

**Planning Commission
June 10, 2025, 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. 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. Additional Business was moved up on the Agenda

Public Hearing – SOPEC Sustainable Ohio Public Energy Council
Phil Leppla from SOPEC gave a presentation.

VIII. New Business

- 1. **REPLAT – The applicant, HALEY DUSA GROUP, is requesting approval of a Replat to dedicate 0.1557 acres of public right of way and a 0.0975 acre lot, currently occupied by the east neighbor. Property is located at 6800 Taylorsville Road (Case RP 25-11).**

Mr. Sorrell stated The applicant requests approval of a replat to dedicate 0.1157 acres of public right of way along Taylorsville Road and create a 0.0975-acre lot which is currently occupied by the east neighbor. This lot split was started nearly 20 years ago but never completed. Lot #2 will be attached to the eastern lot and will not be considered a building lot until the attachment is complete.

The applicable subdivision regulations are Chapter 1107 – Final Plat

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After the replat and attachment (done administratively), Lot #1 and Lot#2 will comply with the subdivision and zoning requirements.

The City Engineer had no comments.

Planning staff recommends approval of the Record Plan

Action

Mr. Shomper moved to approve the request by the applicant, Haley Dusa Group, for a Replat (RP 25-11) in accordance with the recommendation of Staff's Memorandum dated June 2, 2025, and the Planning Commission Decision Record attached thereto.

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

2. DETAILED DEVELOPMENT PLAN – The applicant, 7125 EXECUTIVE BLVD, LLC, is requesting approval of a Detailed Development Plan for a 154-unit apartment development. Property is located at 7125 Executive Blvd (Case DDP 25-12).

Mr. Sorrell stated that In May 2023, RHM received approval for a basic development plan comprised of approximately 300 units on 17.5 acres (18 dwelling units/acre) with amenities such as a clubhouse, swimming pool, dog park, etc.

One November 12, 2024, Granger Property Development, LLC submitted a Minor Change reducing the phase one density to 147 units on approximately 13.5 acres. splitting the project into two phases.

The applicant requests Detailed Development Plan approval for the first phase of a mixed-use community consisting of 154 apartment units, comprised of 80 3-bedroom townhomes, 62 2-bedroom ranch units and 12 1-bedroom ranch units.

Through Minor Change, the Planning Commission amended the Basic Development Plan conditions to the following:

1. Permitted uses shall be those permitted in Ordinance 2023-O-2579.
2. Perimeter setbacks: South and West – 20 feet; North and East – 15 feet.
3. The existing trees and non-invasive vegetation abutting properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained healthily. Dead or dying trees shall be replaced with species approved by the City.
4. All signs shall conform to Section 1189.
5. If the west walkway remains, wall pack lighting fixtures illuminating the walkway shall be mounted no higher than 10'.
6. If the west walkway is eliminated, wall pack fixtures facing properties along Scatter Root Place and Loblolly Drive shall be prohibited. Resident-controlled rear porch lights shall be permitted.
7. If the west walkway is eliminated, the applicant shall construct an alternative

pedestrian walkway connecting the Loblolly access point to the proposed phase two commercial development.

The staff analysis addresses the elements of the Basic Development Plan requirements, as modified by Minor Change, and standards for approval of the Detailed Development Plan.

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 Planned Mixed Use District.

Conformance with the Basic Development Plan Conditions

1. Permitted uses shall be those permitted in Ordinance 2023-O-2579.

The applicant is proposing residential uses and customarily accepted accessory uses, consistent with Ordinance 2023-O-2579.

2. Perimeter setbacks: South and West – 20 feet; North and East – 15 feet.

The appropriate building setbacks are indicated on the plans.

3. The existing trees and non-invasive vegetation abutting properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained healthily. Dead or dying trees shall be replaced with species approved by the City.

The grading plan indicates that some of the fence line trees may remain. However, the applicant is illustrating a dense landscaping plan that will be better maintained and provide better screening than the current vegetation along the farmland perimeter.

4. All signs shall conform to Section 1189.

No signs were illustrated on the site plans. Signs that conform to Section 1189 will be administratively approved.

5. If the west walkway remains, wall pack lighting fixtures illuminating the walkway shall be mounted no higher than 10'.
6. If the west walkway is eliminated, wall pack fixtures facing properties along Scatter Root Place and Loblolly Drive shall be prohibited. Resident-controlled rear porch lights shall be permitted.
7. If the west walkway is eliminated, the applicant shall construct an alternative pedestrian walkway connecting the Loblolly access point to the proposed phase two commercial development.

These three conditions pertain to the 5-foot pedestrian walkway along the west edge of the site. Building elevations illustrate rear patio lights mounted approximately 7-feet high. There are two 12-foot light poles in the parking area.

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The installed landscaping should block most of the lights. The site Photometric Plan indicates there will be no light trespass along the property lines.

Conformance with other zoning provisions

Conformance With Planned Mixed-Use District Requirements:

Use: Residential uses are principally permitted.

Development Standards:

- The Detailed Development Plan is consistent with the approved building setback, and yard requirements.
- Phase 1 housing density is reduced to 11.4 DUA on 13.5 acres.

Parking and Loading:

- The applicant illustrates approximately 409 parking spaces, more than the 308 required. This includes approximately 215 garage spaces, 154 driveway spaces and 40 shared spaces. Parking stall dimensions are 10' x 18', as required.

Building Materials:

- The exterior cladding is a mixture of stone veneer, and various vinyl siding including shake, board and batten and horizontal siding.
- The buildings are a mixture of 1- and 2-story buildings.

Landscaping:

- The application illustrates a mixture of evergreen, shade and ornamental trees, along with a mixture of shrubs, grasses and perennials. The landscape plans illustrate a significant amount of perimeter landscaping along the west and south edges, creating substantial screening between uses.
- The landscaping plans meet the zoning code requirements.

Fire: Comments were previously addressed.

City Engineer: The City Engineer had no comments.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Detailed Development Plan submitted on May 20, 2025, with the following conditions:

1. A perpetual public access easement shall be recorded for the main entrance from the south property line, north approximately 220-feet, to include the proposed Phase 2 entrance and access from the east parcel, subject to staff approval. Alternatively, this area may be dedicated as public right-of-way through a revised Record Plan.

Kevin Brokaw from Pride One was present and answered questions concerning garages, sidewalks on every road and walking path around ponds. No on street parking.

Action

Ms. Thomas moved to approve the request by the applicant, 7125 Executive Blvd, LLC, for approval of a Detailed Development Plan (DDP 25-12) in

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accordance with the recommendation of Staff's Memorandum dated June 2, 2025, and the Planning Commission Decision Record attached thereto.

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

IX. Approval of the Minutes

Without objection, the minutes of the April 15, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

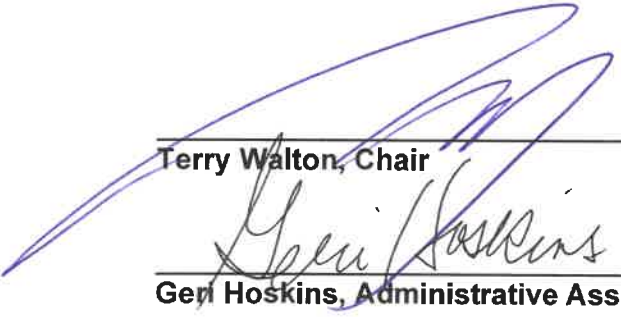
Updating Zoning Code
7 Brew DDP

XI. Upcoming Meetings

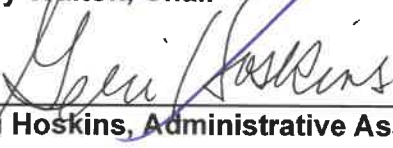
July 15, 2025
August 12, 2025

XII. Adjournment

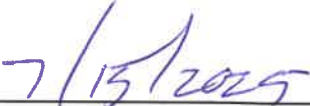
There being no further business to come before the Commission, the meeting was adjourned at approximately 7:20 p.m.



Terry Walton, Chair



Gen Hoskins, Administrative Assistant



Date



Date