

**Planning Commission  
April 15, 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** – Larry Johnson

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

Members absent: None

Staff Present: Aaron K. Sorrell, Assistant City Manager and Geri Hoskins, Planning & Zoning Administrative Assistant.

**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. **MINOR CHANGE** – The applicant, K.E. ROSE, is requesting approval of a **Minor Change to construct a 2,000 SF office addition and a 3,200 SF production area addition. Property is located at 4595 Chambersburg Road (Case MC 25-09).**

Mr. Sorrell stated that The applicant is requesting a minor change of the PUD to add a 2,000 SF addition to an existing office building, and a 3,200 SF addition to an existing assembly building. The addition to the fabrication building will create four additional work bays.

Commercial establishments and public garages are permitted uses.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The building addition will match the existing building.

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Parking and Loading:

- The building expansion will not result in the loss of any parking spaces.

**Fire:** See attached. The Fire Department is requiring an additional fire hydrant be installed within the campus.

**City Engineer:** The City Engineer had no comments.

Planning staff supports the minor expansion of the existing K E Rose building to create additional office space and assembly areas. Staff recommends approval with the following condition:

1. Applicant shall comply with Fire Department requirements.

Erich Rose from K.E. Rose spoke about his business and property.

**Action**

Ms. Thomas moved to approve the request by the applicant, K.E Rose, for a Minor Change (MC 25-097) in accordance with the recommendation of Staff's Memorandum dated April 10, 2025, and the Planning Commission Decision Record attached thereto.

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

2. **BASIC DEVELOPMENT PLAN – The applicant, BREW TEAM OH, is requesting approval of a Basic Development Plan for construction of a 7 Brew Coffee Drive Through. Property is located at 7605 Old Troy Pike (Case BDP 25-10).**

Mr. Sorrell stated that The applicant seeks Basic Development Plan approval to construct a drive through coffee kiosk comprised of a 510 SF production area and a 277 SF walk-in cooler. Seven Brew is a drive through service only. There is no indoor or outdoor customer seating.

The site is an underutilized parking lot that used to serve a White Castle restaurant located just south of this site. Currently the site is occasionally used for overnight semi-truck parking.

The site has access to all necessary utilities. Access to 5/3<sup>rd</sup> Bank through this site will remain.

The site is appropriately zoned Planned Commercial. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

The applicant proposes constructing a 787 SF drive through coffee kiosk, and has submitted a site plan package illustrating uses, setbacks, parking, circulation, landscaping, building elevations and signage.

The site plan illustrates 11 parking spaces and room to stack 14 vehicles. The code requires eight (8) parking spaces and five (5) stacking spaces. Parking stall dimensions are 10' x 18', as required. The site plan conforms to the parking requirements.

The building elevations illustrate full wrap brick veneer, which is consistent with the building material requirements in the zoning code. The trash enclosure is also brick.

The landscaping plan meets the code requirements for both interior and perimeter landscaping. The applicant is providing six (6) shade trees along the perimeter, along with a significant amount of shrubs and perennials. The perimeter beds will be mulched. The interior beds between the dumpster enclosure and the buildings, where foot traffic is the heaviest, will contain

The lighting plan illustrates one pole mounted light, under canopy lights and wall packs. The illumination meets the zoning code requirements.

A sign package was submitted with the BDP application. The signage plans illustrate three wall signs with a total square footage of 91.79 SF. The largest single sign is 31.76 SF. The wall signs comply with the zoning ordinance.

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements. Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

Staff supports approval of the Basic Development Plan as submitted. Staff have been working with the applicant to revise the site plan to minimize traffic impacts and impacts on adjacent property owners.

It is the staff's opinion that the requirements of Section 1171.06 can be met and recommends approval of the Basic Development Plan.

Brian Evans from Brew Team Oh was present and spoke to some concerns of Planning Commission.

Queuing, Rural King, Landscaping, number of employees, turn lane, pass through 5th/3rd Bank, hours of operation, employee parking, and walk up window.

### **Action**

Ms. Thomas moved to approve the request by the applicant, Brew Team Oh, for approval of a Basic Development Plan (BDP 25-10) in accordance with the recommendation of Staff's Memorandum dated April 10, 2025, and the Planning Commission Decision Record attached thereto.

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Seconded by Mr. Shomper. Roll call showed: YEAS: Mr. Johnson, 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 March 11, 2025, Planning Commission meeting are approved.

**X. Reports and Calendar Review**

Pride One application in June

**XI. Upcoming Meetings**

May 13, 2025

June 10, 2025

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:15 p.m.

  
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Terry Walton, Chair

  
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Geri Hoskins, Administrative Assistant

  
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