

**Planning Commission
March 12, 2024, 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. **DETAILED DEVELOPMENT PLAN** - The applicant, BP-OTP, LLC, is requesting approval of a Detailed Development Plan of 4.65 acres to facilitate the construction of a 5,915 SF Wawa convenience mart with fueling pumps. Property is located at 4949 Chambersburg Road (DDP 24-03).

Mr. Sorrell stated that the applicant has submitted all necessary plans and studies for the Detailed 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.
- Nineteen street trees are required. The landscaping plan shows 19 street trees with a mixture of Sugar Maple and Linden trees. The trees are appropriately spaced and located in a manner that should provide sidewalk shade.

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- The lighting plan submitted with the application meets all requirements. The proposed fixture height is 20 feet, and the fixture types meet the code. The photometric analysis indicates no light trespasses across the property lines that will impact nearby residents.
- The building design substantially meets the exterior material recommendation. Not including glazing, the building's entire exterior is 64% masonry. The front façade is 78% masonry and glazing. Approximately 28% of the exterior is a wood composite accent siding.
- All utilities are below ground. The applicant is installing additional electrical conduit in the parking area for future EV charging stations.

Parking and Loading:

- The applicant proposes 53 parking spaces, more than the code requires. Parking stall dimensions are 10' x 20', as required.
- Sidewalks to the site are provided from Old Troy Pike and Chambersburg Road. The slope of the sidewalks are a maximum of 1:12, which complies with ADA requirements.

Landscaping:

- The plans and landscaping requirements can be found on sheet C-9. The proposal meets all landscaping requirements, with the exception of the requirement that there be one shade tree within 60 feet of every parking space. The parking spaces along the front and north building do not comply with this requirement. It is important to note that very few approved developments meet this requirement.

Staff feels the landscaping plan is thoughtful, meets the spirit and intent of the zoning code and provides substantial screening and buffering of this use.

Signs:

- A sign package was not submitted with the application and will be submitted at a future date. The elevations indicate two wall signs that are approximately 65 SF and one wall sign that is approximately 40 SF. The site plan indicates two monument signs of unknown height.

J. Reid Cooksey from Stonefield and Patrick O'Leary from Blue Peninsula were present.

Discussion on the stormwater plan and retention basin, entrance on Chambersburg being steep, driveway approach 1:12 meets code, monument sign placement and protective fencing. The timeline is to start in the Spring. Bike racks will be present.

Action

Ms. Thomas moved to approve the request by the applicant BP-OPT, LLC, for approval of a Detailed Development Plan (DDP 24-03) in accordance with the recommendation of Staff's Memorandum dated March 7, 2024, and the Planning Commission Decision Record attached thereto.

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Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Vargo, Mr. Cassity, Ms. Thomas, Mr. Jeffries, 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 January 8, 2024, Planning Commission meetings are approved.

X. Reports and Calendar Review

RHM Detailed Development Plan
Buc-see's after the 4/5/24 meeting
Replat of Marion Meadows

XI. Upcoming Meetings

April 9, 2024
May 14, 2024

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:50 p.m.



Terry Walton, Chair

Geri Hoskins
Geri Hoskins, Administrative Secretary

4/9/2024
Date

4/9/24
Date