. WB-40	> 546 - 584.4 in. P/T	> 584.4 - 660 in. WB-50	> 660 - 720 in. A-BUS	> 720 - 828 in. WB-62	> 828 - 867.6 in. WB-67D	> 867.6 in.	Total Vehicles	Total Buses	Total Trucks +Buses
Time	0 - 228 in. P															
00:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
12:00	83	4	1	1	0	0	0	1	1	1	1	0	0	93	1	10
13:00	658	24	5	2	0	1	1	1	0	1	2	1	1	697	5	39
14:00	715	43	8	0	0	2	1	1	1	1	0	0	1	773	8	58
15:00	873	41	6	4	0	2	1	0	0	1	0	1	1	930	6	57
16:00	983	56	3	0	0	0	2	0	0	0	0	0	0	1044	3	61
17:00	978	53	3	0	0	0	0	1	1	0	0	0	0	1036	3	58
18:00	784	28	2	1	0	1	0	0	0	0	1	0	1	818	2	34
19:00	488	23	0	1	0	0	0	0	0	0	1	0	0	513	0	25
20:00	337	18	2	1	0	0	1	0	1	0	0	0	1	361	2	24
21:00	271	17	0	0	0	0	0	0	0	0	0	0	0	288	0	17
22:00	142	8	1	0	0	0	0	0	0	0	0	0	0	151	1	9
23:00	70	6	1	0	0	1	1	0	0	0	0	0	0	79	1	9
Total	6382	321	32	10	0	7	7	4	4	4	5	2	5	6783	32	401
% Total	94.1%	4.7%	0.5%	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	100.0%	0.5%	5.9%
AM Peak	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
MID Peak	15:00 873	14:00 43	14:00 8	15:00 4	* *	14:00 2	13:00 1	12:00 1	12:00 1	12:00 1	13:00 2	13:00 1	13:00 1	15:00 930	14:00 8	14:00 58
PM Peak	16:00 983	16:00 56	14:00 8	15:00 4	* *	14:00 2	16:00 2	12:00 1	12:00 1	12:00 1	13:00 2	13:00 1	13:00 1	16:00 1044	14:00 8	16:00 61

OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Direction: Combined

13-Jan-22		> 228 - 360 in. SU-30,M H	> 360 - 429.6 in. S-Bus 36	> 429.6 - 474 in. SU-40	> 474 - 480 in. CITY- BUS	> 480 - 504 in. P/B	> 504 - 546 in. WB-40	> 546 - 584.4 in. P/T	> 584.4 - 660 in. WB-50	> 660 - 720 in. A-BUS	> 720 - 828 in. WB-62	> 828 - 867.6 in. WB-67D	> 867.6 in.	Total Vehicles	Total Buses	Total Trucks +Buses
Time	0 - 228 in. P															
00:00	39	2	0	0	0	0	0	0	0	0	0	0	0	41	0	2
01:00	16	2	0	0	0	0	0	0	0	0	0	0	0	18	0	2
02:00	19	1	0	0	0	0	0	0	0	0	1	0	0	21	0	2
03:00	30	3	0	0	0	0	0	0	0	0	0	0	0	33	0	3
04:00	78	3	0	0	0	0	0	0	0	0	2	1	0	84	0	6
05:00	189	6	0	1	0	0	0	0	0	2	1	0	0	199	0	10
06:00	382	18	1	0	0	0	0	0	1	1	0	0	1	404	1	22
07:00	572	39	0	3	0	1	0	1	0	1	0	0	0	617	0	45
08:00	483	32	3	4	0	3	0	0	0	0	4	0	0	529	3	46
09:00	492	22	4	3	0	2	2	2	1	1	2	1	1	533	4	41
10:00	490	39	4	2	1	0	0	0	0	2	3	0	0	541	5	51
11:00	576	31	6	0	0	0	0	1	0	1	3	0	0	618	6	42
12:00	616	35	3	3	0	1	0	1	3	2	1	1	0	666	3	50
13:00	622	40	10	2	1	0	2	0	3	0	4	1	0	685	11	63
14:00	725	40	7	2	1	2	1	1	3	1	2	0	2	787	8	62
15:00	776	51	5	4	0	0	1	1	0	2	2	0	0	842	5	66
16:00	926	52	3	0	1	0	0	1	0	0	0	0	0	983	4	57
17:00	977	41	2	1	0	2	1	0	1	0	1	0	1	1027	2	50
18:00	718	29	0	1	0	0	0	0	2	0	1	0	0	751	0	33
19:00	516	24	2	0	0	2	0	1	0	0	0	0	0	545	2	29
20:00	362	19	1	0	0	1	0	0	0	0	0	0	0	383	1	21
21:00	230	12	0	0	0	0	0	0	0	0	1	1	0	244	0	14
22:00	155	6	0	0	0	1	1	0	0	0	0	0	0	163	0	8
23:00	80	6	0	0	0	0	0	0	0	0	0	0	0	86	0	6
Total	10069	553	51	26	4	15	8	9	14	13	28	5	5	10800	55	731
% Total	93.2%	5.1%	0.5%	0.2%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.3%	0.0%	0.0%	100.0%	0.5%	6.8%
AM Peak	11:00	07:00	11:00	08:00	10:00	08:00	09:00	09:00	06:00	05:00	08:00	04:00	06:00	11:00	11:00	10:00
	576	39	6	4	1	3	2	2	1	2	4	1	1	618	6	51
MID Peak	15:00	15:00	13:00	15:00	10:00	09:00	09:00	09:00	12:00	10:00	13:00	09:00	14:00	15:00	13:00	15:00
	776	51	10	4	1	2	2	2	3	2	4	1	2	842	11	66
PM Peak	17:00	16:00	13:00	15:00	13:00	14:00	13:00	12:00	12:00	12:00	13:00	12:00	14:00	17:00	13:00	15:00
	977	52	10	4	1	2	2	1	3	2	4	1	2	1027	11	66

OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Direction: Combined

14-Jan-22		> 228 - 360 in. SU-30,M H	> 360 - 429.6 in. S-Bus 36	> 429.6 - 474 in. SU-40	> 474 - 480 in. CITY- BUS	> 480 - 504 in. P/B	> 504 - 546 in. WB-40	> 546 - 584.4 in. P/T	> 584.4 - 660 in. WB-50	> 660 - 720 in. A-BUS	> 720 - 828 in. WB-62	> 828 - 867.6 in. WB-67D	> 867.6 in.	Total Vehicles	Total Buses	Total Trucks +Buses
Time	0 - 228 in. P															
00:00	48	3	0	0	0	0	0	0	0	0	0	0	0	51	0	3
01:00	21	1	0	0	0	0	0	1	0	0	0	0	0	23	0	2
02:00	28	0	0	0	0	0	0	0	0	0	1	0	0	29	0	1
03:00	27	1	0	1	0	0	0	0	0	0	0	0	0	29	0	2
04:00	58	2	0	0	0	0	0	0	0	0	0	0	0	60	0	2
05:00	166	7	1	1	0	0	2	0	0	1	0	0	0	178	1	12
06:00	344	12	1	1	0	0	0	1	1	0	0	0	0	360	1	16
07:00	552	25	1	2	1	1	0	0	0	0	0	1	0	583	2	31
08:00	472	29	5	2	1	2	3	0	1	0	2	0	2	519	6	47
09:00	488	37	4	3	0	1	0	1	1	0	2	0	0	537	4	49
10:00	484	36	8	2	0	0	1	2	1	0	1	1	1	537	8	53
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
12:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0	0	0
Total	2688	153	20	12	2	4	6	5	4	1	6	2	3	2906	22	218
% Total	92.5%	5.3%	0.7%	0.4%	0.1%	0.1%	0.2%	0.2%	0.1%	0.0%	0.2%	0.1%	0.1%	100.0%	0.8%	7.5%
AM Peak	07:00	09:00	10:00	09:00	07:00	08:00	08:00	10:00	06:00	05:00	08:00	07:00	08:00	07:00	10:00	10:00
	552	37	8	3	1	2	3	2	1	1	2	1	2	583	8	53
MID Peak	09:00	09:00	10:00	09:00		09:00	10:00	10:00	09:00		09:00	10:00	10:00	09:00	10:00	10:00
	488	37	8	3	*	1	1	2	1	*	2	1	1	537	8	53
PM Peak	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Grand Total	19139	1027	103	48	6	26	21	18	22	18	39	9	13	20489	109	1350
% Grand Total	93.4%	5.0%	0.5%	0.2%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%	0.0%	0.1%	100.0%	0.5%	6.6%

OAKS Engineering, LLC
dba **Traffic Data Collection**
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Direction: Combined

12-Jan-22 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00	1	0	0	0	3	13	30	29	15	2	0	0	0	93
13:00	0	0	0	2	10	88	237	240	98	21	1	0	0	697
14:00	0	0	0	4	15	90	269	244	129	16	5	0	1	773
15:00	0	0	0	1	15	115	310	326	135	21	4	1	2	930
16:00	0	0	0	3	19	107	293	419	173	27	2	1	0	1044
17:00	0	0	0	3	13	135	331	397	129	23	2	3	0	1036
18:00	0	0	0	1	19	168	311	251	54	12	1	1	0	818
19:00	0	0	1	1	18	96	180	174	35	7	0	1	0	513
20:00	0	0	0	0	11	64	149	100	30	7	0	0	0	361
21:00	0	0	0	1	8	53	116	76	29	2	3	0	0	288
22:00	0	0	0	1	2	27	55	44	14	5	2	0	1	151
23:00	0	0	0	0	3	12	27	20	12	4	0	0	1	79
Total	1	0	1	17	136	968	2308	2320	853	147	20	7	5	6783
% Total	0.0%	0.0%	0.0%	0.3%	2.0%	14.3%	34.0%	34.2%	12.6%	2.2%	0.3%	0.1%	0.1%	

OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Direction: Combined

13-Jan-22 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	1	2	5	13	10	8	1	1	0	0	41
1:00	0	0	0	0	0	6	4	4	1	1	1	1	0	18
2:00	0	0	0	0	2	5	8	4	2	0	0	0	0	21
3:00	0	0	0	0	0	10	12	9	2	0	0	0	0	33
4:00	0	0	0	0	4	11	30	26	10	3	0	0	0	84
5:00	0	1	0	0	8	25	59	69	29	7	1	0	0	199
6:00	0	0	0	0	7	66	130	123	62	15	1	0	0	404
7:00	0	0	0	2	19	81	208	200	84	21	2	0	0	617
8:00	0	0	1	0	11	57	156	203	91	8	2	0	0	529
9:00	0	0	0	0	3	56	174	216	67	15	1	1	0	533
10:00	0	0	0	4	3	52	201	195	72	10	3	1	0	541
11:00	0	0	0	0	13	75	170	257	85	12	6	0	0	618
12:00	0	0	0	1	30	95	219	210	92	15	4	0	0	666
13:00	0	0	1	0	11	70	206	255	98	34	5	2	3	685
14:00	0	0	0	0	6	77	240	324	117	21	2	0	0	787
15:00	0	0	0	0	10	88	273	305	135	24	6	1	0	842
16:00	0	0	0	0	7	68	298	416	152	38	2	2	0	983
17:00	0	0	0	0	7	119	381	374	120	24	2	0	0	1027
18:00	0	0	0	6	27	117	333	205	54	8	1	0	0	751
19:00	0	0	4	1	17	126	176	171	43	7	0	0	0	545
20:00	0	0	0	4	6	65	155	108	36	7	1	0	1	383
21:00	0	0	0	0	7	39	95	69	24	8	1	0	1	244
22:00	0	0	0	0	7	36	51	42	20	5	0	1	1	163
23:00	0	0	0	0	4	15	27	22	12	3	1	0	2	86
Total	0	1	6	19	211	1364	3619	3817	1416	287	43	9	8	10800
% Total	0.0%	0.0%	0.1%	0.2%	2.0%	12.6%	33.5%	35.3%	13.1%	2.7%	0.4%	0.1%	0.1%	

OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH











LOCATION: SR201 965' N OF SHULL

Direction: Combined

14-Jan-22 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
0:00	0	0	0	0	1	10	17	19	2	1	0	0	1	51
1:00	0	0	0	0	2	5	7	8	0	1	0	0	0	23
2:00	0	0	0	0	2	10	4	6	5	2	0	0	0	29
3:00	0	0	0	0	4	6	13	4	2	0	0	0	0	29
4:00	0	1	0	0	0	12	23	16	5	2	1	0	0	60
5:00	0	0	0	1	3	22	68	56	24	4	0	0	0	178
6:00	0	0	0	0	3	53	117	115	51	19	1	1	0	360
7:00	0	0	0	3	12	75	197	209	76	7	3	0	1	583
8:00	0	0	0	1	12	69	174	176	66	18	2	1	0	519
9:00	0	0	0	1	8	69	194	169	72	20	3	1	0	537
10:00	0	0	0	5	7	79	189	175	75	3	3	1	0	537
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	1	0	11	54	410	1003	953	378	77	13	4	2	2906
% Total	0.0%	0.0%	0.0%	0.4%	1.9%	14.1%	34.5%	32.8%	13.0%	2.6%	0.4%	0.1%	0.1%	
Grand Total	1	2	7	47	401	2742	6930	7090	2647	511	76	20	15	20489
% Grand Total	0.0%	0.0%	0.0%	0.2%	2.0%	13.4%	33.8%	34.6%	12.9%	2.5%	0.4%	0.1%	0.1%	100.0%
Speed	Percentile 15th 50th 85th 95th Speed 39.7 45.3 50.2 53.3 Mean Speed (Average) 45.2 10 MPH Pace Speed 40-49 Number in Pace 13933 Percent in Pace 68.0% Number > 35 MPH 20031 Percent > 35 MPH 97.8%													




































OAKS Engineering, LLC
dba **Traffic Data Collection**
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Time	12-Jan-22 Wednesday	SB, Lane 1	NB, Lane 2	Combined Total	
00:00		*	*	0	
00:15		*	*	0	
00:30		*	*	0	
00:45		*	*	0	
01:00		*	*	0	
01:15		*	*	0	
01:30		*	*	0	
01:45		*	*	0	
02:00		*	*	0	
02:15		*	*	0	
02:30		*	*	0	
02:45		*	*	0	
03:00		*	*	0	
03:15		*	*	0	
03:30		*	*	0	
03:45		*	*	0	
04:00		*	*	0	
04:15		*	*	0	
04:30		*	*	0	
04:45		*	*	0	
05:00		*	*	0	
05:15		*	*	0	
05:30		*	*	0	
05:45		*	*	0	
06:00		*	*	0	
06:15		*	*	0	
06:30		*	*	0	
06:45		*	*	0	
07:00		*	*	0	
07:15		*	*	0	
07:30		*	*	0	
07:45		*	*	0	
08:00		*	*	0	
08:15		*	*	0	
08:30		*	*	0	
08:45		*	*	0	
09:00		*	*	0	
09:15		*	*	0	
09:30		*	*	0	
09:45		*	*	0	
10:00		*	*	0	
10:15		*	*	0	
10:30		*	*	0	
10:45		*	*	0	
11:00		*	*	0	
11:15		*	*	0	
11:30		*	*	0	
11:45		*	*	0	
12:00		0	0	0	
12:15		0	0	0	
12:30		0	0	0	
12:45		52	41	93	
13:00		94	75	169	
13:15		84	115	199	
13:30		77	73	150	
13:45		82	97	179	
14:00		74	92	166	
14:15		78	109	187	
14:30		111	105	216	
14:45		82	122	204	
15:00		107	115	222	




























































OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

15:15	96	152	248	
15:30	106	142	248	
15:45	83	129	212	
16:00	110	155	265	
16:15	110	153	263	
16:30	106	145	251	
16:45	104	161	265	
17:00	100	169	269	
17:15	98	183	281	
17:30	101	163	264	
17:45	98	124	222	
18:00	109	125	234	
18:15	89	121	210	
18:30	105	113	218	
18:45	65	91	156	
19:00	51	83	134	
19:15	47	99	146	
19:30	47	69	116	
19:45	41	76	117	
20:00	31	54	85	
20:15	33	63	96	
20:30	39	50	89	
20:45	27	64	91	
21:00	22	65	87	
21:15	38	48	86	
21:30	22	44	66	
21:45	15	34	49	
22:00	18	28	46	
22:15	11	19	30	
22:30	20	33	53	
22:45	8	14	22	
23:00	14	12	26	
23:15	7	16	23	
23:30	4	8	12	
23:45	7	11	18	
Total	2823	3960	6783	
Percent	41.6%	58.4%		
AM Peak Volume Peak Factor				
Mid Peak	14:15	14:15	14:15	
Volume	378	451	829	
Peak Factor	0.851	0.924	0.934	
PM Peak	16:00	16:45	16:45	
Volume	430	676	1079	
Peak Factor	0.977	0.923	0.960	




































OAKS Engineering, LLC
dba **Traffic Data Collection**
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Time	13-Jan-22 Thursday	SB, Lane 1	NB, Lane 2	Combined Total	
00:00		4	10	14	
00:15		4	8	12	
00:30		6	4	10	
00:45		5	0	5	
01:00		1	3	4	
01:15		2	3	5	
01:30		3	3	6	
01:45		2	1	3	
02:00		0	3	3	
02:15		1	1	2	
02:30		4	6	10	
02:45		2	4	6	
03:00		1	2	3	
03:15		4	5	9	
03:30		5	3	8	
03:45		5	8	13	
04:00		12	2	14	
04:15		6	7	13	
04:30		12	5	17	
04:45		30	10	40	
05:00		28	8	36	
05:15		33	15	48	
05:30		43	11	54	
05:45		40	21	61	
06:00		57	20	77	
06:15		66	16	82	
06:30		84	27	111	
06:45		104	30	134	
07:00		115	31	146	
07:15		99	38	137	
07:30		128	34	162	
07:45		119	53	172	
08:00		95	45	140	
08:15		90	43	133	
08:30		83	50	133	
08:45		69	54	123	
09:00		92	49	141	
09:15		93	57	150	
09:30		74	41	115	
09:45		77	50	127	
10:00		85	54	139	
10:15		83	55	138	
10:30		73	75	148	
10:45		70	46	116	
11:00		64	58	122	
11:15		93	84	177	
11:30		88	67	155	
11:45		89	75	164	
12:00		94	82	176	
12:15		94	79	173	
12:30		73	78	151	
12:45		90	76	166	
13:00		85	91	176	
13:15		77	105	182	
13:30		81	78	159	
13:45		76	92	168	
14:00		89	96	185	
14:15		77	99	176	
14:30		108	107	215	
14:45		91	120	211	
15:00		96	89	185	













































OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

15:15	60	115	175	
15:30	110	143	253	
15:45	86	143	229	
16:00	90	138	228	
16:15	95	151	246	
16:30	95	134	229	
16:45	103	177	280	
17:00	102	170	272	
17:15	107	173	280	
17:30	92	138	230	
17:45	92	153	245	
18:00	82	121	203	
18:15	87	117	204	
18:30	88	87	175	
18:45	69	100	169	
19:00	48	86	134	
19:15	59	107	166	
19:30	51	71	122	
19:45	50	73	123	
20:00	36	69	105	
20:15	28	67	95	
20:30	38	61	99	
20:45	28	56	84	
21:00	18	39	57	
21:15	31	42	73	
21:30	19	32	51	
21:45	22	41	63	
22:00	12	32	44	
22:15	15	27	42	
22:30	20	24	44	
22:45	13	20	33	
23:00	11	15	26	
23:15	6	16	22	
23:30	3	15	18	
23:45	9	11	20	
Total	5349	5451	10800	
Percent	49.5%	50.5%		
AM Peak	07:00	10:30	07:00	
Volume	461	263	617	
Peak Factor	0.900	0.783	0.897	
Mid Peak	14:15	14:00	14:00	
Volume	372	422	787	
Peak Factor	0.861	0.879	0.915	
PM Peak	16:30	16:45	16:45	
Volume	407	658	1062	
Peak Factor	0.951	0.929	0.948	

OAKS Engineering, LLC
dba **Traffic Data Collection**
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Time	14-Jan-22 Friday	SB, Lane 1	NB, Lane 2	Combined Total	
00:00		7	12	19	
00:15		8	9	17	
00:30		1	7	8	
00:45		1	6	7	
01:00		2	2	4	
01:15		2	5	7	
01:30		4	2	6	
01:45		3	3	6	
02:00		4	5	9	
02:15		3	4	7	
02:30		2	6	8	
02:45		2	3	5	
03:00		5	1	6	
03:15		2	3	5	
03:30		7	4	11	
03:45		5	2	7	
04:00		3	6	9	
04:15		8	9	17	
04:30		9	3	12	
04:45		16	6	22	
05:00		24	10	34	
05:15		30	10	40	
05:30		42	11	53	
05:45		38	13	51	
06:00		45	16	61	
06:15		46	20	66	
06:30		87	23	110	
06:45		95	28	123	
07:00		87	37	124	
07:15		106	53	159	
07:30		115	44	159	
07:45		93	48	141	
08:00		82	43	125	
08:15		80	35	115	
08:30		88	42	130	
08:45		95	54	149	
09:00		80	46	126	
09:15		83	45	128	
09:30		94	64	158	
09:45		76	49	125	
10:00		72	61	133	
10:15		88	66	154	
10:30		88	69	157	
10:45		50	43	93	
11:00		*	*	0	
11:15		*	*	0	
11:30		*	*	0	
11:45		*	*	0	
12:00		*	*	0	
12:15		*	*	0	
12:30		*	*	0	
12:45		*	*	0	
13:00		*	*	0	
13:15		*	*	0	
13:30		*	*	0	
13:45		*	*	0	
14:00		*	*	0	
14:15		*	*	0	
14:30		*	*	0	
14:45		*	*	0	
15:00		*	*	0	

OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

15:15	*	*	0
15:30	*	*	0
15:45	*	*	0
16:00	*	*	0
16:15	*	*	0
16:30	*	*	0
16:45	*	*	0
17:00	*	*	0
17:15	*	*	0
17:30	*	*	0
17:45	*	*	0
18:00	*	*	0
18:15	*	*	0
18:30	*	*	0
18:45	*	*	0
19:00	*	*	0
19:15	*	*	0
19:30	*	*	0
19:45	*	*	0
20:00	*	*	0
20:15	*	*	0
20:30	*	*	0
20:45	*	*	0
21:00	*	*	0
21:15	*	*	0
21:30	*	*	0
21:45	*	*	0
22:00	*	*	0
22:15	*	*	0
22:30	*	*	0
22:45	*	*	0
23:00	*	*	0
23:15	*	*	0
23:30	*	*	0
23:45	*	*	0
Total	1878	1028	2906
Percent	64.6%	35.4%	
AM Peak	06:45	09:45	07:15
Volume	403	245	584
Peak Factor	0.876	0.888	0.918
Mid Peak	09:00	09:45	09:30
Volume	333	245	570
Peak Factor	0.886	0.888	0.902
PM Peak			
Volume			
Peak Factor			
Grand Total	10050	10439	20489
Percentage	49.1%	50.9%	

OAKS Engineering, LLC
dba Traffic Data Collection
Vandalia, OH

LOCATION: SR201 965' N OF SHULL

Time	13-Jan-22		Combined							
	Thursday	SB, Lane 1	NB, Lane 2	Total						
00:00		4	10	14						
00:15		4	8	12						
00:30		6	4	10						
00:45		5	0	5						
01:00		1	3	4						
01:15		2	3	5						
01:30		3	3	6						
01:45		2	1	3						
02:00		0	3	3						
02:15		1	1	2						
02:30		4	6	10						
02:45		2	4	6						
03:00		1	2	3						
03:15		4	5	9						
03:30		5	3	8						
03:45		5	8	13						
04:00		12	2	14						
04:15		6	7	13						
04:30		12	5	17						
04:45		30	10	40						
05:00		28	8	36						
05:15		33	15	48						
05:30		43	11	54						
05:45		40	21	61						
06:00		57	20	77						
06:15		66	16	82						
06:30		84	27	111						
					SB PEAK	NB PEAK	TOT			
06:45		104	30	134	HR	HR	PEAK HR	SB, %-Dir	NB, %-Dir	
07:00		115	31	146						
07:15		99	38	137						
07:30		128	34	162						
07:45		119	53	172	461	156	617	74.7%	25.3%	
08:00		95	45	140	480	160	630	<< 2023 Vol's (2% Growth)		
08:15		90	43	133						
08:30		83	50	133						
08:45		69	54	123						
09:00		92	49	141						
09:15		93	57	150						
09:30		74	41	115						
09:45		77	50	127						
10:00		85	54	139						
10:15		83	55	138						
10:30		73	75	148						
10:45		70	46	116						
11:00		64	58	122						
11:15		93	84	177						
11:30		88	67	155						
11:45		89	75	164						

12:00	94	82	176						
12:15	94	79	173						
12:30	73	78	151						
12:45	90	76	166						
13:00	85	91	176						
13:15	77	105	182						
13:30	81	78	159						
13:45	76	92	168						
14:00	89	96	185						
14:15	77	99	176						
14:30	108	107	215						
14:45	91	120	211						
15:00	96	89	185						
15:15	60	115	175						
15:30	110	143	253						
15:45	86	143	229						
16:00	90	138	228						
16:15	95	151	246						
16:30	95	134	229		SB PEAK HR	NB PEAK HR	TOT PEAK HR	SB, %-Dir	NB, %-Dir
16:45	103	177	280						
17:00	102	170	272						
17:15	107	173	280						
17:30	92	138	230		404	658	1062	38.0%	62.0%
17:45	92	153	245		420	680	1090	<< 2023 Vol's (2% Growth)	
18:00	82	121	203						
18:15	87	117	204						
18:30	88	87	175						
18:45	69	100	169						
19:00	48	86	134						
19:15	59	107	166						
19:30	51	71	122						
19:45	50	73	123						
20:00	36	69	105						
20:15	28	67	95						
20:30	38	61	99						
20:45	28	56	84						
21:00	18	39	57						
21:15	31	42	73						
21:30	19	32	51						
21:45	22	41	63						
22:00	12	32	44						
22:15	15	27	42						
22:30	20	24	44						
22:45	13	20	33						
23:00	11	15	26						
23:15	6	16	22						
23:30	3	15	18						
23:45	9	11	20						
Total	5349	5451	10800						
Percent	49.5%	50.5%							
AM Peak	07:00	10:30	07:00						
Volume	461	263	617						
Peak Factor	0.900	0.783	0.897						
Mid Peak	14:15	14:00	14:00						
Volume	372	422	787						
Peak Factor	0.861	0.879	0.915						
PM Peak	16:30	16:45	16:45						
Volume	407	658	1062						
Peak Factor	0.951	0.929	0.948						

Multifamily Housing (Low-Rise) (220)

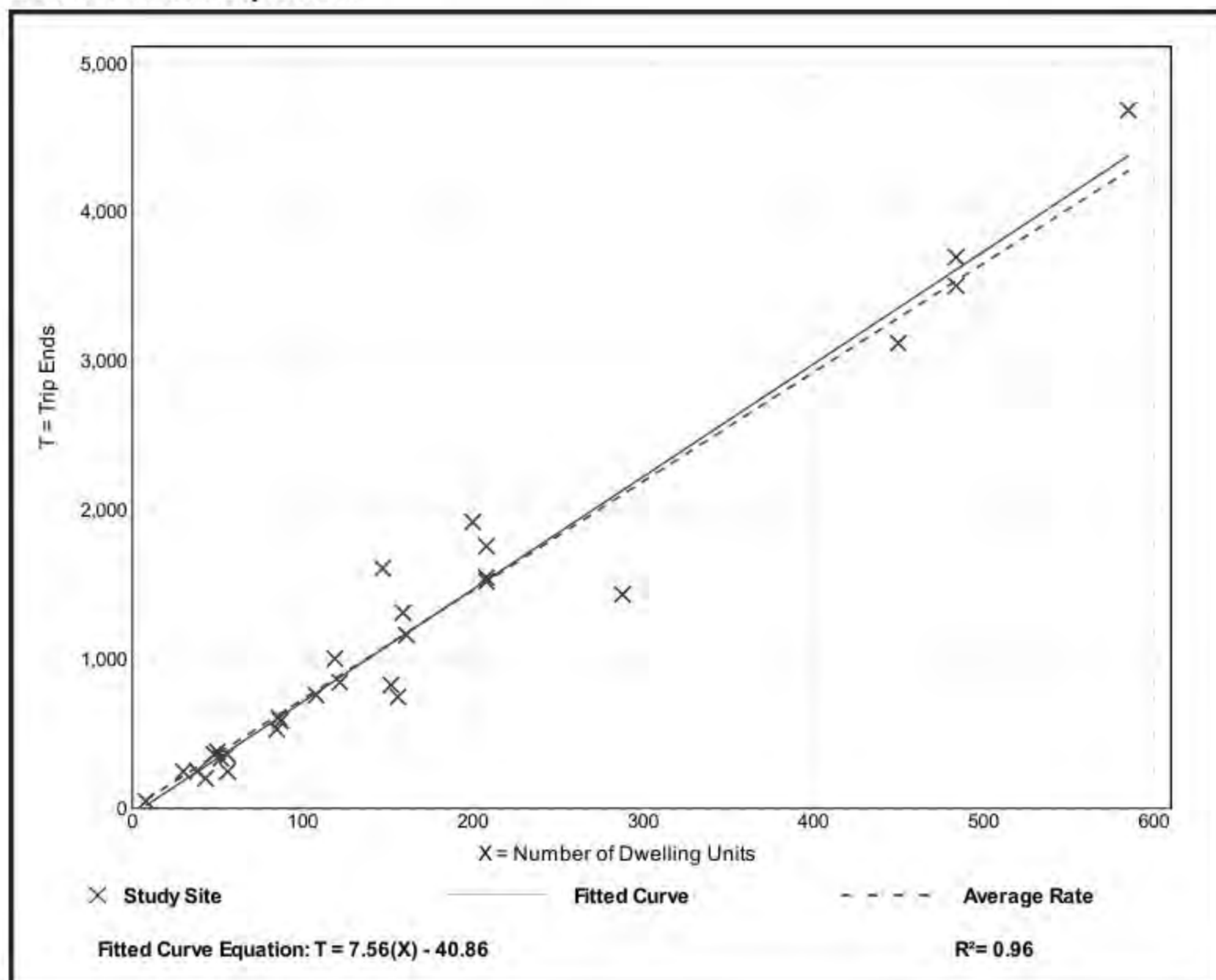
Vehicle Trip Ends vs: Dwelling Units = 66
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units = 66

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

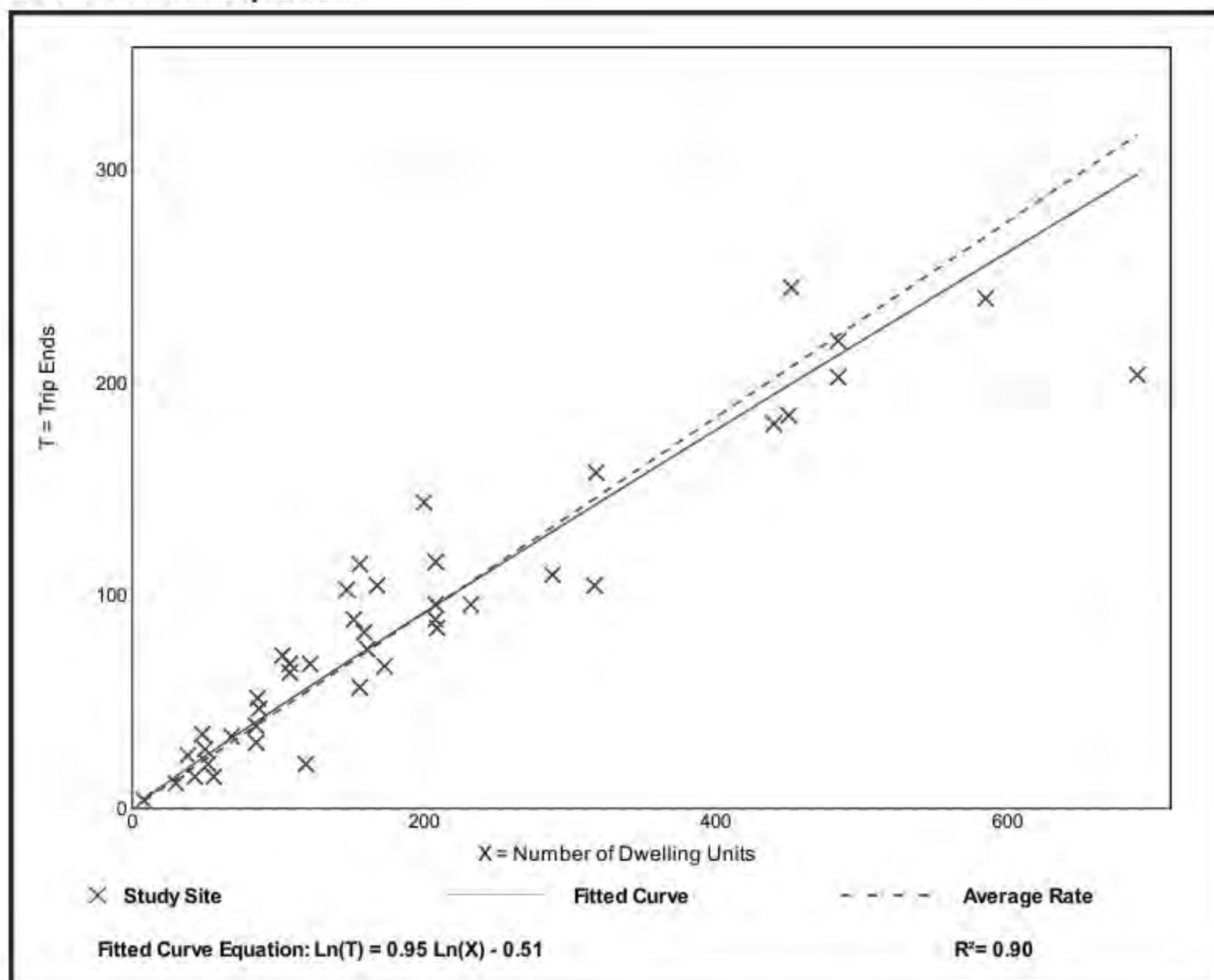
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units = 66

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

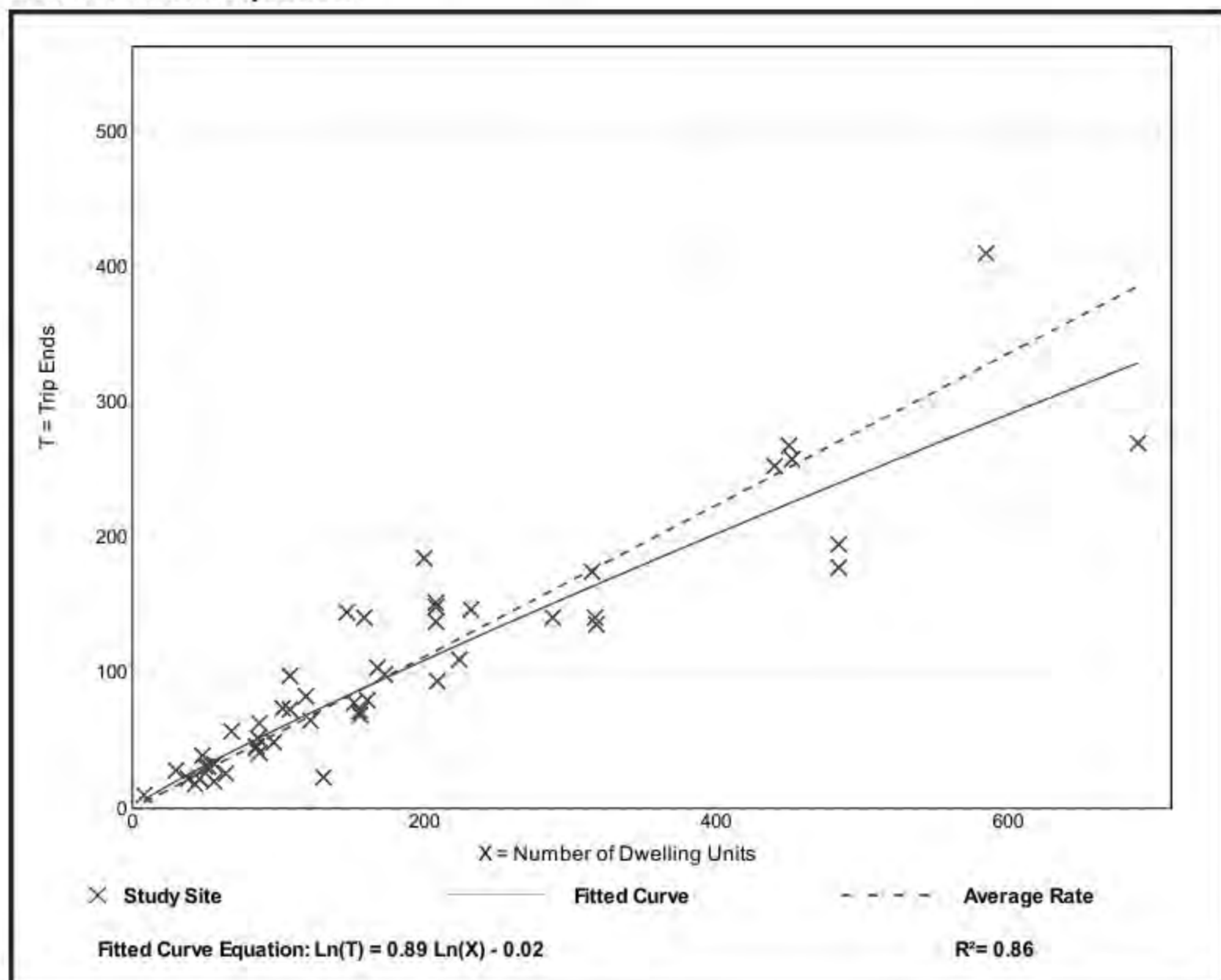
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OHIO

Traffic Impact Study

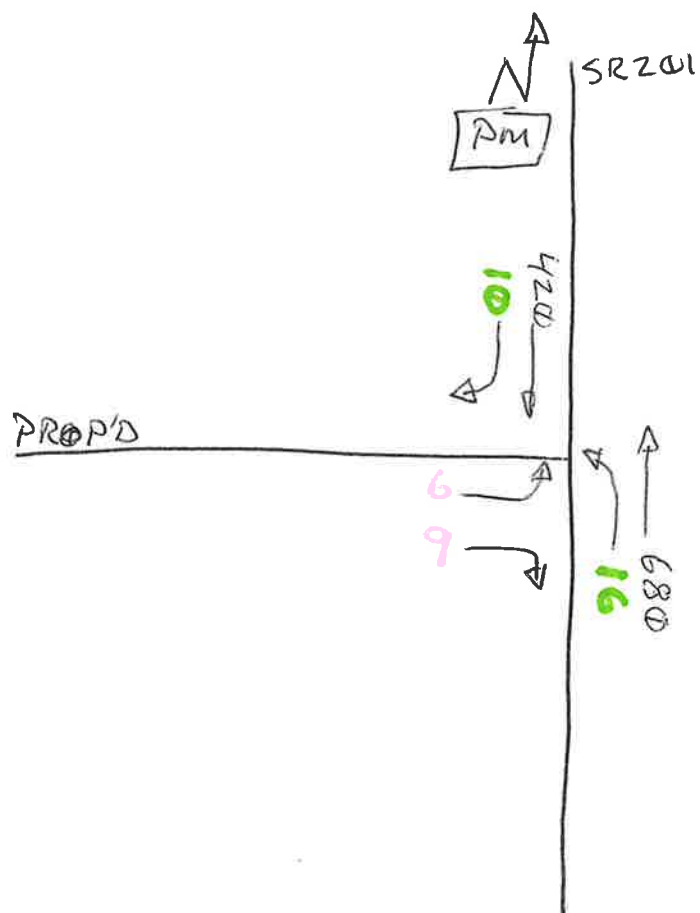
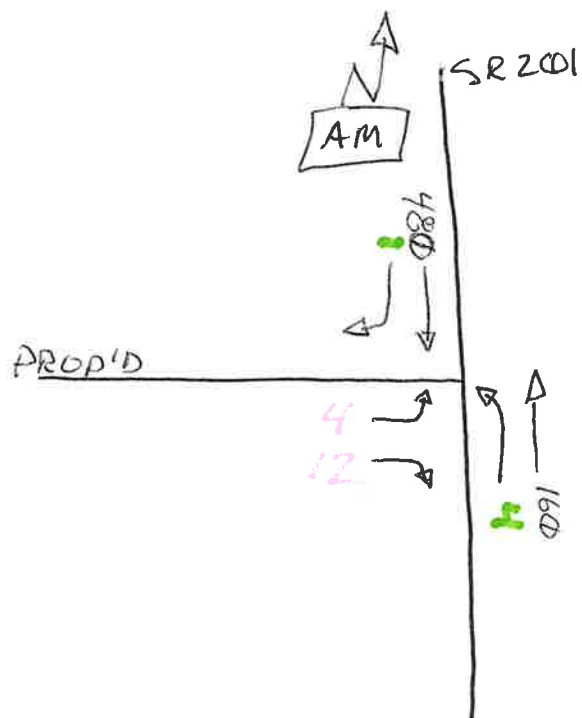
Trip Generation Rates

Institute of Transportation Engineer, 10th Edition

Land Use	Variable	Time Period	ITE LUC	ITE Formula	Total Trips	% Trips Entering	% Trips Exiting	Trips Entering	Trips Exiting
Multifamily Housing	66	ADT	220	$T=7.56(X)-40.86$	460	50%	50%	230	230
(Low-Rise)	Units	AM Peak	220	$\ln(T)=0.95\ln(X)-0.51$	21	23%	77%	5	16
Peak Hour of Adjacent Street Traffic		PM Peak	220	$\ln(T)=0.89\ln(X)-0.02$	41	63%	37%	26	15
TOTAL			ADT		460			230	230
			AM TOTAL		21			5	16
			PM TOTAL		41			26	15

Directional Distribution	Time Period	% NB	% SB	NbL Entering	SbR Entering	EbL Exiting	EbR Exiting
	ADT	50%	50%	115	115	115	115
	AM Peak	25%	75%	4	<i>1</i>	4	12
	PM Peak	62%	38%	16	10	<i>6</i>	<i>9</i>

Note: Italics indicate volumes assumed to come/go mostly from the south.



Project: THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OH
Location: SR 201 AT "THE RESERVES" PROP'D ACCESS (~625' N OF SHULL)
Scenario: 2023 OPENING DAY
Analyst: JDO
Date: 31 JAN. 2022



Direction
 Northbound

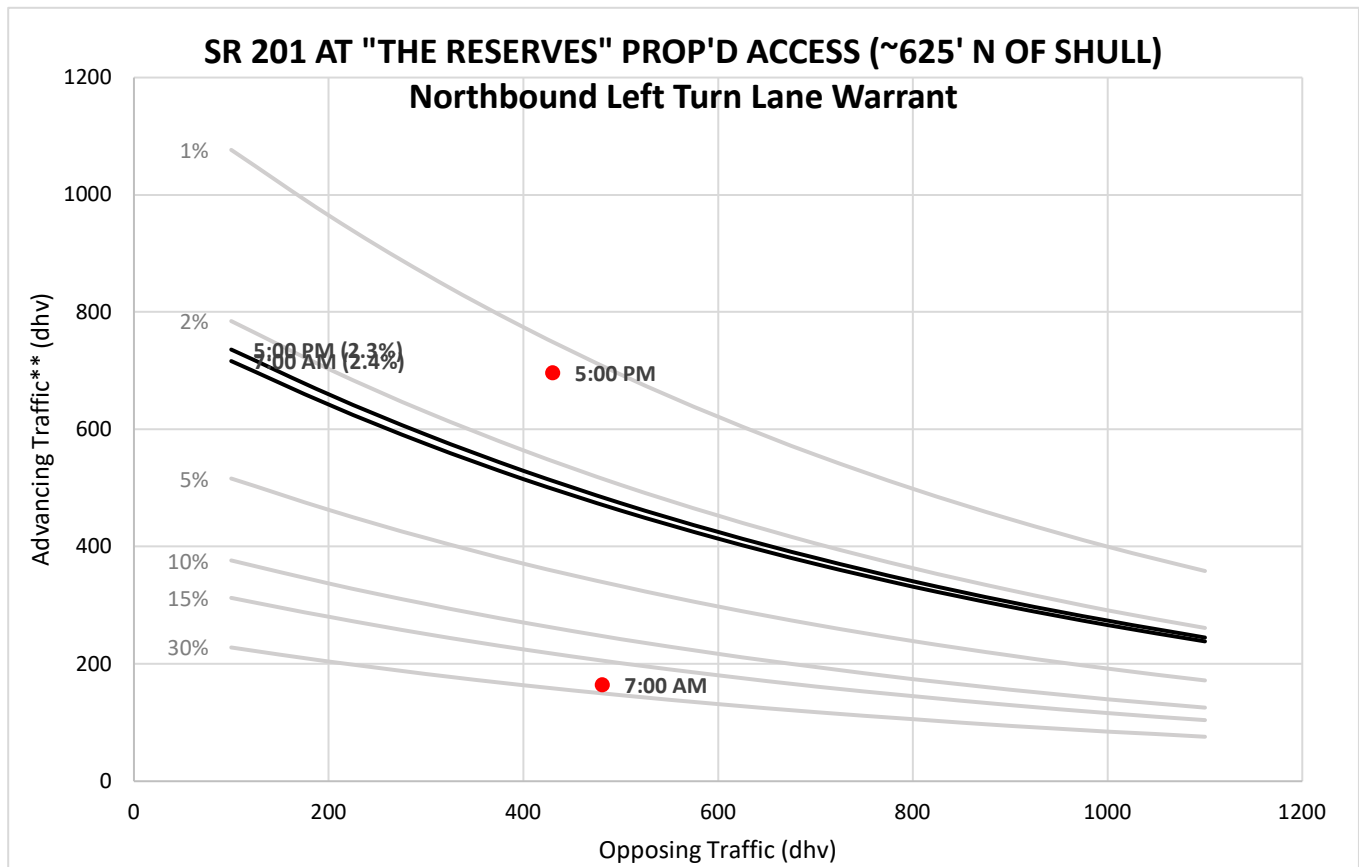
Left/Right Turn
 Left Turn

Posted Speed
 > 40 mph

Number of Lanes
 2

Median Type
 Divided*

Start Time	Advancing Traffic**	Turning Volume	Percent Turning	Opposing Volume	Warrant Met?
6:00 AM					
7:00 AM	164	4	2.4	481	NO
8:00 AM					
9:00 AM					
10:00 AM					
11:00 AM					
12:00 PM					
1:00 PM					
2:00 PM					
3:00 PM					
4:00 PM					
5:00 PM	696	16	2.3	430	YES
6:00 PM					
7:00 PM					
8:00 PM					



Points plotted above the corresponding decision line indicate that the warrant is met

*A highway is considered divided as long as median width is adequate for full storage of a left turn vehicle

**Includes Left Turns

Project: THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OH
Location: SR 201 AT "THE RESERVES" PROP'D ACCESS (~625' N OF SHULL)
Scenario: 2023 OPENING DAY
Analyst: JDO
Date: 31 JAN. 2022



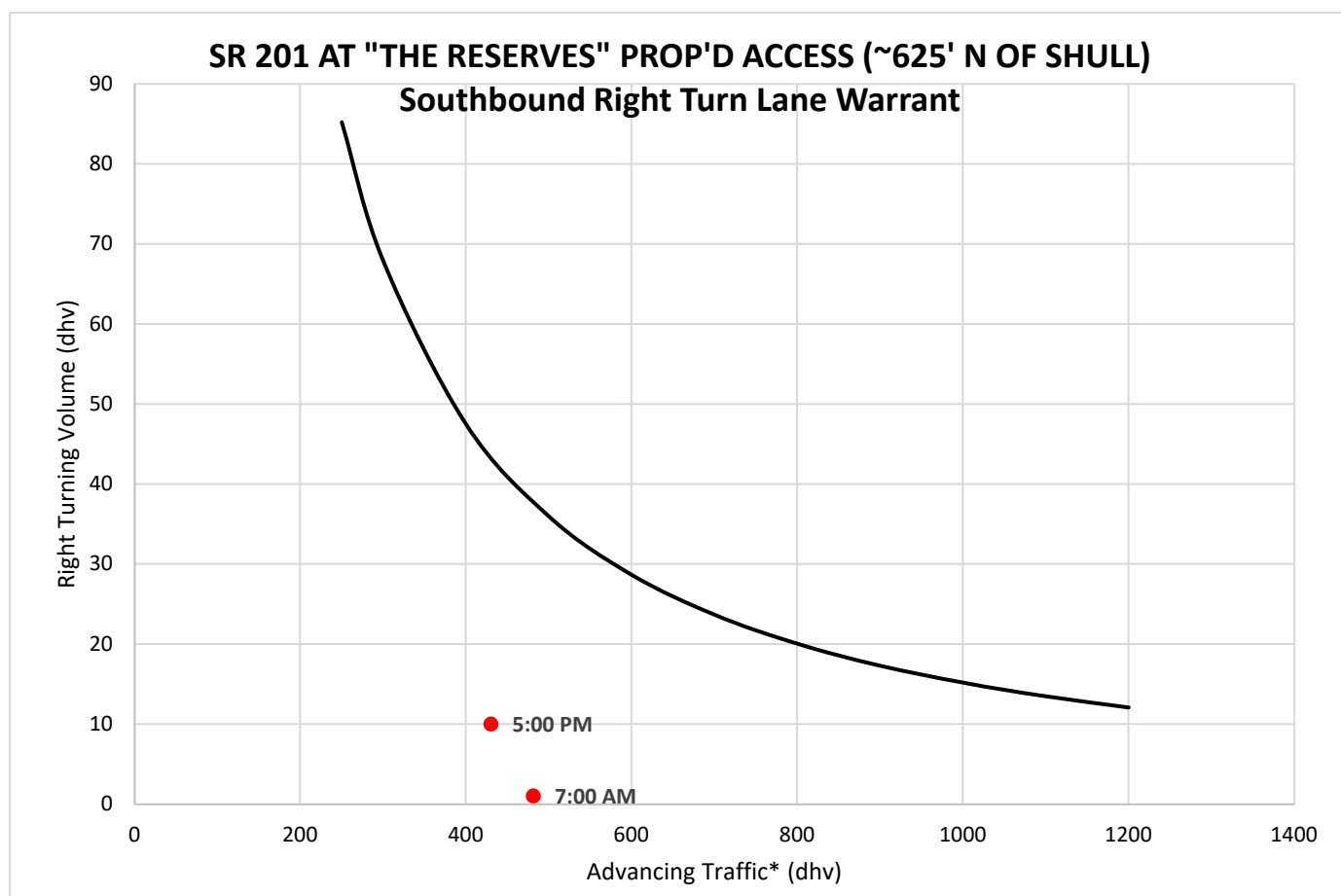
Direction
Southbound

Left/Right Turn
Right Turn

Posted Speed
> 40 mph

Number of Lanes
2

Start Time	Advancing Volume	Turning Volume	Warrant Met?
6:00 AM			
7:00 AM	481	1	NO
8:00 AM			
9:00 AM			
10:00 AM			
11:00 AM			
12:00 PM			
1:00 PM			
2:00 PM			
3:00 PM			
4:00 PM			
5:00 PM	430	10	NO
6:00 PM			
7:00 PM			
8:00 PM			



Points plotted above the corresponding decision line indicate that the warrant is met

THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS, OH
Turn Lane Length Calculations
SR 201 AT "THE RESERVES" PROP'D ACCESS (~625' N OF SHULL)

MOVEMENT:NB Left Turn		
AM Peak hour volumes		
Movement	NBLT	
Design Speed	50	mph
Cycle Length	60	seconds
Control (Stop or Signal)	Stop	
Through Volume	680	vph
Number of Through Lanes	2	
Turning Volume	16	vph
Number of Turning Lanes	1	
Design Condition	B	A, B, or C
Turning Percentage	2%	
Vehicles Per Cycle	0.3	
Storage Length	50	feet
Deceleration/Taper	225	feet
Calculated Turn Lane Length	225	feet
No Block Distance	N.A.	feet
No Block Turn Lane Length	N.A.	feet

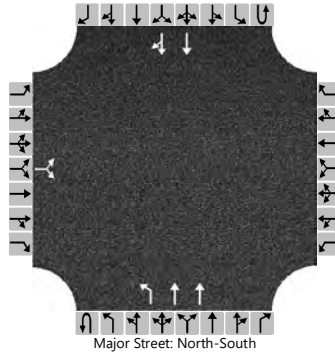
* - No Block Turn Lane Length adds a 50' taper to No Block Distance

HCS7 Two-Way Stop-Control Report

General Information

Analyst	JDO	Intersection	SR 201 AT THE RESERVES
Agency/Co.	LJB INC	Jurisdiction	HUBER HEIGHTS, OH
Date Performed	31-Jan-22	East/West Street	Prop'd Access
Analysis Year	2023	North/South Street	SR201
Time Analyzed	AM PEAK	Peak Hour Factor	0.90
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		4		12					0	4	160				480	1
Percent Heavy Vehicles (%)		2		2					0	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.84		6.94						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			18							4						
Capacity, c (veh/h)			612							1030						
v/c Ratio			0.03							0.00						
95% Queue Length, Q ₉₅ (veh)			0.1							0.0						
Control Delay (s/veh)			11.1							8.5						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	11.1								0.2							
Approach LOS	B															

HCS7 Two-Way Stop-Control Report

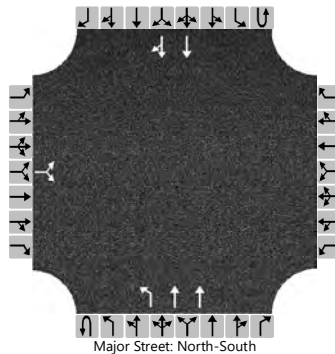
General Information

Analyst	JDO
Agency/Co.	LJB INC
Date Performed	31-Jan-22
Analysis Year	2023
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	THE RESERVES (SIMMS DEVELOPMENT) - HUBER HEIGHTS

Site Information

Intersection	SR 201 AT THE RESERVES
Jurisdiction	HUBER HEIGHTS, OH
East/West Street	Prop'd Access
North/South Street	SR201
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		6		9					0	16	680				420	10
Percent Heavy Vehicles (%)		2		2					0	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.84		6.94						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17							18						
Capacity, c (veh/h)			451							1081						
v/c Ratio			0.04							0.02						
95% Queue Length, Q ₉₅ (veh)			0.1							0.1						
Control Delay (s/veh)			13.3							8.4						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.3								0.2							
Approach LOS	B															



STORMWATER MEMO

To: City of Huber Heights Planning Commission
From: Max Paton, PE
Date: 01/27/2022
Subject: The Gables of Huber Heights Basic Development Plan

To Whom it May Concern:

LJB Inc. has provided a preliminary design for the proposed Gables of Huber Heights development in compliance with Montgomery County stormwater regulations.

When evaluating the stormwater management requirements for the development, only the disturbed area draining to the outlet of the development was considered. The outlet for the proposed development will be the unnamed stream that ultimately discharges to Drylick Run.

Of the total site area, 14.22 acres will be disturbed during construction. The pre-developed site contains 8.44 acres that drains to the outlet of the post-developed site. The remaining 5.78 acres drains to the existing detention pond within the Reserves at the Fairways development. The 8.44 acres draining to outlet of the proposed site consists of bare soil and brush.

The post-developed site contains 11.57 acres that will drain to the outlet of the proposed site consisting of buildings, roadways, parking, and greenspace. Approximately 2.65 disturbed acres will continue to drain to the existing detention pond within the Reserves at the Fairways development. This area will consist only of greenspace area and will represent an improvement of the pre-developed drainage condition. Detailed calculations will be provided during the engineering permitting process to ensure that the existing detention pond has sufficient capacity for the proposed changes to the drainage conditions.

The runoff from the pre-developed and post-developed conditions were evaluated to determine the maximum allowable release rate from the proposed development. The critical storm method was used to determine the design storm for the site. The maximum allowable release rates were then used to size stormwater detention facilities for the site. The maximum allowable release rates can be seen in Table 1 below:

Table 1: Allowable Release Rates

Storm Event	Pre-Developed Runoff (cfs)	Allowable Runoff (cfs)
1 Year	13.23	13.23
2 Year	15.90	13.23
5 Year*	22.30	13.23
10 Year	26.96	26.96
25 Year	32.58	32.58
50 Year	36.34	36.34
100 Year	41.05	41.05

*-Critical Storm

The Gables of Huber Heights -- Basic Development Plan

01/27/2022

Page 2

Based on the allowable release rates, a 31,000 cubic foot stormwater detention facility is required. This facility must ensure that the post developed runoff at a 5-year storm water event is reduced to the pre-developed runoff of a 1-year storm event. Additionally, any storm less frequent than a 5-year storm event must not release more runoff than its pre-developed counterpart. The detention will be provided with the use of one dry detention basin and one wet retention basin to be interconnected. The proposed basins provide 43,500 cubic feet of storage, providing ample storage to meet the runoff release rate requirements. A stormwater report and detailed hydrographs will be provided during the engineering permitting stage of the development.





Huber Heights Fire Division

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

Occupancy Name:	The Gables of Huber Heights		
Occupancy Address:	Brandt Pike		
Type of Permit:	HHP&D Site Plan		
Additional Permits:	Choose an item.		
Additional Permits:	Choose an item.		
MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	22-032
MCBR ELE:		HHFD Box:	55
REVIEWER:	Susong	DATE:	2/25/2022

Fire Department Comments:

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

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

Requirements:

- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c). **(A utility drawing has not been provided at this time.)**
- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate

access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. (See below.)

- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5.
- The water supply shall be capable of providing required fire flows for fire protection. Ohio Fire Code 507.1 & 507.3. Calculations and findings will need to be determined and provided. (Refer to Ohio Fire Code Appendix B for required flows.)
- Verify that proposed trees do not obstruct fire department access and access roads. The minimum clear vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1.
- Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1.
- Fire department access roads with fire hydrants shall be a minimum of 26 feet in width exclusive of shoulders. Refer to Ohio Fire Code Appendix D103.1. (Roads need to be increased from 24 feet to 26 feet.)
- Multi-family residential developments with more than 100 dwelling units shall be equipped throughout with two separate and approved fire access roads. Refer to OFC Appendix D106.1. (Current drawing indicates 74 units and a secondary emergency access off cul de sac.)
- Buildings where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, shall be provided with approved aerial fire apparatus access roads. OFC Appendix D105.1. Refer to D105.2, D105.3 and D105.4 for additional requirements. (Elevations of units has not been provided.)

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

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

The Gables of Huber Heights – Charles Simms Development Comments and Questions

Emergency Access Point:

According to Fire Department comments, two access roads are required only when there are more than 100 dwelling units. The Gables is to have 74; thus, it appears that an emergency access would not be required.

The concern is that there appears not to be any way to prevent traffic coming from the Gables on to Salon Circle in the Reserve via the proposed exit. Ours is a gated community with only one entry/exit point. If extra traffic from the Gables uses Salon it will increase maintenance requirements on our pavement and the automated exit gate. The Reserve HOA should not have to bear the cost of the increased maintenance.

Our request is that the emergency access be eliminated from the Simms plan.

Separation Mound:

Will there be any landscaping on the six feet high mound that separates the two developments?

If it is merely a mound of soil without any vegetation and silt barrier, the muddy runoff will go on the surface of Salon Circle.

Our preference is that the mound be adequately mulched or grassed to prevent mud from forming. Trees, especially evergreens, planted on the mound would be desirable. This would enhance the appearance for both communities, reduce mowing, and help control erosion.

The drawings do not show a mound extending along the Reserve's buildings Monte Carlo Way and the Simms buildings. Since the developer will be removing soil in that area for the retention pond, it could be used to build the separation mound there. This would reduce his expense for removing the soil from the area while providing privacy for both communities.

Completion Date:

What is the anticipated completion date for the development?

The buildings appear to be very beautiful and will be a positive addition to Huber Heights when completed.

Submitted by: James and Sue Bartrum

6994 Salon Circle, Huber Heights, OH

937-506-7781

Memorandum

Staff Report for Meeting of March 15, 2022

To: Huber Heights City Planning Commission

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

Date: March 7, 2022

Subject: Basic Development Plan: The Gables of Huber Heights

Application dated January 28, 2022

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Charles V. Simms Development – Applicant
Trebein Limited ADK IV, LLC - Owners

DEVELOPMENT NAME: The Gables of Huber Heights

ADDRESS/LOCATION: Brandt Pike, north of The Reserves at the Fairways and the Aquatic Center.

ZONING/ACREAGE: Planned Mixed Use / 15.93 Acres

EXISTING LAND USE: Vacant

**ZONING
ADJACENT LAND:** Planned Mixed Use (north and south)
R-7 (west)
Agriculture (East – Carriage Hill MetroPark)

REQUEST: The applicant requests approval of the basic development plan to construct 74 for sale residential units within 11 buildings.

ORIGINAL APPROVAL: This land was originally intended to be developed as a later phase of the Reserves at the Fairways approved in early 2000.

APPLICABLE HHCC: Chapter 1171, 1179

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a basic development plan to construct 74 condominiums in 11 buildings on 15.93 acres, which yields an average density of 4.64 units/acre. Approximately 64% of the site is open space (10.20 acres).

This land was originally approved as part of The Reserves at the Fairways, a similar condominium development immediately south of the project site.

Conformance with Zoning Regulations

The proposal largely conforms to the regulations outlined in Chapter 1179, Planned Mixed Use District (PM):

- Residential uses are permitted in the district and the buildings meet the setback requirement of 15-feet between residential buildings.
- Buildings are clustered and a large, usable greenspace area is proposed in the development. Approximately 64% of the site is open space, including detention areas.
- Walking paths are included throughout the development.
- Site access is limited to one private drive from Brandt Pike. A secondary emergency exit is proposed at the cul-de-sac terminus and connects to an existing private street (Salon Circle).
- Parking will be provided through a mixture of garage and driveway spaces and various guest parking areas. A total of 334 spaces are provided, 222 are required.
- A six-foot high landscaping mound is provided to buffer the open space area from the existing development to the south.
- Lighting will be provided through a combination of exterior building lights and lamp posts along walking and parking areas.
- Proposed building elevations indicate substantial use of masonry products on the front elevations of the buildings.

Other Considerations

- The applicant has agreed to enlarge the private street width to 27 feet, as required by 1111.04 of the subdivision regulations.

Standards for Approval

1171.06 – General Standards For Approval

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

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

Staff Analysis

As outlined above, this land was originally envisioned and approved as a condominium development and has sat fallow for nearly 20-years. Staff feels the proposed basic development plan meets the requirements of the PM District and the general standards for approval outlined in Section 1171.06.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Recommendation

Staff recommends approval of the basic development plan submitted on January 28, 2022 with the following conditions:

- Applicant shall comply will all fire code requirements.
- The minimum private street pavement width shall be 27 feet.
- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on January 28, 2022, the applicant, Charles V. Simms Development, requested approval of the Basic Development Plan for property located at Brandt Pike, Parcel Number P70-03910-0057 of the Montgomery County, Ohio Records (Case BDP 22-07); and

WHEREAS, on March 15, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

Mr. Jeffries moved to recommend approval of the request by the applicant, Charles V. Simms Development, for a Basic Development Plan for property located at Brandt Pike, Parcel Number P70-03910-0057 of the Montgomery County, Ohio Records (Case BDP 22-07) in accordance with the recommendation of Staff's Memorandum dated March 7, 2022, and the amended Planning Commission Decision Record:

1. Applicant shall comply with all fire code requirements.
2. The minimum private street pavement width shall be 27 feet.
3. The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
4. The entrance off of Brandt Pike shall be a minimum 36' wide with one lane in and two lanes out.

BDP 22-07 – Decision Record

5. Brandt Pike road improvements may be needed subject to approval by the City Engineer for changing stripping and painting of future left lane.

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

Terry Walton, Chair
Planning Commission

Date

**Planning Commission
March 15, 2022, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:01 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

- 1. MAJOR CHANGE – The applicant, Kirmon Khalilov, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 2.55 acres at 5840 Old Troy Pike (ZC 21-45).**

Mr. Sorrell stated that this application was heard and tabled at the December 14, 2021, Planning Commission meeting. Based on the minutes, there was discussion about whether vehicles would be serviced on site, existing buffering between the adjacent funeral home, and moving the parking setback significantly closer to Old Troy Pike.

The applicant has submitted a revised plan which:

- Includes auto sales and service as the primary use;
- Added a masonry dumpster enclosure to the rear of the lot;
- Added a 42-inch hedge as screening between the front parking area and the funeral home parking area;
- Illustrates possible building expansion for garage bays and/or possible office; and
- Added three 25-foot light poles (two in front, one at the rear).

No other substantial changes were submitted.

STAFF ANALYSIS AND RECOMMENDATION:

This analysis will focus on the changes to the proposal since the application was tabled at the December 14, 2021, meeting:

Vehicle Display and Landscaping

The revised plan includes a 42" hedge, 60-feet long, between the display area and the property line. While this does help buffer the display area from the adjoining property, the proposed plan reduces the existing required yard buffer from 15-feet (required in the PC District) to approximately 7-feet.

The code states:

1176.03 (b)(1): All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.

Both the original and revised plan locate the vehicle display area 25-feet from the right-of-way. While this meets the zoning standards for a parking area, the proposed plan shows three tightly packed display rows. This will have a greater visual impact along Old Troy Pike than a traditional parking area with one row of parked vehicles, separated by a 20-foot drive aisle. Additionally, parking areas of this size would be required to have interior parking landscaping to break up the mass of the vehicles and reduce storm water runoff. There are little to no recently developed uses within the vicinity that have such concentrated vehicular display or parking areas.

Conformance with Zoning Regulations

The proposed vehicle sales and service uses are permitted uses within the Planned Commercial district, if the Planning Commission approves such uses. At this time, there are no vehicle sales uses in this area of Old Troy Pike.

The proposed site plan brings the site out of conformance with the yard standards set in 1176.03(b)(1), described above.

If the Planning Commission deems the vehicle display area as a parking area, the site plan is not in conformance with the parking requirements found in Chapter 1185.

Staff Analysis

As proposed, it is the staff's opinion that the site becomes less conforming to the zoning code than it currently exists. This includes yard standards, and parking layout and design.

#5 in the Decision Record would read the only use approved is the sale and service automobiles.

Strike # 7 from the Decision Record.

Revise to March 15, 2022.

Chad spoke on behalf of the applicant.

Action

Ms. Thomas moved to approve the request by the applicant Kirmon Khalilov, for approval of a Major Change to the Basic and Detailed Plan in a Planned Commercial District for 2.55 acres at 5840 Old Troy Pike (ZC 21-45).

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo. NAYS: Mr. Jeffries, Ms. Thomas, and Mr. Walton. Motion to approve denied 3-1.

All three Nays stated no similar uses in the area.
Case moves to City Council

VII. New Business

- 1. MINOR CHANGE - The applicant, Atlantic Sign Company, is requesting approval of a Minor Change for Signage at Camping World located at 8001 Old Troy Pike (MC 22-09).**

Mr. Sorrell stated that the applicant requests approval to replace existing wall signs due to the acquisition of Gander Outdoors by Camping World. The net effect of the change is an overall reduction in wall sign area.

Original Approval

As you can see below, the amount of approved and/or installed wall sign area has changed over the years:

September 2004	962 SF
July 2012	666 SF
September 2018	562 SF

Current Application

The applicant seeks a minor change to replace one internally illuminated wall sign and remove one existing internally illuminated wall sign. Two existing wall signs remain unchanged. The total wall sign area will be reduced from approximately 562 SF to approximately 429 SF.

The applicant seeks a minor change to replace one internally illuminated wall sign and remove one existing internally illuminated wall sign. Total wall sign area will be reduced from approximately 562 SF to approximately 429 SF, a reduction of approximately 23%.

Brooke Alini from Atlantic Sign Company was there for any questions.

Action

Ms. Vargo moved to approve the request by the applicant Atlantic Sign Company for approval of a Minor Change for Signage at Camping World located at 8001 Old Troy Pike (MC 22-09) in accordance with the recommendation of Staff's

Memorandum dated March 8, 2022, and the Planning Commission Decision Record attached thereto.

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

2. BASIC DEVELOPMENT PLAN - The applicant, Charles V. Simms Development, is requesting approval of a Basic Development Plan for the Gables of Huber Heights, located on Brandt Pike North of the Reserves at the Fairways (BDP 22-07).

Mr. Sorrell stated that the applicant requests approval of a basic development plan to construct 74 condominiums in 11 buildings on 15.93 acres, which yields an average density of 4.64 units/acre. Approximately 64% of the site is open space (10.20 acres).

This land was originally approved as part of The Reserves at the Fairways, a similar condominium development immediately south of the project site.

Conformance with Zoning Regulations

The proposal largely conforms to the regulations outlined in Chapter 1179, Planned Mixed Use District (PM):

- Residential uses are permitted in the district and the buildings meet the setback requirement of 15-feet between residential buildings.
- Buildings are clustered and a large, usable greenspace area is proposed in the development. Approximately 64% of the site is open space, including detention areas.
- Walking paths are included throughout the development.
- Site access is limited to one private drive from Brandt Pike. A secondary emergency exit is proposed at the cul-de-sac terminus and connects to an existing private street (Salon Circle).
- Parking will be provided through a mixture of garage and driveway spaces and various guest parking areas. A total of 334 spaces are provided, 222 are required.
- A six-foot high landscaping mound is provided to buffer the open space area from the existing development to the south.
- Lighting will be provided through a combination of exterior building lights and lamp posts along walking and parking areas.
- Proposed building elevations indicate substantial use of masonry products on the front elevations of the buildings.

Other Considerations

- The applicant has agreed to enlarge the private street width to 27 feet, as required by 1111.04 of the subdivision regulations.

Staff Analysis

As outlined above, this land was originally envisioned and approved as a condominium development and has sat fallow for nearly 20-years. Staff feels the proposed basic development plan meets the requirements of the PM District and the general standards for approval outlined in Section 1171.06.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Recommendation

Staff recommends approval of the basic development plan submitted on January 28, 2022, with the following conditions:

- Applicant shall comply will all fire code requirements.
- The minimum private street pavement width shall be 27 feet.
- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Planning Commission Action

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

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

Robert Simms
John Moore
Barry Payne
James Moore
Christine Olinsky

Amended Decision Record to add #5, Brandt Pike road improvements may be needed subject to approval by the City Engineer for changing stripping and painting of future left lane.

Action

Mr. Jeffries moved to approve the request by the applicant Charles V. Simms Development, for approval of a Basic Development Plan for the Gables of Huber Heights, P70 03910 0057 of the Montgomery County Records Map (BDP 22-07) in accordance with the recommendation of Staff's Memorandum dated March 7, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

3. BASIC DEVELOPMENT PLAN - The applicant, Amarjit Takhar, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).

Mr. Sorrell stated that the applicant has provided some preliminary revised plans. The applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

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

The proposed service station and diesel repair facilities are Special Uses within the existing I-1 zoning district. The convenience store is not a principally permitted use in the existing I-1 zoning district.

There is an existing service station with convenience store adjacent to this site zoned Planned Commercial.

On-Site Uses and Facilities

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The applicant is proposing 62 parking spaces, including 10 for semi-trucks.

Applicable Zoning Regulations

The applicable zoning chapters include: 1171 General Provisions, 1176 Planned Commercial District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading. The relevant sections are cited below:

Staff Analysis

The analysis below is based on the application and drawings originally submitted as a Planned Industrial District. Staff realized this application was in error, but not in time to enable the applicant to revise the drawings for this meeting. Additionally, staff has been in discussion with the applicant to reconfigure the site plan to allow for a future extension of Center Point 70 Blvd. The applicant has agreed to make these accommodations and is working on these revisions.

Conformance with Zoning Regulations:

1176 (PC) Planned Commercial District

The proposed uses are principally permitted in the PC district. The current plan indicates a 10-foot perimeter buffer yard, which must be 15-feet. All other standards for this Chapter are met.

Chapter 1181 General Provisions

The proposal meets the requirements of Chapter 1181, with the exception of the following items are not in compliance or not illustrated on the Basic Development Plan:

- Street trees shall be placed every 40-feet along the public street.
- No exterior lighting plan was submitted. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

Chapter 1182 Landscaping and Screening Standards

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

Chapter 1185 Parking and Loading

The proposal generally meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The plan indicates 62 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

Chapter 1193 Trailers, Trucks, Recreational Vehicles, Boats, Farm or Construction Equipment

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

The original submission illustrates a driveway that aligns with Center Point 70 Boulevard. This alignment would severely limit any future expansion of the roadway to the east. Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. This will enable the roadway to be extended in the future with less disruption to the business. This extension would also provide hundreds of acres of potential development lands with better access to I-70. The applicant has agreed, and is currently working on these revisions.

Additional Comments:

Fire: See Attached. The applicant will comply with all fire code requirements.

City Engineer:

Recommendation

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the basic development plan with the following conditions:

- A 15-foot buffer yard shall be illustrated on the basic development plan
- Street trees shall be placed every 40-feet
- The applicant shall revise the alignment and location of the gas pumps and convenience store to allow for a future extension of Center Point 70 Boulevard.
- Applicant shall comply with all fire code requirements.
- Prior to submission to City Council for review and approval, applicant shall resubmit a basic development plan that conforms with the conditions above.

Planning Commission Action

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

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

Chris Besecker

Action

Mr. Jeffries moved to table the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel located on the East side of intersection of SR 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Records Map (BDP 22-08) in accordance with the recommendation of Staff's Memorandum dated March 10, 2022, and the Planning Commission Decision Record attached thereto.

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

4. **BASIC DEVELOPMENT PLAN - The applicant, DEC Land Co., I LLC, is requesting approval of a Detailed Development Plan and Final Plat for Section 7, Phase 5 of the Carriage Trails Development (DDP 22-10).**

Mr. Sorrell stated that the applicant requests approval of the detailed development plan and final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 65 lots on approximately 17.34 acres.

Conformance with Zoning Regulations

The detailed development plan conforms to the regulations outlined in Chapter 1179, Planned Mixed Use District and the basic development plan approved by City Council.

The mixture of lot sizes (approximately) are:

60 feet x 130 feet: 53 lots
66 feet x 130 feet: 3 lots
70 feet x 130 feet: 3 lots
77 feet x 130 feet: 6 lots

Minimum yard setbacks:

Front & Rear: 25 feet
Side: 5 feet

The HOA covenants have the following applicable requirements and restrictions:

- Uses: Limited to a single-family residence
- Building material: The covenants require a minimum of 50% of the single-family homes within each subareas shall have front façade of no less than 25% masonry materials.
- Accessory Buildings: No larger than 10' x 10' shed.
- Fences: Limited to the rear yard, no higher than 4-feet. Chain link fencing is prohibited.

The HOA will be responsible for the care and maintenance of all common areas.

Staff Analysis

The applicant requests approval of the detailed development plan and final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 65 lots on approximately 17.34 acres, which is approximately 3.7 units per acre.

It is important to note that the current municipal boundary bisects lots 1 – 36 because the annexation has not yet been completed. The developer plans to build out the street infrastructure, but not fully plat lots 1 - 36 until the annexation is complete. Staff is supportive of this approach on the condition that no zoning permit shall be issued for lots 1 – 36 until such time as these lots are fully platted and recorded within the City of Huber Heights.

Additional Comments:

Fire: See attached

City Engineer:

- The temporary cul-de-sac near the intersection of Arrowwood Street and Woodmint Drive is not required and can be removed if desired.

Recommendation

Staff recommends approval of the detailed development plan submitted on February 18, 2022, with the condition that that no zoning permit shall be issued for lots 1 – 36 until such time as these lots are fully platted and recorded within the City of Huber Heights.

Planning Commission Action

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

- 7) Approve the Detailed Development Plan; or,
- 8) Deny the Detailed Development Plan.

Ken Conaway

Action

Mr. Jeffries moved to approve the request by the applicant DEC Land Co. I LLC, for approval of the Detailed Development Plan and Final Plat for section 7, Phase 5 of the Carriage Trails subdivision (DDP 22-10) in accordance with the recommendation of Staff's Memorandum dated March 8, 2022, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

1. **Proposed Change to an Existing Ordinance for Planning Commission Recommendation for Sidewalks and Curb Associated with all New Development within the City (ORD 22-16).**

Action

Ms. Vargo moved to approve the request by the applicant The City of Huber Heights, for a proposed change to an Existing Ordinance for Sidewalks and Curb Associated with all New Development within the City (ORD 22-16).

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

IX. Approval of the Minutes

Without objection, the minutes of the January 25, 2022, and February 15, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning State Route 235
Basic Development Plan Brandt Pike, North of the Reserves
Comprehensive Plan Mid-April, Yard, Inc.

XI. Upcoming Meetings

March 15, 2022
March 29, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:05 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED ON BRANDT PIKE NORTH OF THE RESERVES AT THE FAIRWAYS AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-03910-0057 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE BDP 22-07).

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 BDP 22-07 and on March 15, 2022, recommended approval by a vote of 4-0 of 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 Basic Development Plan (Zoning Case BDP 22-07) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. Applicant shall comply with all Fire Code requirements.
2. The minimum private street pavement width shall be 27 feet.
3. The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
4. The entrance off Brandt Pike shall be a minimum 36 feet wide with one lane in and two lanes out.
5. Brandt Pike road improvements may be needed subject to approval by the City Engineer for changing striping and painting of future left lane.

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-8306

Topics of Discussion F.

Council Work Session

Meeting Date: 04/05/2022
ZC ORD 22-16 - City Sidewalk Requirements

Submitted By: Geri Hoskins

Department: Planning

Division: Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022

Audio-Visual Needs: SmartBoard

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

ZC ORD 22-16 - City Sidewalk Requirements

Purpose and Background

The applicant, the City of Huber Heights, is requesting a change to the City Code with the proposed ordinance for sidewalk requirements.

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

Decision Record

Minutes

Ordinance



Planning Commission Decision Record

WHEREAS, on February 2022 the City of Huber Heights requested amendments to an Existing Ordinance for Sidewalks and Curb Associated with all New Development within the City (Zoning Case ORD 22-16), and;

WHEREAS, on March 15, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

Ms. Vargo moved to recommend approval of the application by the City of Huber Heights requesting amendments to an Existing Ordinance for Sidewalks and Curb Associated with all New Development within the City (Zoning Case ORD 22-16) as follows:

Section 1. Chapter 1109, Section 1109.15 is hereby amended as follows:

1109.15 - Sidewalks.

(a) Sidewalks shall be required on both sides of a street in all subdivisions where all lots have either a width of less than 80 feet at the building line, or where the lot is less than 15,000 square feet. The City Planning Commission shall require that sidewalks be constructed where lot frontage is greater than 80 feet where they may be essential to pedestrian movement and safety. Sidewalks shall be required to be constructed along all arterial roads and collector roads as indicated in the Official Thoroughfare Plan for the City and these regulations.

(b) Public sidewalks shall be required for all commercial lots.

(c) Public sidewalks may be required for industrial lots, subject to the approval of the Planning Commission.

Section 2. Chapter 1109, Section 1109.08 is hereby amended as follows:

1109.08 - Official thoroughfare design standards.

(a) The design standards of and the required improvements to arterial streets and roads, as shown on the Official Thoroughfare Plan are contained in Table 4. Construction design criteria on these streets are not specified in these regulations but are to be determined by the City Director of Public Safety and Service, or his designee, when and if such a street abuts or crosses the proposed subdivision. Certain improvements may be waived after review and approval by the City Planning Commission. In all cases right-of-way dedications shall be required.

(b) The subdivider shall be responsible for all required improvements including sidewalk, curb, storm drainage and the required pavement width when the streets lie within the subdivision. On divided streets left turn lanes shall be provided at all median openings.

(c) When developing on property that abuts one side of an existing collector or any arterial street or roadway which is included in the Official Thoroughfare Plan, the subdivider shall be responsible for sidewalk, curb, and pavement widening to thoroughfare width of the side of the collector or arterial street or roadway adjacent to the subdivision. In addition, all necessary adjustments to existing pavement, and storm drainage for the street in accordance with an agreement with the City. Where sight distance or other engineering requirements make it imperative, the pavement adjustment responsibility shall include the replacement of up to the entire existing pavement.

(d) Where marginal access streets are used to provide access to arterials (82 to 120 feet right-of-way widths) street improvements on arterial streets may be waived but sidewalks shall be required.

Section 3. Table 4 of Chapter 1109 is hereby amended to read as follows:

Right of Way Width (feet)	Sidewalks (feet)	Planting Strip (feet)	Median (feet)	Pavement Width (feet)
70	5	7.5	none	45
82	5	4.5	14	** 63
90	5	7.5	16	** 65
120	5	11	16	**88

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

Terry Walton, Chair
Planning Commission

Date

**Planning Commission
March 15, 2022, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:01 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. **Opening Remarks by the Chairman and Commissioners**

IV. **Citizens Comments**

None.

V. **Swearing of Witnesses**

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. **Pending Business**

1. **MAJOR CHANGE – The applicant, Kirmon Khalilov, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 2.55 acres at 5840 Old Troy Pike (ZC 21-45).**

Mr. Sorrell stated that this application was heard and tabled at the December 14, 2021, Planning Commission meeting. Based on the minutes, there was discussion about whether vehicles would be serviced on site, existing buffering between the adjacent funeral home, and moving the parking setback significantly closer to Old Troy Pike.

The applicant has submitted a revised plan which:

- Includes auto sales and service as the primary use;
- Added a masonry dumpster enclosure to the rear of the lot;
- Added a 42-inch hedge as screening between the front parking area and the funeral home parking area;
- Illustrates possible building expansion for garage bays and/or possible office; and
- Added three 25-foot light poles (two in front, one at the rear).

No other substantial changes were submitted.

STAFF ANALYSIS AND RECOMMENDATION:

This analysis will focus on the changes to the proposal since the application was tabled at the December 14, 2021, meeting:

Vehicle Display and Landscaping

The revised plan includes a 42" hedge, 60-feet long, between the display area and the property line. While this does help buffer the display area from the adjoining property, the proposed plan reduces the existing required yard buffer from 15-feet (required in the PC District) to approximately 7-feet.

The code states:

1176.03 (b)(1): All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.

Both the original and revised plan locate the vehicle display area 25-feet from the right-of-way. While this meets the zoning standards for a parking area, the proposed plan shows three tightly packed display rows. This will have a greater visual impact along Old Troy Pike than a traditional parking area with one row of parked vehicles, separated by a 20-foot drive aisle. Additionally, parking areas of this size would be required to have interior parking landscaping to break up the mass of the vehicles and reduce storm water runoff. There are little to no recently developed uses within the vicinity that have such concentrated vehicular display or parking areas.

Conformance with Zoning Regulations

The proposed vehicle sales and service uses are permitted uses within the Planned Commercial district, if the Planning Commission approves such uses. At this time, there are no vehicle sales uses in this area of Old Troy Pike.

The proposed site plan brings the site out of conformance with the yard standards set in 1176.03(b)(1), described above.

If the Planning Commission deems the vehicle display area as a parking area, the site plan is not in conformance with the parking requirements found in Chapter 1185.

Staff Analysis

As proposed, it is the staff's opinion that the site becomes less conforming to the zoning code than it currently exists. This includes yard standards, and parking layout and design.

#5 in the Decision Record would read the only use approved is the sale and service automobiles.

Strike # 7 from the Decision Record.

Revise to March 15, 2022.

Chad spoke on behalf of the applicant.

Action

Ms. Thomas moved to approve the request by the applicant Kirmon Khalilov, for approval of a Major Change to the Basic and Detailed Plan in a Planned Commercial District for 2.55 acres at 5840 Old Troy Pike (ZC 21-45).

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo. NAYS: Mr. Jeffries, Ms. Thomas, and Mr. Walton. Motion to approve denied 3-1.

All three Nays stated no similar uses in the area.
Case moves to City Council

VII. New Business

- 1. MINOR CHANGE - The applicant, Atlantic Sign Company, is requesting approval of a Minor Change for Signage at Camping World located at 8001 Old Troy Pike (MC 22-09).**

Mr. Sorrell stated that the applicant requests approval to replace existing wall signs due to the acquisition of Gander Outdoors by Camping World. The net effect of the change is an overall reduction in wall sign area.

Original Approval

As you can see below, the amount of approved and/or installed wall sign area has changed over the years:

September 2004	962 SF
July 2012	666 SF
September 2018	562 SF

Current Application

The applicant seeks a minor change to replace one internally illuminated wall sign and remove one existing internally illuminated wall sign. Two existing wall signs remain unchanged. The total wall sign area will be reduced from approximately 562 SF to approximately 429 SF.

The applicant seeks a minor change to replace one internally illuminated wall sign and remove one existing internally illuminated wall sign. Total wall sign area will be reduced from approximately 562 SF to approximately 429 SF, a reduction of approximately 23%.

Brooke Alini from Atlantic Sign Company was there for any questions.

Action

Ms. Vargo moved to approve the request by the applicant Atlantic Sign Company for approval of a Minor Change for Signage at Camping World located at 8001 Old Troy Pike (MC 22-09) in accordance with the recommendation of Staff's

March 15, 2022

Memorandum dated March 8, 2022, and the Planning Commission Decision Record attached thereto.

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

2. BASIC DEVELOPMENT PLAN - The applicant, Charles V. Simms Development, is requesting approval of a Basic Development Plan for the Gables of Huber Heights, located on Brandt Pike North of the Reserves at the Fairways (BDP 22-07).

Mr. Sorrell stated that the applicant requests approval of a basic development plan to construct 74 condominiums in 11 buildings on 15.93 acres, which yields an average density of 4.64 units/acre. Approximately 64% of the site is open space (10.20 acres).

This land was originally approved as part of The Reserves at the Fairways, a similar condominium development immediately south of the project site.

Conformance with Zoning Regulations

The proposal largely conforms to the regulations outlined in Chapter 1179, Planned Mixed Use District (PM):

- Residential uses are permitted in the district and the buildings meet the setback requirement of 15-feet between residential buildings.
- Buildings are clustered and a large, usable greenspace area is proposed in the development. Approximately 64% of the site is open space, including detention areas.
- Walking paths are included throughout the development.
- Site access is limited to one private drive from Brandt Pike. A secondary emergency exit is proposed at the cul-de-sac terminus and connects to an existing private street (Salon Circle).
- Parking will be provided through a mixture of garage and driveway spaces and various guest parking areas. A total of 334 spaces are provided, 222 are required.
- A six-foot high landscaping mound is provided to buffer the open space area from the existing development to the south.
- Lighting will be provided through a combination of exterior building lights and lamp posts along walking and parking areas.
- Proposed building elevations indicate substantial use of masonry products on the front elevations of the buildings.

Other Considerations

- The applicant has agreed to enlarge the private street width to 27 feet, as required by 1111.04 of the subdivision regulations.

Staff Analysis

As outlined above, this land was originally envisioned and approved as a condominium development and has sat fallow for nearly 20-years. Staff feels the proposed basic development plan meets the requirements of the PM District and the general standards for approval outlined in Section 1171.06.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Recommendation

Staff recommends approval of the basic development plan submitted on January 28, 2022, with the following conditions:

- Applicant shall comply will all fire code requirements.
- The minimum private street pavement width shall be 27 feet.
- The water and sanitary sewer lines are to be public lines made of City standard materials and they are to be in easements.
- The entrance off of Brandt Pike should be a minimum 36' wide with one lane in and two lanes out.

Planning Commission Action

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

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

Robert Simms
John Moore
Barry Payne
James Moore
Christine Olinsky

Amended Decision Record to add #5, Brandt Pike road improvements may be needed subject to approval by the City Engineer for changing stripping and painting of future left lane.

Action

Mr. Jeffries moved to approve the request by the applicant Charles V. Simms Development, for approval of a Basic Development Plan for the Gables of Huber Heights, P70 03910 0057 of the Montgomery County Records Map (BDP 22-07) in accordance with the recommendation of Staff's Memorandum dated March 7, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

3. BASIC DEVELOPMENT PLAN - The applicant, Amarjit Takhar, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).

Mr. Sorrell stated that the applicant has provided some preliminary revised plans. The applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

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

The proposed service station and diesel repair facilities are Special Uses within the existing I-1 zoning district. The convenience store is not a principally permitted use in the existing I-1 zoning district.

There is an existing service station with convenience store adjacent to this site zoned Planned Commercial.

On-Site Uses and Facilities

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The applicant is proposing 62 parking spaces, including 10 for semi-trucks.

Applicable Zoning Regulations

The applicable zoning chapters include: 1171 General Provisions, 1176 Planned Commercial District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading. The relevant sections are cited below:

Staff Analysis

The analysis below is based on the application and drawings originally submitted as a Planned Industrial District. Staff realized this application was in error, but not in time to enable the applicant to revise the drawings for this meeting. Additionally, staff has been in discussion with the applicant to reconfigure the site plan to allow for a future extension of Center Point 70 Blvd. The applicant has agreed to make these accommodations and is working on these revisions.

Conformance with Zoning Regulations:

1176 (PC) Planned Commercial District

The proposed uses are principally permitted in the PC district. The current plan indicates a 10-foot perimeter buffer yard, which must be 15-feet. All other standards for this Chapter are met.

Chapter 1181 General Provisions

The proposal meets the requirements of Chapter 1181, with the exception of the following items are not in compliance or not illustrated on the Basic Development Plan:

- Street trees shall be placed every 40-feet along the public street.
- No exterior lighting plan was submitted. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

Chapter 1182 Landscaping and Screening Standards

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

Chapter 1185 Parking and Loading

The proposal generally meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The plan indicates 62 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

Chapter 1193 Trailers, Trucks, Recreational Vehicles, Boats, Farm or Construction Equipment

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

The original submission illustrates a driveway that aligns with Center Point 70 Boulevard. This alignment would severely limit any future expansion of the roadway to the east. Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. This will enable the roadway to be extended in the future with less disruption to the business. This extension would also provide hundreds of acres of potential development lands with better access to I-70. The applicant has agreed, and is currently working on these revisions.

Additional Comments:

Fire: See Attached. The applicant will comply with all fire code requirements.

City Engineer:

Recommendation

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the basic development plan with the following conditions:

- A 15-foot buffer yard shall be illustrated on the basic development plan
- Street trees shall be placed every 40-feet
- The applicant shall revise the alignment and location of the gas pumps and convenience store to allow for a future extension of Center Point 70 Boulevard.
- Applicant shall comply with all fire code requirements.
- Prior to submission to City Council for review and approval, applicant shall resubmit a basic development plan that conforms with the conditions above.

Planning Commission Action

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

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

Chris Besecker

Action

Mr. Jeffries moved to table the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel located on the East side of intersection of SR 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Records Map (BDP 22-08) in accordance with the recommendation of Staff's Memorandum dated March 10, 2022, and the Planning Commission Decision Record attached thereto.

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

4. **BASIC DEVELOPMENT PLAN - The applicant, DEC Land Co., I LLC, is requesting approval of a Detailed Development Plan and Final Plat for Section 7, Phase 5 of the Carriage Trails Development (DDP 22-10).**

Mr. Sorrell stated that the applicant requests approval of the detailed development plan and final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 65 lots on approximately 17.34 acres.

Conformance with Zoning Regulations

The detailed development plan conforms to the regulations outlined in Chapter 1179, Planned Mixed Use District and the basic development plan approved by City Council.

The mixture of lot sizes (approximately) are:

60 feet x 130 feet: 53 lots
66 feet x 130 feet: 3 lots
70 feet x 130 feet: 3 lots
77 feet x 130 feet: 6 lots

Minimum yard setbacks:

Front & Rear: 25 feet
Side: 5 feet

The HOA covenants have the following applicable requirements and restrictions:

- Uses: Limited to a single-family residence
- Building material: The covenants require a minimum of 50% of the single-family homes within each subareas shall have front façade of no less than 25% masonry materials.
- Accessory Buildings: No larger than 10' x 10' shed.
- Fences: Limited to the rear yard, no higher than 4-feet. Chain link fencing is prohibited.

The HOA will be responsible for the care and maintenance of all common areas.

Staff Analysis

The applicant requests approval of the detailed development plan and final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 65 lots on approximately 17.34 acres, which is approximately 3.7 units per acre.

It is important to note that the current municipal boundary bisects lots 1 – 36 because the annexation has not yet been completed. The developer plans to build out the street infrastructure, but not fully plat lots 1 - 36 until the annexation is complete. Staff is supportive of this approach on the condition that no zoning permit shall be issued for lots 1 – 36 until such time as these lots are fully platted and recorded within the City of Huber Heights.

Additional Comments:

Fire: See attached

City Engineer:

- The temporary cul-de-sac near the intersection of Arrowwood Street and Woodmint Drive is not required and can be removed if desired.

Recommendation

Staff recommends approval of the detailed development plan submitted on February 18, 2022, with the condition that that no zoning permit shall be issued for lots 1 – 36 until such time as these lots are fully platted and recorded within the City of Huber Heights.

Planning Commission Action

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

- 7) Approve the Detailed Development Plan; or,
- 8) Deny the Detailed Development Plan.

Ken Conaway

Action

Mr. Jeffries moved to approve the request by the applicant DEC Land Co. I LLC, for approval of the Detailed Development Plan and Final Plat for section 7, Phase 5 of the Carriage Trails subdivision (DDP 22-10) in accordance with the recommendation of Staff's Memorandum dated March 8, 2022, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

1. **Proposed Change to an Existing Ordinance for Planning Commission Recommendation for Sidewalks and Curb Associated with all New Development within the City (ORD 22-16).**

Action

Ms. Vargo moved to approve the request by the applicant The City of Huber Heights, for a proposed change to an Existing Ordinance for Sidewalks and Curb Associated with all New Development within the City (ORD 22-16).

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

IX. Approval of the Minutes

Without objection, the minutes of the January 25, 2022, and February 15, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning State Route 235
Basic Development Plan Brandt Pike, North of the Reserves
Comprehensive Plan Mid-April, Yard, Inc.

XI. Upcoming Meetings

March 15, 2022
March 29, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:05 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

AMENDING PART ELEVEN – PLANNING AND ZONING CODE, TITLE ONE – SUBDIVISION REGULATIONS; CHAPTER 1109 – SUBDIVISION DESIGN STANDARDS; SECTION 1109.15 – SIDEWALKS; 1109.08 – OFFICIAL THOROUGHFARE DESIGN STANDARDS; AND TABLE 4 OF THE CODIFIED ORDINANCES OF THE CITY OF HUBER HEIGHTS.

WHEREAS, City Council desires to require sidewalks and curb associated with all new developments within the City; and

WHEREAS, City Staff has recommended certain amendments to Chapter 1109 in order to meet City Council's desire; and

WHEREAS, pursuant to Section 1101.07, City Council may initiate a case to amend the subdivision regulations; and

WHEREAS, City Council has proposed this amendment to the Planning Commission for consideration and recommendation as required by Section 1101.07; and

WHEREAS, Planning Commission has reviewed Zoning Case ORD 22-16 and on March 15, 2022, recommended approval by a vote of 4-0 to City Council the proposed amendment.

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

Section 1. Chapter 1109, Section 1109.15 is hereby amended as follows:

1109.15 - Sidewalks.

(a) Sidewalks shall be required on both sides of a street in all subdivisions where all lots have either a width of less than 80 feet at the building line, or where the lot is less than 15,000 square feet. The City Planning Commission ~~may~~shall require that sidewalks be constructed where lot frontage is greater than 80 feet where they may be essential to pedestrian movement and safety. Sidewalks ~~may~~shall be required to be constructed along ~~secondary or main highways~~all arterial roads and collector roads as indicated in the Official Thoroughfare Plan for the City and these regulations.

(b) Public sidewalks shall be required for all commercial lots.

(c) Public sidewalks may be required for industrial lots, subject to the approval of the Planning Commission.

Section 2. Chapter 1109, Section 1109.08 is hereby amended as follows:

1109.08 - Official thoroughfare design standards.

(a) The design standards of and the required improvements to arterial streets and roads, as shown on the Official Thoroughfare Plan are contained in Table 4. Construction design criteria on these streets are not specified in these regulations but are to be determined by the City Director of Public Safety and Service, or his designee, when and if such a street abuts or crosses the proposed subdivision. Certain improvements may be waived after review and approval by the City Planning Commission. In all cases right-of-way dedications shall be required.

(b) The subdivider shall be responsible for all required improvements including sidewalk, curb, storm drainage and the required pavement width when the streets lie within the subdivision. On divided streets left turn lanes shall be provided at all median openings.

- (c) When developing on property that abuts along one side of an existing collector or any arterial street or roadway which is included in the Official Thoroughfare Plan, the subdivider shall be responsible for ~~one~~ sidewalk, ~~one~~ curb, and pavement widening to thoroughfare width of ~~his side, the side of the collector or arterial street or roadway adjacent to the subdivision. In addition,~~ all necessary adjustments to existing pavement, and storm drainage for the street in accordance with an agreement with the City. Where sight distance or other engineering requirements make it imperative, the pavement adjustment responsibility shall include the replacement of up to the entire existing pavement.
- (d) Where marginal access streets are used to provide access to ~~major~~ arterials (82 to 120 feet right-of-way widths) street improvements on ~~major~~ arterial streets shall may be waived but sidewalks shall be required.

Section 3. Table 4 of Chapter 1109 is hereby amended to read as follows:

Right of Way Width (feet)	Sidewalks (feet)	Planting Strip (feet)	Median (feet)	Pavement Width (feet)
70	5	8 <u>7.5</u>	none	44 <u>45</u>
82	5	5 <u>4.5</u>	14	** 62 <u>63</u>
90	5	8 <u>7.5</u>	16	** 64 <u>65</u>
120	5	12 <u>11</u>	16	**88

Section 4. 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 5. 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-8311

Topics of Discussion G.

Council Work Session

Meeting Date: 04/05/2022

Brandt Pike Revitalization Project

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/01/2021 and 11/16/2021 and
12/07/2021 and 01/04/2022 and
01/18/2022 and 02/08/2022 and
02/22/2022 and 03/08/2022 and
03/22/2022 and 04/05/2022

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-8312

Topics of Discussion H.

Council Work Session

Meeting Date: 04/05/2022

Comprehensive Development Plan Steering Committee

Submitted By: Bryan Chodkowski

Department: Planning

Division:

Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 03/08/2022 and 03/22/2022 and 04/05/2022

Audio-Visual Needs: None

Emergency Legislation?:

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

Agenda Item Description or Legislation Title

Comprehensive Development Plan Steering Committee

Purpose and Background

The City has engaged YARD & Company to prepare an update to the City's Comprehensive Development Plan (Comp Plan). The Comp Plan is a document that looks at how the City has developed over the last ten years, marries that data with various community perspectives about what the community should look like in the future, and presents recommendations on how the City might want to support or encourage growth over the next ten years. While this effort will involve public input, a steering committee is necessary to help the consultant and City Staff understand and prioritize public input, fill in any informational gaps, as well as provide context to the vision of Huber Height's future.

The City Council approved the establishment of the 2022 Comprehensive Development Plan Steering Committee at the March 14, 2022 City Council Meeting. At the March 28, 2022 City Council Meeting, the City Council appointed Mayor Gore, Councilmember Nancy Byrge, Councilmember Anita Kitchen, and residents, Herman Karhoff and Steve Zbinden to the 2022 Comprehensive Development Plan Steering Committee. There are five remaining positions for resident appointments to the 2022 Comprehensive Development Plan Steering Committee, but City Council previously agreed to appoint Matt Shomper to one of these positions pending completion of the background check. So, there are four open remaining positions for resident appointments. This agenda item will be to discuss the appointment of residents to the four open remaining positions on the 2022 Comprehensive Development Plan Steering Committee.

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-8305

Topics of Discussion I.

Council Work Session

Meeting Date: 04/05/2022

City Liquor Permits - 2022 Annual Objections

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022

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

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

Agenda Item Description or Legislation Title

City Liquor Permits - 2022 Annual Objections

Purpose and Background

Each year, the City Has the opportunity to object to the renewal of any liquor licenses in the City (see attached). The deadline for filing an objection is May 2, 2022.

City Staff, the Police Division, and the Fire Division have not identified any liquor permit objections in the City at this time.

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

2022 Annual Liquor Permit Renewal Objections



**Department
of Commerce**

Division of Liquor Control

**Mike DeWine, Governor
Sheryl Maxfield, Director**

**NOTICE TO LEGISLATIVE AUTHORITIES
Objections to Renewal of a Liquor Permit**

**CLERK OF HUBER HGTS CITY COUNCIL
6131 TAYLORSVILLE RD
HUBER HGTS OHIO 45424**

57-083

MARCH 16, 2022

Dear Clerk of Legislative Authority:

All Class C and D permits to sell alcoholic beverages at retail in your political subdivision will expire on **June 1, 2022**. In order to maintain permit privileges, every permit holder must file a renewal application with the Division.

Ohio Revised Code Section 4303.271(B) provides the legislative authority with the right to object to the renewal of a permit and to request a hearing. The hearing may be held in the county seat of the county in which the permit premises is located if that request is made in writing. This will be your only opportunity to object to the renewal of a liquor permit premises which might be a problem in your community.

In order to register a valid objection with the Division of Liquor Control and request a hearing, the legislative authority must pass a resolution that specifies the problems at the liquor permit premises and the legal grounds for the objection as set forth in Ohio Revised Code Section 4303.292(A). It is suggested that a separate resolution be passed for each permit premises. The Chief Legal Officer of your political subdivision must also submit a statement with the resolution that, in the Chief Legal Officer's opinion, the objection is based upon substantial legal grounds within the meaning and intent of Ohio Revised Code Section 4303.292(A). The resolution and Chief Legal Officer's statement must be addressed to the Division of Liquor Control, Attn: Legal Section, 6606 Tussing Road, P.O. Box 4005, Reynoldsburg, Ohio 43068-9005 and postmarked no later than May 2, 2022.

For your convenience, our website, www.com.ohio.gov/liqr, under "Local Government Resources" contains information on the objection process and other tools for dealing with problem permit locations.

You may wish to contact the law enforcement agency for your jurisdiction to determine if it has any information which will aid in your decision whether or not to object and request a hearing. For your convenience you may obtain a list of issued permit holders in your jurisdiction from our website under "What are you looking for" and clicking on "Searchable Liquor Control Information" Click on "find information on Liquor Permit Holders". Select type and statuses and enter the search criteria for your county / city / township to bring up the issued permits in your location.

If you determine that there are no permit premises within your jurisdiction that you wish to object to, you do not need to take any action. The renewal applications for those premises will be submitted by the permit holders and will be processed by the Division and issued as appropriate.

If you have any questions, please contact the Legal Section at liquorlegal@com.state.oh.us.

Sincerely,

Licensing Section