

**Planning Commission
March 11, 2025, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Oath of Office - Matthew Shomper

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

Members absent: None

Staff Present: Aaron K. Sorrell, Assistant City Manager

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, SHARITEN RENTALS, LLC, is requesting approval of a Rezoning for 6.686 acres from Residential (R-2) to Industrial (I-1). Property is located at 4341 Taylorsville Road (Case RZ 25-07).**

Mr. Sorrell stated that the applicant requests a rezoning to I-1 to facilitate using the existing site for industrial purposes. The applicant owns the adjacent industrial site and desires to expand its industrial use. The adjacent lands are zoned and used for industrial purposes, and this rezoning is compatible with the surrounding areas.

The applicant has owned the adjacent parcel to the east since 2015 and purchased the parcel subject to this rezoning application in 2021. Both parcels are being used for construction-related storage and offices. Rezoning the current parcel from R-2 to I-1 would make the parcel a conforming use under the zoning code.

Industrial uses surround the parcel in question and all adjacent lands are zoned I-1 or Planned Industrial. This rezoning will be consistent and compatible with the existing land uses and zoning districts.

Other Comments

Fire: See attached.

Engineering: No comments submitted.

The staff believes that the rezoning furthers the public interest in supporting industrial growth and orderly development. The current use is permitted in the I-1 district, and the site conforms to all setback and height requirements.

Thomas Donahue from Sharitan Rentals was present and spoke to the issue of dust from the rock crushers.

Action

Ms. Thomas moved to approve the request by the applicant, SHARITEN RENTALS, LLC, for a Rezoning (RZ 25-07) in accordance with the recommendation of Staff's Memorandum dated March 4, 2025, and the Planning Commission Decision Record attached thereto.

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

2. DETAILED DEVELOPMENT PLAN – The applicant, GREY FOX CAPITAL, is requesting approval of a Detailed Development Plan for Creekside Woods Phase 2, comprised of 81 units on 9.4 acres. Property is located at 5425 Charlesgate Road (Case DDP 25-03).

Mr. Sorrell stated that the applicant seeks Detailed Development Plan approval for Creekside Woods, Phase 2, comprised of 81 townhome units and related public infrastructure on 9.4 acres. The Basic Development Plan for the entire 159-unit townhome development on 24.6 acres was approved by the Huber Heights City Council on December 10, 2024, through case BDP 24-23. The Planning Commission approved the Detailed Development Plan for Phase 1 on February 11, 2025.

The site is wooded, with a steep ravine and stream bisecting it. This ravine and stream have historically been an impediment to its development. The applicant is proposing two development areas with entrances from Wildcat Road and Charlesgate Road. The two development areas will be connected via pedestrian paths.

The applicant shall assess the health of the existing trees along the stream that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.

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Sheet 40 (Overall Erosion Control Plan) indicates the stream and large areas of the ravine will remain undisturbed. This is consistent with the conceptual landscaping plan dated 11-21-2024.

The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.

The Detailed Development Plan satisfies the overall requirement for street trees. Trees have been clustered in areas to avoid sanitary sewer utility easements in certain front yards.

Signs shall conform with Chapter 1189 of the City Code, unless otherwise approved in the Detailed Development Plan by the Planning Commission.

The proposed monument entry feature complies with Chapter 1189.

Water and sanitary lines shall be placed in public easements.

All water and sanitary lines are within public easements.

The frontage along Wildcat Road shall be improved to City standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.

Additional rights of way are shown in the plans.

The revised site plan shall substantially conform to the Conceptual Landscape Plan dated November 21, 2024, including setbacks, buffering, screening and building

The revised site plan substantially conforms to the November 21, 2024, conceptual landscape plan.

Uses: Rowhouses are a permitted use.

Density: The overall density of the development is 6.5 units / acre, consistent with the zoning code.

Setback: The code does not require minimum building setbacks for rowhouses in Planned Residential districts. However, to accommodate parking in the driveway, the minimum setback should be 20 feet, measured from the back of the sidewalk. All Phase 2 buildings meet this requirement.

The setbacks along Wildcat Road are 30-feet.

Parking: The code requires two spaces per unit. The development provides two spaces per unit and six additional spaces for visitors in Phase 2. The Detailed Development Plan satisfies the zoning code requirements.

Utilities: All utilities are below ground.

Building Materials: Building materials were approved with the Phase 1 Detailed Development Plan.

Additional Comments:

Fire: See attached.

City Engineer: The engineer's comments have been provided to the applicant.

Staff supports approving the Phase 2 Detailed Development Plan application submitted on February 18, 2025. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Detailed Development Plan with the following conditions:

1. Residential building materials shall be those approved in the Phase 1 Detailed Development Plan.
2. The applicant shall comply with all Fire Department requirements.

Jake Shields from Grey Fox Capital was present.

Action

Ms. Thomas moved to approve the request by the applicant, GREY FOX CAPITAL, for approval of a Detailed Development Plan (DDP 25-08) in accordance with the recommendation of Staff's Memorandum dated March 4, 2025, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Shomper. Roll call showed: YEAS: Mr. Cassity, Ms. Vargo, Mr. Shomper, 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 February 11, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

None.

XI. Upcoming Meetings

April 15, 2025
May 13, 2025

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, Administrative Assistant

4/15/2025

Date

4/15/25

Date