

**Planning Commission
January 10, 2023, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: None.

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

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

- IV. **Citizens Comments**

None.

- V. **Swearing of Witnesses**

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

- VI. **Pending Business**

None.

- VII. **New Business**

- 1. **LOT SPLIT/REPLAT - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Lot Split/Replat of 23.749 acres to create two lots to facilitate the redevelopment of the former Marian Meadows shopping center. Property is located West of the terminus of Miami Valley Way (LS 23-01).**

Mr. Sorrell stated this application contains two real estate actions: First is a lot split to transfer (swap) property between the City of Huber Heights and Premier Health Center, totaling 0.619 acres. The second is a replat of one parcel into two lots of record. These actions will facilitate the construction of the previously approved Marian Meadows residential apartments, now called Heritage Commons and Homestead Senior Living. The internal roads serving the development are still being designed, and the right-of-way dedication will be a separate forthcoming application. The approved master plan is attached for your reference.

This application is the first two steps of three required to subdivide lands and dedicate the necessary public right of way needed for the redevelopment of the former shopping center.

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The first step is a lot split that transfers land between the City of Huber Heights and Premier Health to provide for the new street alignments. Premier is transferring 0.470 acres to the city and the city is transferring 0.149 acres to Premier. Premier will have one contiguous parcel for future development.

The second step is a replat of the city-owned land totaling 23.749 acres into two lots:

Lot 1 contains 12.272 acres. The west side of this lot is the site of the planned Heritage Commons apartments. A future replat will dedicate the public streets and retention areas to serve this development.

Lot 2 contains 11.477 acres. The west side of this lot is the site of the senior apartments. A future replat will dedicate the public streets to serve this development, retention and open space areas, and connection to Brandt Pike.

The proposed replat meets all requirements of the subdivision regulations.

Action

Mr. Jeffries moved to approve the request by the applicant, HOMESTEAD DEVELOPMENT, for approval of a Lot Split/Replat of 23.749 acres to create two lots to facilitate the redevelopment of the former Marian Meadows shopping center. Property is located West of the terminus of Miami Valley Way (LS 23-01).

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

VIII. Additional Business

Election of Officers

Action

Ms. Vargo moved to nominate Terry Walton as the 2023 Chair.

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

Action

Mr. Walton moved to nominate Jan Vargo as the 2023 Vice Chair.

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

IX. Approval of the Minutes

Without objection, the minutes of the December 13, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Sorrell stated nothing has been turned by the deadline for the 1/24/23 meeting but expects new projects by the end of the month. That will give more time to work on each case

Approval of 2023 Meeting Schedule

Discussion on moving to one meeting a month starting in April.

Action

Mr. Walton moved to approve the 2023 meeting schedule.

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

XI. Upcoming Meetings

January 24, 2023

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:20 p.m.



Terry Walton, Chair



Geri Hoskins, Administrative Secretary



Date



Date