

**Planning Commission  
August 12, 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.

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. **FINAL PLAT – The applicant, CARRIAGE TRAILS CO., LLC, is requesting approval of a Final Plat for 121 building lots and associated retention basins. Property is located at River Birch Street and Carriage Trails Parkway (FP 25-21).**

Mr. Sorrell stated that this is the first plat of the Carriage Trails II subdivision. The Detailed Development Plan for this section was approved by the Planning Commission on December 10, 2024. The Detailed Development Plan conformed to the Basic Development Plan regulations, except for the south lots along Windflower Drive, which were narrower than 60-feet. Those lots about Section 7 of Carriage Trail I and must be at least 60-feet wide. The applicant agreed to make adjustments to the lot size prior to submission of the Final Plat.

All front setbacks are 25-feet, consistent with the requirements. The minimum lot size in this phase is 56-feet, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The southern lots along Windflower Drive are now a minimum of 60-feet wide, which is consistent with the Carriage Trails II development standards.

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The Carriage Trails Section 20, Phase 1 plat conforms to all subdivision regulations.

The City Engineer had no comments.

Ken Conaway from Carriage Trails gave update

**Action**

Ms. Thomas moved to approve the request by the applicant, Carriage Trails Co., LLC, for a Final Plat (FP 25-21) in accordance with the recommendation of Staff's Memorandum dated August 7, 2025, and the Planning Commission Decision Record.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Mr. Johnson, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

**VIII. Additional Business**

None

**IX. Approval of the Minutes**

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

**X. Reports and Calendar Review**

ABC Supply  
Rural King

**XI. Upcoming Meetings**

September 9, 2025  
October 14, 2025

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:15 p.m.

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**Terry Walton, Chair**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Geri Hoskins, Administrative Assistant**

\_\_\_\_\_  
**Date**