



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
August 12, 2025
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Opening Remarks By The Chair and Commissioners
4. Citizens Comments
5. Swearing of Witnesses
6. Pending Business
 - A. None
7. New Business
 - A. 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 & Carriage Trails Parkway (FP 25-21).
8. Additional Business

A. None

9. Approval of Minutes

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

10. Reports and Calendar Review

11. Upcoming Meetings

A. September 9, 2025
October 14, 2025

12. Adjournment

AI-11036

7. A.

Planning Commission

Meeting Date: 08/12/2025

Final Plat

Information

Agenda Title

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 & Carriage Trails Parkway (FP 25-21).

Purpose and Background

Attachments

Staff Report

Decision Record

Application / Drawings

Memorandum

Staff Report for Meeting of August 12, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: August 7, 2025
Subject: FP 25-21 Carriage Trails II Section 20 Phase 1
(Application dated July 22, 2025)

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Carriage Trails Co. LLC - Applicant
GLJ Holding Company LLC – Owner

DEVELOPMENT NAME: Carriage Trails II Section 20, Phase 1

ADDRESS/LOCATION: River Birch Street & Carriage Trails Parkway

ZONING/ACREAGE: PM: Planned Mixed Use / 46.8 acres.

EXISTING LAND USE: Vacant land

**ZONING
ADJACENT LAND:** Surrounding properties are zoned PM.

REQUEST: The applicant requests Final Plat approval for 121 building lots and associated retention basins.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1107 – Final Plat

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

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 abut 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.

Staff Analysis

Conformance with the Subdivision and Development Regulations

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.

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

Additional Comments:

Fire: N/A

City Engineer: The City Engineer had no comments.

Recommendation

Planning staff recommends approval of the Final Plat for Carriage Trails II, Section 20 Phase 1, submitted on July 22, 2025.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

- 1) Approve the Final Plat with or without conditions;
- 2) Deny the Final Plat; or.
- 3) Table the application to gather additional information.



Planning Commission Decision Record

WHEREAS, on July 22, 2025, the applicant, CARRIAGE TRAILS CO., LLC, requested approval of a Final Plat for 121 building lots and associated retention basins. Property located at River Birch Street and Carriage Trails Parkway. (Case FP 25-21), and;

WHEREAS, on Aug 12, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, CARRIAGE TRAILS CO., LLC, for approval of a Final Plat. Property is located at River Birch Street and Carriage Trails Parkway (Case FP 25-21), in accordance with the recommendation of Staff's Memorandum dated August 7, 2025, with the following conditions:

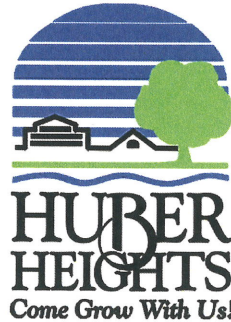
1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



PLANNING DEPARTMENT

6131 Taylorsville Road 937.233.1423
Huber Heights, Ohio 45424 937.233.1272 (Fax)

Application Number _____
Receipt Number _____

Date Filed 7/22/25
Amount Paid \$17,566.36

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- | | |
|---|--|
| ☐ Annexation & Zoning (Attach original annexation petition to this application.) | ☐ Planned Unit Development |
| ☐ Annexation Agreement | ☐ Basic Development Plan |
| ☐ Rezoning to _____ | ☐ Detailed Development Plan |
| ☐ Special Use | ☐ Major Change |
| ☐ Variance from the Zoning Ordinance | ☐ Minor Change |
| ☐ Lot Split | ☐ Other |
| ☒ Final Plat Carriage Trails Section 20, Phase I | |
| ☐ Preliminary Plat | |
| ☐ Text Amendment | |
| ☐ Zoning Ordinance | |
| ☐ Subdivision Regulations | |
| ☐ Other | |

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	<u>Carriage Trails Co. LLC</u>	Name	<u>Ken Conaway</u>
Address	<u>5131 Post Road, Suite 101</u> <u>Dublin, OH 43017</u>	Address	<u>same as Applicant</u>
Phone	<u>614.717.4444</u>	Phone	<u>614.571.0614</u>
Fax	<u>614.717.4440</u>	Fax	
Email	<u>bkeethler@carriage-trails.com</u>	Email	<u>kconaway@carriage-trails.com</u>

PROPERTY INFORMATION

Project Name: Carriage Trails Section 20, Phase I

Location of property: River Birch Street and Carriage Trails Parkway

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: PM Proposed Zoning: _____

Property Owner's Name: Carriage Trails Co. LLC Telephone: 614.717.4441

Address: 5131 Post Road, Suite 101, Dublin, OH 43017

Total acres included in this application: 43.909 acres

Type of Development: Residential X Commercial ____ Office ____ Industrial ____ Other ____

Brief description of application request:

Final Plat for 121 building lots and 6 green spaces in Carriage Trails Section 20, Phase I

Applicant's status: Owner X Lessee ____ Purchaser ____ Agent ____

Name of Engineer: Arcadis Telephone: 614.818.4900

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

Carriage Trails Co. LLC

Applicant's Signature:

William W. Keethler II, President

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the rezoning request.

Carriage Trails Co. LLC

William W. Keethler II, OWNER
President

Subscribed and sworn to before me this 22nd day of July, 2025.



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

Cassandra Riehle
NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

=====

Date Received _____ Fee Paid _____ Received by _____

ADDITIONAL CONTACT INFORMATION

	<u>PROPERTY OWNER</u>		<u>AGENT</u>
Name	<u>Carriage Trails Co. LLC</u>	Name	<u>Ken Conaway</u>
Address	<u>5131 Post Road, Suite 101</u>	Address	<u>same as Owner</u>
	<u>Dublin, OH 43017</u>		
	<u>Attn: Bill Keethler, President</u>		
Phone	<u>614.717.4441</u>	Phone	<u>614.571.0614</u>
Fax	<u>614.717.4440</u>	Fax	
Email	<u>bkeethler@carriage-trails.com</u>	Email	<u>kconaway@carriage-trails.com</u>
	<u>ATTORNEY</u>		<u>DEVELOPER</u>
Name		Name	<u>same as Owner</u>
Address		Address	
Phone		Phone	
Fax		Fax	
Email		Email	
	<u>LAND PLANNER</u>		<u>ENGINEER</u>
Name		Name	<u>Arcadis</u>
Address		Address	<u>8101 North High St., Ste 100</u>
			<u>Columbus, OH 43235</u>
			<u>David Chiesa</u>
Phone		Phone	<u>614.818.4900</u>
Fax		Fax	
Email		Email	<u>david.chiesa@arcadis.com</u>
	<u>LANDSCAPE ARCHITECT</u>		<u>OTHER</u>
Name		Name	
Address		Address	
Phone		Phone	
Fax		Fax	
Email		Email	

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

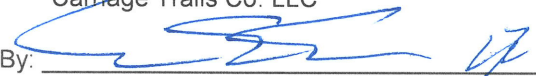
The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Carriage Trails Co. LLC


Witness

By: 
Applicant's Signature
William W. Keethler II, President

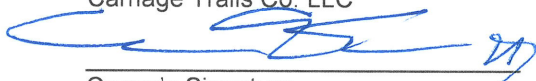

Witness

Date: 7/22/25

Project: Carriage Trails Section 20, Phase I

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to William W. Keethler II to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

Carriage Trails Co. LLC


Owner's Signature

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Owner's Signature

William W. Keethler II, President
Printed Name

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Printed Name

Sworn to before me and subscribed in my presence by the said
William W. Keethler II on this 22nd day of July, 2025.



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030


Notary Public

DESCRIPTION

BEING A REPLAT OF PART OF INLOTS 1976 AND 1977 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO CARRIAGE TRAILS CO., LLC BY DEEDS DOCUMENT No. 2025R-07501 AND DOCUMENT No. 2025OR-_____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II, PRESIDENT ON BEHALF OF CARRIAGE TRAILS CO., LLC, BEING THE OWNER OF THE PARCELS HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS

By: CARRIAGE TRAILS CO., LLC

By: William W. Keethler II
President

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEETHLER II, PRESIDENT CARRIAGE TRAILS CO., LLC, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CARRIAGE TRAILS CO., LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: _____
PRINT: KYLE DUNCAN
TITLE: AUTHORIZED SIGNER

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KYLE DUNCAN, AUTHORIZED SIGNER OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

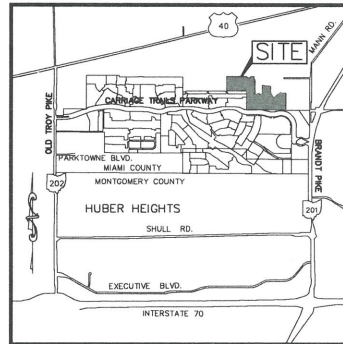
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CARRIAGE TRAILS

SECTION 20 PHASE 1 PART INLOTS 1976 & 1977

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
JULY 2025



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 20, Phase 1 are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office as amended. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement. There will not be a drainage easement along the Tax District Line between the north and south lots.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE
COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:

DOC. No. 2025OR-07501 DOC. No. 2022OR-09378
DOC. No. 2025OR-_____ DOC. No. 2022OR-09379
DOC. No. 2023OR-09633 DOC. No. 2015OR-05509

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 31, PG.8 P.B. 26, PG.8
P.B. 29, PG.91

MIAMI COUNTY COUNTY ENGINEER'S
RECORD OF LAND SURVEYS.

PREPARED BY

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

DEVELOPER
CARRIAGE TRAILS CO., LLC
5131 POST ROAD, SUITE 101
DUBLIN, OHIO 43017

VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 2025.

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2025

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

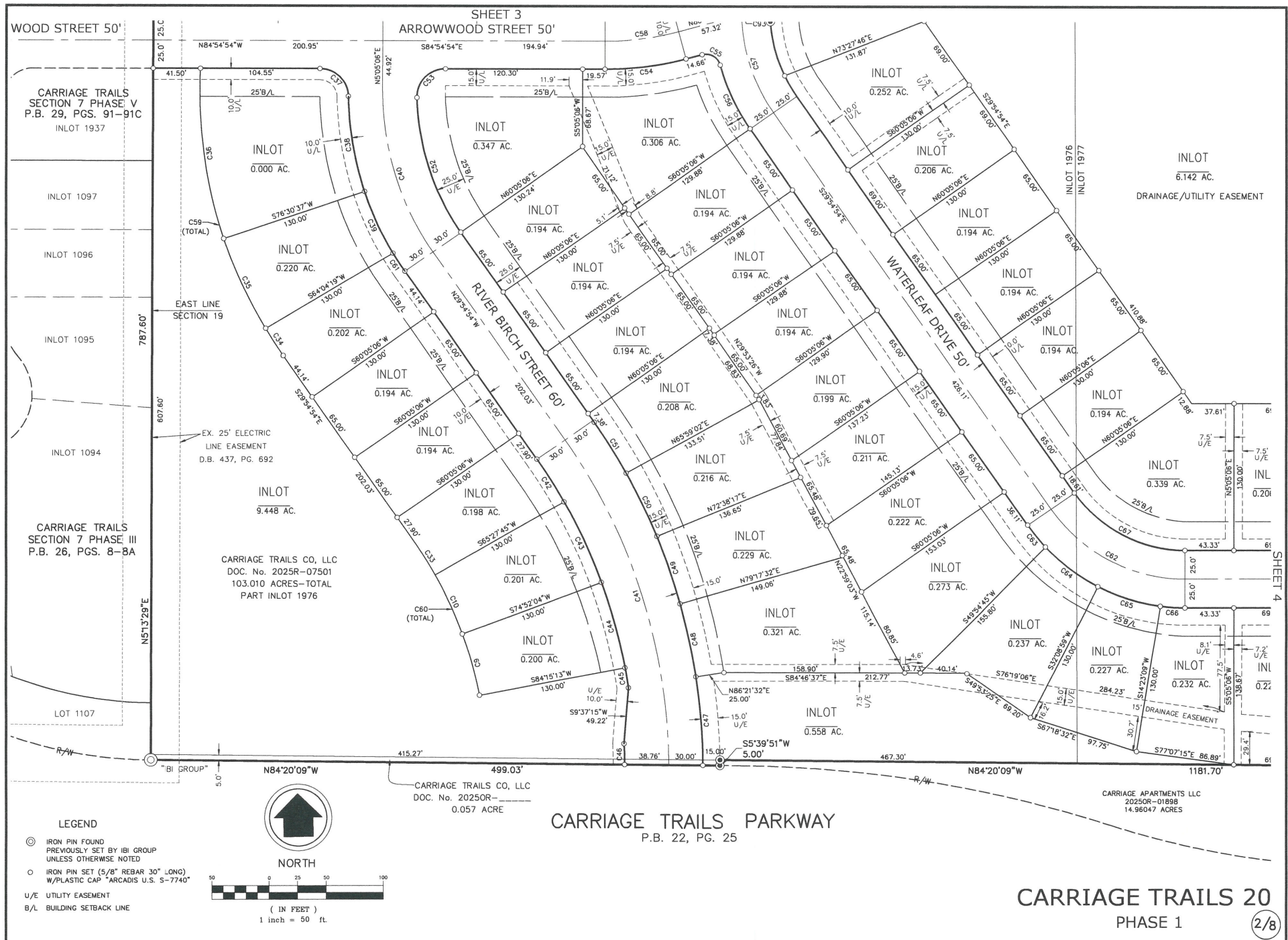
CERTIFICATION

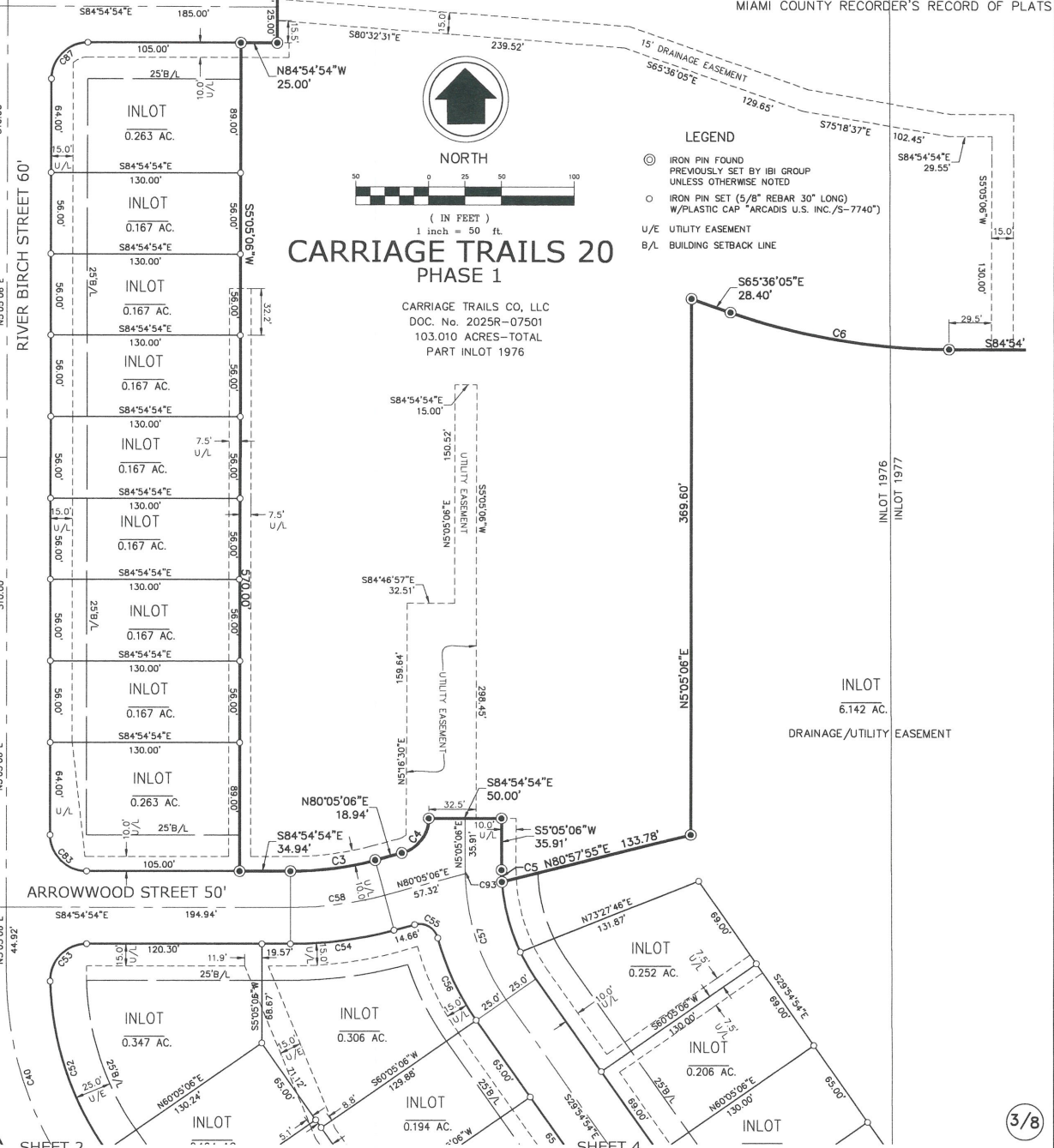
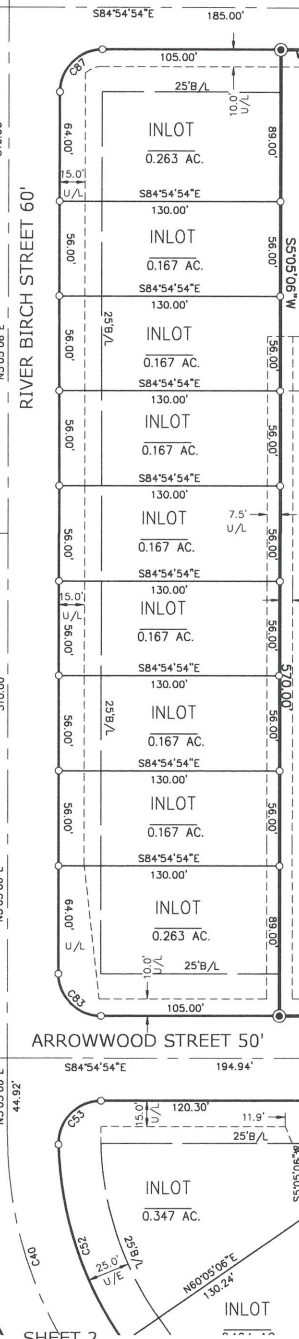
THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 103.010 ACRES AS DESCRIBED IN A DEED TO CARRIAGE TRAILS CO., LLC OF RECORD IN DOC. No. 2025OR-09378, AND ALL THAT 0.057 ACRE AS DESCRIBED IN A DEED TO CARRIAGE TRAILS CO., LLC OF RECORD IN DOCUMENT No. 2025OR-_____ AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

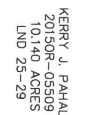
ARCADIS

BY: _____ 07/21/25
David L. Chiesa P.S.
Registered Surveyor No. 7740



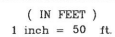


Z:\Cincinnati\143350_CT_II-Ph1\7.0_Production\7.03_Design\02_Survey-Mapping\CT II PH1 PLAT.dwg by: chiesad5246 on 07/21/2025 @ 01:21:34 pm ~ 0 M+E Companies, Inc.



BETHEL TOWNSHIP
CITY OF HUBERT HEIGHTS

HALF SECTION LINE
NW QTR. SEC. 13
HALF SECTION LINE
SW QTR. SEC. 13

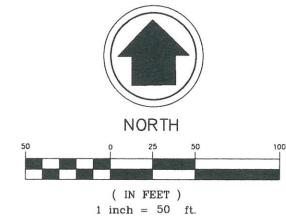


- (C) IRON PIN FOUND
 PREVIOUSLY SET BY IBI GROUP
 UNLESS OTHERWISE NOTED
 (O) IRON PIN SET (5/8" REBAR 30" LONG)
 W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
 U/E UTILITY EASEMENT
 B/L BUILDING SETBACK LINE

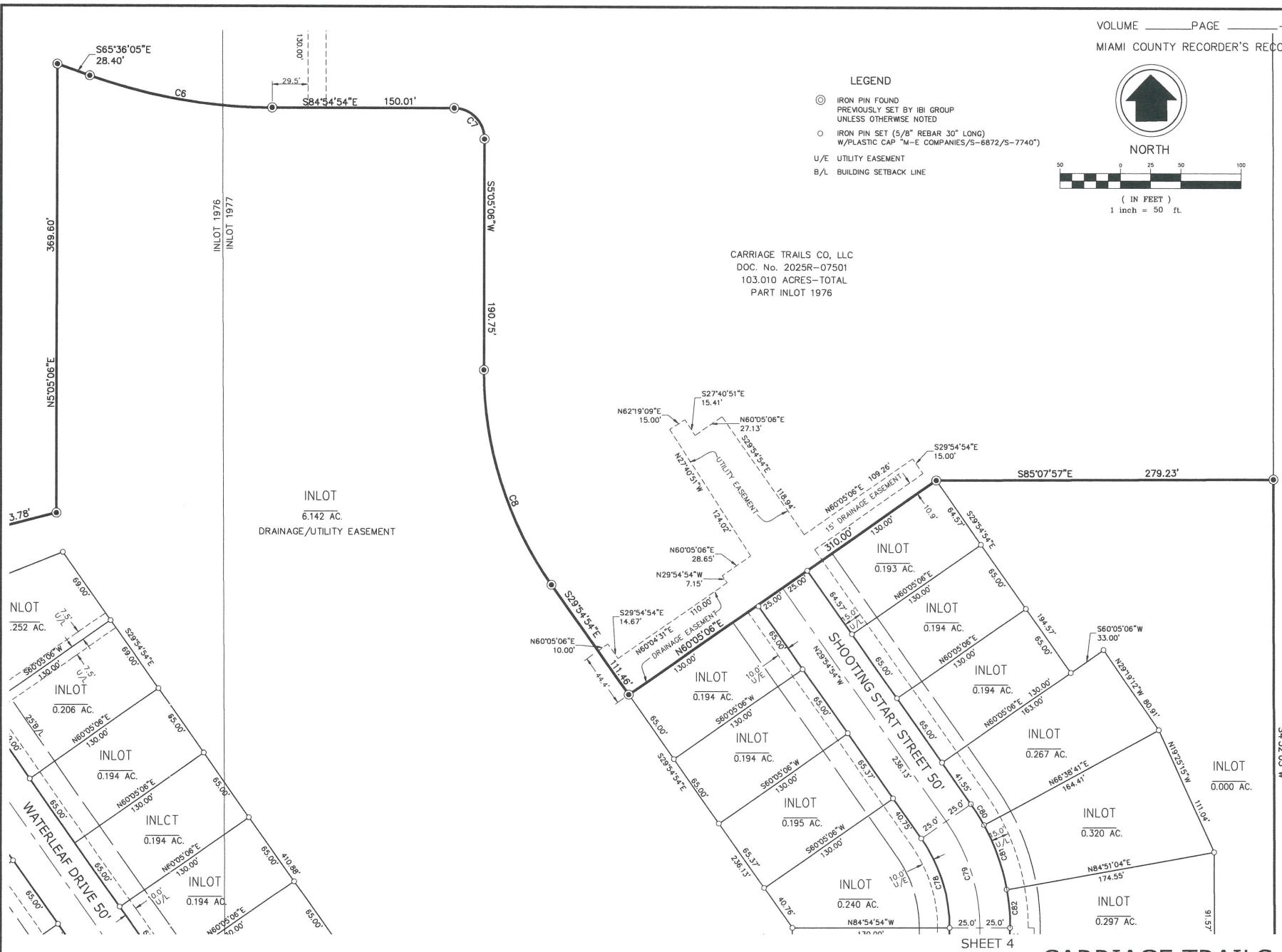
CARRIAGE TRAILS 20
PHASE 1 4/8

4/8

- LEGEND
- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
UNLESS OTHERWISE NOTED
 - IRON PIN SET (5/8" REBAR 30" LONG)
W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE



CARRIAGE TRAILS CO, LLC
DOC. No. 2025R-07501
103.010 ACRES-TOTAL
PART INLOT 1976



KERRY J. PAHAL
201508-05509
10.140 ACRES
LND 25-29

CARRIAGE TRAILS 20
PHASE 1

5/8

GLJ HOLDING COMPANY, LLC
DOC. No. 20230R-09633
50.000 ACRES TOTAL
INLOT 1975

INLOT 1975
INLOT 1976

Diagram illustrating a proposed 100' x 150' lot layout. The lot is bounded by a West Line and a South Line. The lot is divided into several sections with bearings and distances:

- Top Left Section: S55°05'06"W 52.50'
- Top Right Section: N5°05'06"E 52.50'
- Bottom Left Section: S84°54'54"E 147.50'
- Bottom Right Section: N88°54'54"W 25.9' / S25°16'27.62"E 53.50'

The lot is also divided by a T line and a V line. The lot is located on LOT 7 and LOT 8.

SHEET 3

PLAT MAP

CITY OF ST. LOUIS, MISSOURI

SHOOTING STAR STREET 50'

100.00'

15.0'

215.00'

90.00'

65.00'

130.00'

65.00'

65.00'

25' B/L

INLOT

0.265 AC.

INLOT

0.194 AC.

C&B

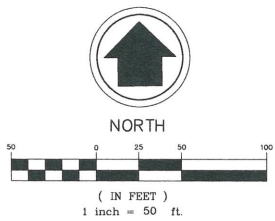
15

CARRIAGE TRAILS CO, LLC
DOC. No. 2025R-07501
103.010 ACRES-TOTAL
PART INLOT 1976

CARRIAGE TRAILS 20

PHASE 1

6/8)

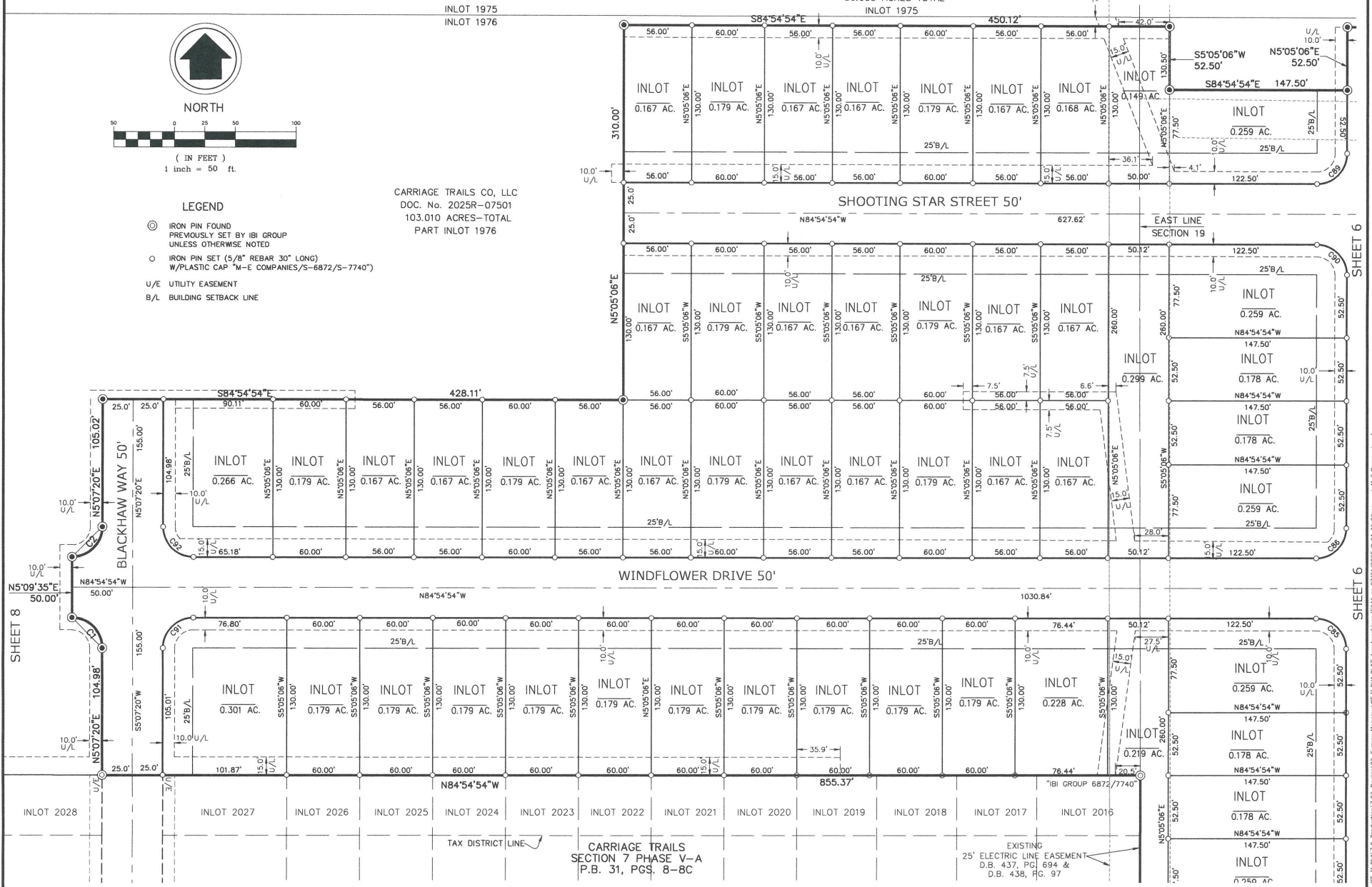


- LEGEND**
- IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
UNLESS OTHERWISE NOTED
 - IRON PIN SET (5/8" REBAR 30" LONG)
W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740"
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE

CARRIAGE TRAILS CO, LLC
DOC. No. 2025R-07501
103.010 ACRES-TOTAL
PART INLOT 1976

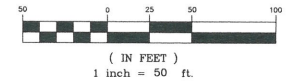
GLJ HOLDING COMPANY, LLC
DOC. No. 2023OR-09633
50.000 ACRES TOTAL
INLOT 1975

VOLUME _____ PAGE _____ -B
MIAMI COUNTY RECORDER'S RECORD OF PLATS



CARRIAGE TRAILS 20
PHASE 1

Z:\Drawings\143350.ctb (143350.ctb) Production\143350.ctb Design\143350.ctb Survey\143350.ctb 07/21/2025 01:36:08 pm - 143 Carriages, Inc.



LEGEND

- © IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
UNLESS OTHERWISE NOTED
- IRON PIN SET (5/8" REBAR 30" LONG)
W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS 20
PHASE 1

36.893 ACRES LOTS
+7.016 ACRES RIGHT-OF-WAY
43.909 ACRES TOTAL

ACREAGE PER INLOT

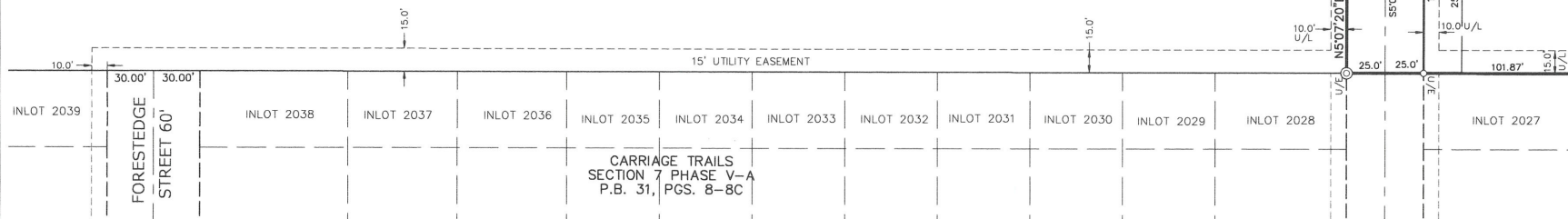
PART INLOT 1977 15.065 ACRES
PART INLOT 1976 28.787 ACRES
0.057 ACRE
43.909 ACRES

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.29	25.00'	90°02'15"	N39°53'47"W	35.37'
C2	39.25	25.00'	89°57'45"	N50°06'13"E	35.34'
C3	58.90	225.00'	15°00'00"	N87°35'06"E	58.74'
C4	32.72	25.00'	75°00'00"	N42°35'06"E	30.44'
C5	8.31	130.00'	3°39'44"	S31°51'4"W	8.31'
C6	153.37	455.00'	19°18'49"	S75°15'30"E	152.65'
C7	39.27	25.00'	90°00'00"	N39°54'54"W	35.36'
C8	189.37	310.00'	35°00'00"	S12°24'54"E	186.44'
C9	56.52	345.00'	9°23'09"	N10°26'21"W	56.45'
C10	56.63	345.00'	9°24'20"	N19°50'06"W	56.57'
C33	32.38	345.00'	5°22'39"	N27°13'35"W	32.37'
C34	28.18	405.00'	3°59'13"	S27°55'18"E	28.18'
C35	88.07	405.00'	12°27'35"	S19°43'10"E	87.90'
C36	151.22	405.00'	21°23'36"	S2°47'35"E	150.34'
C37	38.85	25.00'	89°01'45"	N40°24'02"W	35.05'
C38	84.49	275.00'	17°36'13"	S4°41'16"E	84.16'
C39	59.70	275.00'	12°26'19"	S19°42'32"E	59.58'
C40	149.66	245.00'	35°00'00"	S12°24'54"E	147.35'
C41	305.08	505.00'	34°36'48"	N12°36'30"W	300.46'
C42	44.58	475.00'	5°22'39"	N27°13'35"W	44.56'
C43	77.97	475.00'	9°24'20"	N19°50'06"W	77.89'
C44	77.81	475.00'	9°23'09"	N10°26'21"W	77.72'
C45	18.16	475.00'	2°11'25"	N4°39'05"W	18.16'
C46	18.51	466.25'	2°16'30"	N3°28'50"E	18.51'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C47	78.38	535.00'	8°23'37"	N0°33'20"E	78.31'
C48	65.99	535.00'	7°04'00"	N7°10'28"W	65.94'
C49	62.13	535.00'	6°39'15"	N14°02'06"W	62.10'
C50	62.13	535.00'	6°39'15"	N20°41'21"W	62.10'
C51	55.08	535.00'	5°53'56"	N26°57'56"W	55.06'
C52	125.58	215.00'	33°28'02"	S13°10'54"E	123.81'
C53	39.94	25.00'	91°31'58"	S49°19'06"W	35.83'
C54	71.99	275.00'	15°00'00"	N87°35'06"E	71.79'
C55	20.40	13.00'	89°55'22"	N54°57'13"W	18.37'
C56	62.59	180.00'	19°55'22"	S19°57'13"E	62.27'
C57	94.68	155.00'	35°00'00"	S12°24'54"E	93.22'
C58	65.45	250.00'	15°00'00"	N87°35'06"E	65.26'
C59	267.33	405.00'	37°49'08"	S11°00'21"E	262.50'
C60	145.53	345.00'	24°10'07"	N17°49'51"W	144.45'
C61	19.14	275.00'	3°59'13"	S27°55'18"E	19.13'
C62	138.23	144.00'	55°00'00"	S57°24'54"E	132.98'
C63	24.63	169.00'	8°21'03"	S34°05'26"E	24.61'
C64	57.90	169.00'	19°37'51"	S48°04'53"E	57.62'
C65	57.89	169.00'	19°37'40"	S67°42'38"E	57.61'
C66	21.80	169.00'	7°23'27"	S81°13'11"E	21.78'
C67	114.23	119.00'	55°00'00"	S57°24'54"E	109.90'
C68	36.14	50.00'	41°24'35"	N64°12'37"W	35.36'
C69	9.96	50.00'	11°24'35"	S49°12'37"E	9.94'
C70	62.41	50.00'	71°31'09"	N89°19'31"E	58.44'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C71	50.57	50.00'	57°57'07"	N24°35'23"E	48.44'
C72	27.87	50.00'	31°56'18"	N20°21'20"W	27.51'
C73	36.14	50.00'	41°24'35"	S15°37'12"E	35.36'
C74	78.54	50.00'	90°00'00"	N50°05'06"E	70.71'
C75	39.27	50.00'	45°00'00"	N72°35'06"E	38.27'
C76	39.27	50.00'	45°00'00"	N27°35'06"E	38.27'
C77	150.81	50.00'	172°49'09"	N50°05'06"E	99.80'
C78	79.41	130.00'	35°00'00"	N12°24'54"W	78.18'
C79	94.68	155.00'	35°00'00"	N12°24'54"W	93.22'
C80	20.61	180.00'	6°33'35"	N26°38'07"W	20.60'
C81	57.20	180.00'	18°12'23"	N14°15'07"W	56.96'
C82	32.15	180.00'	10°14'01"	N0°01'55"W	32.11'
C83	39.27	25.00'	90°00'00"	S39°54'54"E	35.36'
C84	39.27	25.00'	90°00'00"	N50°05'06"E	35.36'
C85	39.27	25.00'	90°00'00"	N39°54'54"W	35.36'
C86	39.27	25.00'	90°00'00"	N50°05'06"E	35.36'
C87	39.27	25.00'	90°00'00"	S50°05'06"W	35.36'
C88	39.27	25.00'	90°00'00"	S39°54'54"E	35.36'
C89	39.27	25.00'	90°00'00"	N50°05'06"E	35.36'
C90	39.27	25.00'	90°00'00"	N39°54'54"W	35.36'
C91	39.25	25.00'	89°57'45"	S50°06'13"W	35.34'
C92	39.29	25.00'	90°02'15"	S39°53'47"E	35.37'
C93	2.46	155.00'	0°54'28"	S4°37'52"W	2.46'

CARRIAGE TRAILS CO, LLC
DOC. No. 2025R-07501
103.010 ACRES-TOTAL
PART INLOT 1976



CARRIAGE TRAILS 20
PHASE 1

AI-11035

9. A.

Planning Commission

Meeting Date: 08/12/2025

Minutes

Information

Agenda Title

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

Purpose and Background

Attachments

Minutes

**Planning Commission
July 15, 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. Vargo, and Mr. Walton.

Members absent: Ms. Thomas, excused.

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. **REPLAT – The applicant, CARRIAGE APARTMENTS, LLC, is requesting approval of a Replat OF 0.057 acres to facilitate access to Carriage Trails Parkway. Property located at CT Parkway @ River Birch Street (RP 25-14).**

Mr. Sorrell stated the applicant requests approval of a replat to create a 0.057-acre lot, which will allow access to Carriage Trails Parkway with a road extension of River Birch Street. The lands that are not dedicated as street right-of-way will be attached to the northern parcel through a future subsequent replat.

The applicable subdivision regulations are Chapter 1107 – Final Plat

After the right-of-way dedication and subsequent replat, the lands will comply with the subdivision and zoning requirements.

The City Engineer had no comments.

Planning staff recommends approval of the replat as submitted.

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Action

Mr. Johnson moved to approve the request by the applicant, Carriage Apartments, LLC, for a Replat (RP 25-14) in accordance with the recommendation of Staff's Memorandum dated July 8, 2025, and the Planning Commission Decision Record attached thereto.

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

2. REPLAT – The applicant, DEC LAND CO. LLC, is requesting approval of a Replat that consolidates the green space into two lots. Property is located South of CT Parkway, East of Silver Linden Drive (Case RP 25-15).

Mr. Sorrell stated The applicant requests approval of a replat that consolidates four part lots into two larger lots, which will be designated as open space and drainage areas.

The applicable subdivision regulations are Chapter 1107 – Final Plat

The lands comply with the subdivision and zoning requirements.

The City Engineer had no comments.

Planning staff recommends approval of the replat as submitted.

Ken Conaway from DEC Land Co., LLC, stated 100 acres of permanent public access plated as green space to only be developed by the City for a Firehouse.

Action

Mr. Shomper moved to approve the request by the applicant, DEC Land Co. LLC, for approval of a Replat (DDP 25-15) in accordance with the recommendation of Staff's Memorandum dated July 8, 2025, and the Planning Commission Decision Record attached thereto.

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

3. BASIC DEVELOPMENT PLAN – The applicant, ROCKFORD HOMES, is requesting approval of a Rezoning from R1 (Residence District) to PR (Planned Residential) and a Basic Development Plan for a 104-lot subdivision development on 38.88 acres. Property is located at 4460 Fishburg Road (Case RP 25-16).

Mr. Sorrell stated the applicant seeks approval for a basic development plan for a 104-unit single-family home development on 38.88 acres. Approximately 36% (13.8 acres) of the development is open space.

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The site is a mixture of grasslands and wooded areas, generally sloping north to south. There is a significant change in topography on the southeast side of the lot, with a creek running along the eastern edge.

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1172 – Planned Residential, and Chapter 1181 – General Provisions.

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;
- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- (i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;
- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

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(I) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

While some of the proposed lots are smaller than the development standards, the Planned Residential District is designed to provide flexibility to account for unique land attributes, such as topography or environmentally sensitive areas. The proposed lot sizes are very similar to those found in the Lexington Place subdivision.

- The site plan illustrates a 50-foot development buffer along the west and south sides of the development.
- Examples of building elevations were submitted with the application. The applicant is aware of the building material requirements.

Utilities:

- The utility plan illustrates the planned location of water and sewer lines in public easements. Due to the topography, a lift station will be constructed on the south end of the site.
- A large stormwater detention area will be constructed at the southeast corner of the site. Staff has requested that the applicant adjust the boundaries of the existing storm drainage easement to better align with the existing creek location.
- Sidewalks are illustrated along all the proposed streets. Staff has requested that the sidewalks along Fishburg be widened to 6 feet.

This development is located in the Estates development pattern area. These areas tend to be more rural, lack adequate infrastructure, and may contain environmentally sensitive areas. The Comprehensive Plan recognizes that much of this area will stay rural or develop at a lower density.

The applicant's property is likely one of the last few properties within the Estates development pattern area that can be economically developed because it has reasonable proximity to public utilities, and it's not located near a flood-prone area.

Fishburg Road is classified as a minor collector and has adequate capacity to serve the development. The applicant will be responsible for widening their frontage and installing sidewalks along Fishburg Road.

Staff feels rezoning to Planned Residential is consistent with the Comprehensive Plan and surrounding development.

Fire comments are to your packet, comments have been forwarded to the applicant and will be addressed during the detailed development plan review.

The engineer's comments have been provided to the applicant. A pressure-reducing valve will likely need to be installed at the water connection along Fishburg Road.

Planning Commission Meeting

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Staff recommends approval of the Basic Development Plan application as submitted on June 23, 2025. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan with the following conditions:

- The applicant shall comply with all Fire Department requirements.
- The applicant shall construct a 6-foot sidewalk along Fishburg Road.
- The applicant shall modify the existing storm drain easement to reflect the layout of the stream area better and provide access via a public street or driveway.
- Water and sanitary lines shall be placed in public easements.

Jim Lipnos from Rockford Homes said they accept all the conditions, they will match the 6 foot sidewalk, and they should be done in under 3 years. Probably in the \$500,000 range.

The commission asked questions concerning sidewalks in the community, two streams HOA responsibility in the covenants, high pressure water system with pressure reducing valve, and recreational areas.

Residents expressed concerns about water run off, fencing along the back of property to keep people out of their properties.

No fencing is required developer will maintain existing tree line.

The city and developer will be responsible swales will keep water off.

Buffer along property, developer will voluntarily add 30 ft buffer and put bollards, they will remove any dead trees and have additional planting.

Speed of traffic on Fishburg, assured clear distance, speed study, sanitary upgrades, bypass pumping, maintenance of detention basins, and tree replacement program.

Jim Lipnos stated full landscaping plan and will cover sight distance.

Aaron stated no tree replacement program, MudRun project, TriCities upgrade.

Fishburg widening, emergency access for fire

HOA

Traffic Light, fix the road, and schools

Aaron stated no justification for traffic signal

Charles Haught

Rosemarie Schack

Gerri Hamilton

Joy Russell

Action

Ms. Vargo moved to approve the request by the applicant, Rockford Homes, for approval of a Rezoning and a Basic Development Plan (DDP 25-16) in

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accordance with the recommendation of Staff's Memorandum dated July 8, 2025, and the Planning Commission Decision Record attached thereto.

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

4. DETAILED DEVELOPMENT PLAN – The applicant, BREW TEAM OH, is requesting approval of a Detailed Development Plan for the construction of a Seven Brew drive-through coffee kiosk. Property is located at 7605 Old Troy Pike (Case DDP 25-17).

Mr. Sorrell stated that the applicant seeks Detailed 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 seating for customers.

The Huber Heights City Council approved the Basic Development Plan on June 10, 2025, through Ordinance 2025-O-2703.

The site is an underutilized parking lot that formerly served a White Castle restaurant located just south of this site. Currently, the site is occasionally used for overnight parking of semi-trucks.

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

The staff analysis addresses the elements of the basic Development Plan requirements and standards for approval of the Detailed Development Plan.

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1176 – Planned Commercial, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

There were no conditions attached to the approval of the Basic Development Plan. The site plan submitted with the Detailed Development Plan application is identical to the one submitted with the Basic Development Plan application.

Development Standards:

- The zoning code requires a 25-foot parking setback. The applicant is reusing the existing parking lot, which has a parking setback of approximately three (3) feet. This parking setback has decreased due to the widening of Old Troy Pike. Complying with the parking lot setback requirement would eliminate the parking stalls. Staff support the reuse of this parking lot as-is.
- The production building is set back 63 feet, and the walk-in cooler is set back 76 feet. The development standard is 75 feet.
- The north setback is 15 feet between the pavement and the property line. All other yards are adjacent to commercial districts. The site plan conforms to the yard standards.

Parking and Loading:

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- 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.

Building Materials:

- 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.

Landscaping:

- 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 landscape rock.

Lighting:

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

Signs:

- A sign package was submitted with the DDP 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.

Fire comments were in your packet.

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 application as submitted on June 24, 2025.

Brian Evans from Brew Team Oh was present.

Action

Mr. Shomper moved to approve the request by the applicant, Brew Team Oh, for approval of a Detailed Development Plan (DDP 25-17) in accordance with the recommendation of Staff's Memorandum dated July 9, 2025, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None

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IX. Approval of the Minutes

Without objection, the minutes of the June 10, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

A couple of subdivisions

XI. Upcoming Meetings

August 12, 2025

September 9, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:40 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date