

**Planning Commission
June 13, 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. **TEXT AMENDMENT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of text amendments pertaining to Chapter 1181.20 Building Materials and other minor revisions to the Planning & Zoning Ordinance as previously approved by the Ordinance Review Commission (TA 23-14).**

Mr. Sorrell stated over the years, building materials have improved and builders utilize a range of materials to provide a mixture of building facades along a street, convey different design aesthetics, and control construction costs as prices of materials can vary depending on local and regional demand. This text amendment seeks to codify community expectations and provide reasonable flexibility for contemporary designs and modern material utilization.

Staff Analysis

Currently, there is a significant schism with exterior building material requirements between building in a straight zoned area (A, R-1, R-2, etc.) versus building on a lot in a Planned Residential area. If a buyer seeks to construct a new single-story home or build a single-story addition in any district other than a

Planning Commission Meeting

June 13, 2023

PUD, they must fully wrap their single-story home in brick or masonry material. New two-story homes must have the first floor wrapped in brick or masonry material. The floors above can be any other material.

Recent Planning Commission decisions have established a minimum masonry limit at approximately 25% of the front façade for single-family homes. Multi-family structures have ranged from 15% to 20% in recent years.

Staff is proposing the following standards:

Non-PUD Zoning:

- One-Story dwellings: 100% of the front façade
- Multi-Story dwellings: 100% of the first-floor front façade.

PUD Zoning:

- 1 & 2-family buildings: 50% of the front facades aggregated over the development.
- Multi-family and mixed-use buildings: 20% of the aggregate building wall surface.

These standards encourage the Planning Commission to consider the types, location, and layouts of the buildings. Every development is different, and the Planning Commission should include those details. Specifically, the Planning Commission is encouraged to:

When establishing the requirements, the Planning Commission shall consider the types, location, and layout of the buildings to:

- (1) Encourage a mix of building facades and material usage and discourage monotonous building repetition.
- (2) Encourage higher percentages of full depth brick, cultured brick, stone, cultured stone, or other approved masonry product along the frontage of major public streets and thoroughfares.

Additional Comments:

Staff feels that these revised material requirements for dwellings reflect the recent decisions of the Planning Commission and City Council, and are a bridge from the previous masonry requirements to a constituent that desires a diverse architectural palate within the community.

Fire: No comments.

City Engineer: No comments.

Discussion on the aggregated amount, clarify more than the intent. Mr. Sorrell will rework.

Action

Ms. Thomas moved to continue the request by the applicant THE CITY OF HUBER HEIGHTS, for approval of a Text Amendment pertaining to Chapter

Planning Commission Meeting
June 13, 2023

1181.20 Building Materials for Dwellings (TZ 23-14A) in accordance with the recommendation of Staff's Memorandum dated June 6, 2023, and the Planning Commission Decision Record attached thereto.

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

2. TEXT AMENDMENT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of text amendments pertaining to Chapter 1181.20 Building Materials and other minor revisions to the Planning & Zoning Ordinance as previously approved by the Ordinance Review Commission (TA 23-14).

Mr. Sorrell stated that the proposed changes reflect the recommendations of the Ordinance Review Commission, along with a few staff-initiated changes.

Staff Analysis

As mentioned above, most of the text change recommendations originate from the Ordinance Review Commission. These changes largely address scribner errors and updates to the Ohio Revised Code. Staff has added a few clarifying terms for ease of administration.

Fire: No comments.

City Engineer: No comments.

Action

Mr. Jeffries moved to approve the request by the applicant THE CITY OF HUBER HEIGHTS, for approval of a Text Amendment pertaining to other minor revisions to the Planning & Zoning Ordinance as previously approved by the Ordinance Review Commission (TZ 23-14B) in accordance with the recommendation of Staff's Memorandum dated June 6, 2023, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the May 9, 2023, Planning Commission meeting are approved.

Planning Commission Meeting

June 13, 2023

X. Reports and Calendar Review

Mr. Sorrell stated we should receive WaWa's application by the end of the week and the apartments behind Key Bank.

XI. Upcoming Meetings

July 11, 2023

August 1, 2023

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:40 p.m.



Terry Walton, Chair



Geri Hoskins, Administrative Secretary



Date



Date