

**Planning Commission  
March 14, 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. Cassity, 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**

None.

- 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. **REZONING - The applicant, WRIGHT WAY OHIO, LLC, is requesting approval of a Rezoning to Agricultural (A) for a Campground and Resort. Property is located behind and north of 8101 Old Troy Pike (RZ 23-03).**

Mr. Sorrell stated that the applicant requests rezoning of 67.3 acres to Agriculture to ultimately facilitate the development of a Recreational Vehicle (RV) campground and resort. The site is located directly behind Camping World, a repair destination for many RV owners. Additionally, the applicant feels there is a market for this type of use because there are very few campgrounds in the area, particularly along or near I-70 / I-75. Nearby public facilities include a KOA park in Brookville and a campground in Enon.

A campground is a Special Use in the Agricultural District and will require additional review and approval by the Planning Commission if City Council approves the rezoning.

**Site History**

The City of Huber Heights acquired this site through a foreclosure sale in 2015. The City sold the remaining I-70 frontage to Gander Mountain / Camping World in 2018. Since that time there has been tepid interest in the balance of the site.

The appraisal performed for the City in 2017 concluded that the highest and best uses of the property included commercial uses along I-70 (subsequently developed), potentially multifamily or institutional residential uses along the north end, and recreational uses on the balance of the site, which is difficult to develop. There has been little interest in residential construction at this site, largely due to the rock-crushing facility to the west and low visibility for institutional facilities such as nursing homes.

The City negotiated a land swap for the parcel included in this application in early 2023 for 30+/- acres the applicant owned along I-70 just north of the Walmart site.

**Site Characteristics**

The site is the remnants of the Northpark Shopping Center. The western portion of the site, approximately 1/3<sup>rd</sup> of the entire parcel, has two detention areas totaling approximately 10 acres. The remaining 2/3<sup>rd</sup> of the site has varying topography, which generally slopes toward the northwest. The highest point has an elevation of 894 feet, and the lowest, near the retention ponds, is approximately 850 feet. Smaller streams flow from the northern portion of the property to the existing retention pond.

The total developable land is approximately 25 acres. While no soil borings have been completed, the staff thinks this general area has shallow bedrock, further limiting development possibilities due to costs associated with laying underground utilities through the rock. This is likely the reason the original shopping center concept was not fully developed at this location.

The applicant desires to rezone the property from Planned Commercial to Agriculture for the purpose of eventually constructing a recreational campground. The site has one existing retention lake and an existing wetland/detention easement that cumulatively covers approximately 1/3<sup>rd</sup> of the site.

***Conformance with Comprehensive Plan***

The City's comprehensive plan indicates the site is located in a "Grow and Enhance" character area. Growth areas are those locations within the City where economic development and mixed uses should be encouraged and low-density residential developments discouraged. These areas are the future economic and entertainment engines of the City. The comprehensive plan lists the following appropriate land uses (page 14):

- Conservancy/Recreation
- Agricultural/Low Density Residential
- Single-Family Residential
- Mixed Residential
- Public Use & Institutional

- Commercial Business
- Industrial Business

Staff feels the rezoning from PC to Agriculture is consistent with the Comprehensive Plan. There are agriculturally zoned lands to the west of this site. The applicant is requesting a zoning district that is significantly less intense than the current Planned Commercial district. Staff sees little to no downside in rezoning this land to Agriculture.

Details of the proposed campground will be reviewed at a future time when the applicant submits the Special Use application.

Discussion on 2 access entries, hospitality taxes, internal easements, Wildcat Road.

Mike Stafford, the applicant, was present.

Maximum sites, franchise, long term stay, permanent structures, waste water.

### **Action**

Ms. Thomas moved to approve the request by the applicant, WRIGHT WAY OHIO, LLC, for approval of a Rezoning to Agricultural (A) for a Campground and Resort (RZ 23-03) in accordance with the recommendations of Staff's Memorandum dated March 9, 2023, and the Planning Commission's decision record attached thereto.

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

- 2. BASIC DEVELOPMENT PLAN - The applicant, SKIKLEN GOLD REAL ESTATE DEVELOPMENT, is requesting approval of a Rezoning from PEP (Planned Employment Park) to PC (Planned Commercial) and a Basic Development Plan for a restaurant and convenience store, including fueling services, food sales, and drive through. Property is located at the Southeast Corner of Brandt Pike and Executive Boulevard (RZ BDP 23-04).**

Mr. Sorrell stated the applicant requests a rezoning to Planned Commercial (PC) (9.59 acres) and Basic Development Plan Approval (3.03 acres) to facilitate the development of a 6,138 SF Sheetz restaurant and convenience store with fueling services and regional stormwater detention area.

City staff has been working with the applicant on the site layout and stormwater detention facility to maximize the capacity of the detention basin area to benefit future development potential upstream.

The proposed Sheetz store is nearly identical in size, layout, elevations and signage to the previously approved site at the corner of Old Troy Pike (OTP) and Taylorsville Road. The main differences are this proposal:

- has four (4) fueling islands, and the OTP site has three (3).
- has 17 drive-thru stacking spaces, and the OTP site has 10.

- has 42 proposed parking spaces, and the OTP site has 53.

**Site History**

In 2019, the City of Huber Heights acquired the Lehman farm, including this site. The City has since executed development agreements for the Lehman farm property with two groups: Horizon Line for a mixed-use development on the land north of Executive Boulevard; and Skilken Gold to develop this Sheetz convenience store and regional detention pond on the part of the land south of Executive Boulevard.

**Site Characteristics**

The site is generally flat and historically used for agricultural purposes. A stream runs along the applicant's site's south end, draining into the Dry Lick Run creek.

A large stormwater detention facility is planned west of the Sheetz store. Sheetz will utilize approximately 30% of the capacity, and the remaining capacity will be used by the Horizon Line development. This stormwater detention system is intentionally oversized to reduce flooding in Dry Lick Run within Carriage Hill MetroPark.

**Rezoning Analysis:**

The applicant desires to rezone the property to Planned Commercial (PC) from Planned Employment Park (PEP) to construct a restaurant and convenience store with fueling pumps. These parcels are some of the many sites along Executive Boulevard where the zoning is transitioning from PEP to Planned Commercial or Planned Mixed Use.

**Basic Development Plan Analysis:**

The applicant proposes constructing a 6,138 SF restaurant, convenience store and four-island fueling center. The building elevations and wall signs are nearly identical to the site at the Broad Reach development. The applicant has submitted all necessary plans and studies for the Basic Development Plan review.

**Conformance With Planned Commercial District Requirements:**

Uses: Retail uses and filling stations are principally permitted in the district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- Street trees are not illustrated on the plans. Street trees should be placed 40' on center. 10 street trees are required along Brandt Pike and Executive Boulevard.
- A lighting plan was not submitted with this application but will be reviewed as part of the detailed development plan application.
- The building design meets all exterior materials requirements.
- All utilities are below ground.

Parking and Loading:

- The building is substantially similar to the Broad Reach site, which required 49 parking spaces and five stacking spaces. The Basic Development Plan illustrates 42 parking spaces and 16 stacking spaces. A final determination will be made during Detailed Development Plan approval.

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### Landscaping:

- The submitted plans appear to meet the landscaping requirements but will be verified when the detailed development plan is submitted.

### Signs:

- Building signs are very similar to those approved at the Broad Reach site.
- One monument sign location is indicated on the site plan; however, no sign details were submitted.

All proposed uses are consistent with the Planned Commercial district zoning being requested as part of this application. The traffic study does not indicate this development will generate excessive traffic, though left turn lanes are warranted.

All lighting, glare, noise (from order boards) will be reviewed with the Detailed Development application.

Discussion on retention basin, sidewalks, medians, Council approved sale, Development Agreement, number of stacking, traffic patterns, less parking than Old Troy site.

Kareem Amr and Aman from Skilken Gold and Josh Long from CESO were present.

One letter of opposition from resident Teri Lussier

### **Action**

Ms. Thomas moved to approve the request by the applicant, SKIKLEN GOLD REAL ESTATE DEVELOPMENT, for approval of a Rezoning from PEP (Planned Employment Park) to PC (Planned Commercial) and a Basic Development Plan for a restaurant and convenience store, including fueling services, food sales, and drive through (RZ BDP 23-04) in accordance with recommendation of Staff's memorandum dated March 9, 2023, and the Planning Commission's decision record as amended.

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

## **VIII. Additional Business**

### **Informal Review**

Flying Ace – Brandt Pike

John Roush from Flying Ace and Mike Anderson from Van Atta Engineering presented their plan for Brandt Pike. Discussion on traffic, stacking, peak days, and Cedar Hill intersection. Will come back to Planning Commission with a Basic Development Plan.

## **IX. Approval of the Minutes**

Without objection, the minutes of the February 28, 2023, Planning Commission meeting are approved.

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**X. Reports and Calendar Review**

Flying Ace  
Another food seller gas station

**XI. Upcoming Meetings**

March 28, 2023  
April 11, 2023

**XII. Adjournment**

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

  
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Terry Walton, Chair  
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Geri Hoskins, Administrative Secretary  
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