



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
September 9, 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, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Final Plat for 71 building lots and associated retention basins and open space. Property is located at Chambersburg Road and Endicott Road (North side) (FP 25-22).

- B. MINOR CHANGE - The applicant, ABC Supply, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18).

8. Additional Business

- A. None

9. Approval of Minutes

- A. Without objection, the Minutes of the August 12, 2025, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

- A. October 14, 2025

12. Adjournment

AI-11093

7. A.

Planning Commission

Meeting Date: 09/09/2025

Final Plat

Information

Agenda Title

FINAL PLAT - The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Final Plat for 71 building lots and associated retention basins and open space. Property is located at Chambersburg Road and Endicott Road (North side) (FP 25-22).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Memorandum

Staff Report for Meeting of September 9, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: September 4, 2025
Subject: FP 25-22 Canal Heights Section 1
(Application dated August 22, 2025)

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Forestar (USA) Real Estate Group – Applicant/Owner
DEVELOPMENT NAME: Canal Heights
ADDRESS/LOCATION: Chambersburg Rd. & Endicott Road (North side)
ZONING/ACREAGE: PR: Planned Residential / 51.98 acres.
EXISTING LAND USE: Vacant land (development under construction)
ZONING
ADJACENT LAND: PP/PC
REQUEST: The applicant requests Final Plat approval for 71 building lots and associated retention basins and open space.
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 Canal Heights subdivision. The Planning Commission approved the Detailed Development Plan for this section on July 9, 2024. The Detailed Development Plan required that the applicant coordinate the Chambersburg widening with the City's engineering contractor.

Staff Analysis

Conformance with the Subdivision and Development Regulations

All front setbacks are 25-feet, consistent with the requirements. All lot sizes are the same as approved through the Detailed Development Plan.

The applicant has coordinated the right-of-way widths with the engineering firm designing the Chambersburg widening.

Additional Comments:

Fire: N/A

City Engineer: The City Engineer had no comments.

Recommendation

Planning staff recommends approval of the Final Plat for Canal Heights Section 1 submitted on August 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 August 22, 2025, the applicant, FORESTAR REAL ESTATE GROUP, INC., requested approval of a Final Plat for 71 building lots and associated retention basins and open space. Property located at 4633 Chambersburg Road, further identified as Parcel Numbers P70 04008 0006 and P70 04008 0178 on the Montgomery County Auditor's Map (Case FP 25-22), and;

WHEREAS, on September 9, 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, FORESTAR REAL ETATE GROUP, INC., for approval of a Final Plat. Property is located at 4633 Chambersburg Road (Case FP 25-22), in accordance with the recommendation of Staff's Memorandum dated September 4, 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 _____
Amount Paid _____

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/Final Plat/Replat | ☐ Other |
| ☐ 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	Forestar (USA) Real Estate Group, Inc.	Name	Mark Connor
Address	8425 Pulsar Place, Suite 320 Columbus, OH 43240	Address	8425 Pulsar Place, Suite 320 Columbus, OH 43240
Phone	(317) 900-6643	Phone	(317) 900-6643
Fax		Fax	
Email	markconnor@forestar.com	Email	markconnor@forestar.com

PROPERTY INFORMATION

Project Name: Canal Heights Section 1

Location of property: Chambersburg Road

Book _____ Page _____ Parcel Number(s) P70 04008 0006 & P70 04008 0178

Current Zoning: PR Proposed Zoning: PR

Property Owner's Name: Forestar (USA) Real Estate Group, Inc. Telephone: (317) 900-6643

Address: 8425 Pulsar Place, Suite 320, Columbus, OH 43240

Total acres included in this application: 51.98 acres

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

Brief description of application request:
Requesting Final Plat Approval for Section 1 of the Canal Heights Development

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

Name of Engineer: CESO, Inc. Telephone: (937) 435-8584

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

Applicant's Signature

[Handwritten Signature]

Applicant's Signature:

Mark Connor

Printed Name:

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

[Handwritten Signature]

OWNER

Subscribed and sworn to before me this 20 day of August, 2025.



CAROLINE ELIZABETH
RICCA
Notary Public
State of Ohio
My Comm. Expires
September 22, 2027

Caroline Ricca

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

PROPERTY OWNER
Name Forestar (USA) Real Estate Group, Inc.
Address 8425 Pulsar Place, Suite 320
Columbus, OH 43240
Phone (317) 900-6643
Fax
Email markconnor@forestar.com

ATTORNEY
Name Dinsmore & Shohl LLP
Address 255 E. Fifth Street, Suite 1900
Cincinnati, OH 45202
Phone (513) 977-8351
Fax
Email charles.baverman@dinsmore.com

LAND PLANNER
Name
Address
Phone
Fax
Email

LANDSCAPE ARCHITECT
Name
Address
Phone
Fax
Email

AGENT
Name
Address
Phone
Fax
Email

DEVELOPER
Name
Address
Phone
Fax
Email

ENGINEER
Name CESO, Inc.
Address 3601 Rigby Road, Suite 300
Miamisburg, OH 45342
Phone (937) 435-8584
Fax
Email jon.buchanan@ceso-inc.com

OTHER
Name
Address
Phone
Fax
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.

[Signature]
Witness

By: [Signature]
Applicant's Signature

[Signature]
Witness

Date: 8/19/25

Project: Canal Heights

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 _____ 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.

[Signature]
Owner's Signature

Owner's Signature

Mark Connor
Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said

Mark Connor on this 20 day of August, 2025



CAROLINE ELIZABETH
RICCA
Notary Public
State of Ohio
My Comm. Expires
September 22, 2027

[Signature]
Notary Public

LOT SPLIT/FINAL PLAT/REPLAT APPLICATION SUBMITTAL CHECKLIST

CITY OF HUBER HEIGHTS



PLANNING DEPARTMENT

Submittal requirements:

1. Application.
2. Eight (8) copies of survey completed by a Licensed Surveyor drawn to scale with the following information: (Also provide a pdf to ghoskins@hhoh.org)
 - Name of the subdivider; location by Section, Town, Range, date, and acreage to hundredths of an acre.
 - Lot lines and dimension, based on a survey.
 - Adjacent street names and centerlines.
 - All existing buildings, septic facilities and wells if applicable.
3. Supplementary Information

Any of the following information may be required by the Commission on the basis of the characteristics of the subject property:

 - Lot grading and drainage plan, illustrating a plan for the handling of surface and subsurface drainage, showing proposed finished grade elevations and proposed drainage systems, swales, easements, and the proposed ground cover.
 - Spot elevations.
 - Approval by the Health Department if on-site sewage disposal systems are being proposed.
 - A statement from the proper authorities that a tap-in is permitted if the property is served by public sewer and water.
 - 100 year Flood plain elevations and delineations.
 - Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.
4. Provide the following information regarding plats/replats:
 - Is the property located in a Flood Hazard Area?
 - Type of Sewage Disposal (On-site/Public).
 - Existing frontage along any thoroughfares.
 - Proposed thoroughfares within the subdivision.

- Total length of any collector or minor streets within the subdivision.
 - Number of residential lots.
 - If other than single-family, number of proposed dwelling units.
 - If other than a residential subdivision, give a brief description of use.
5. All Plats must be submitted in final form on CD or by email in Auto Cad or a compatible program, if possible.
 6. All Plats must meet the requirements of a Montgomery County, Ohio Final Plat.

FEE SCHEDULE - CITY OF HUBER HEIGHTS PLANNING & ZONING

ZONING

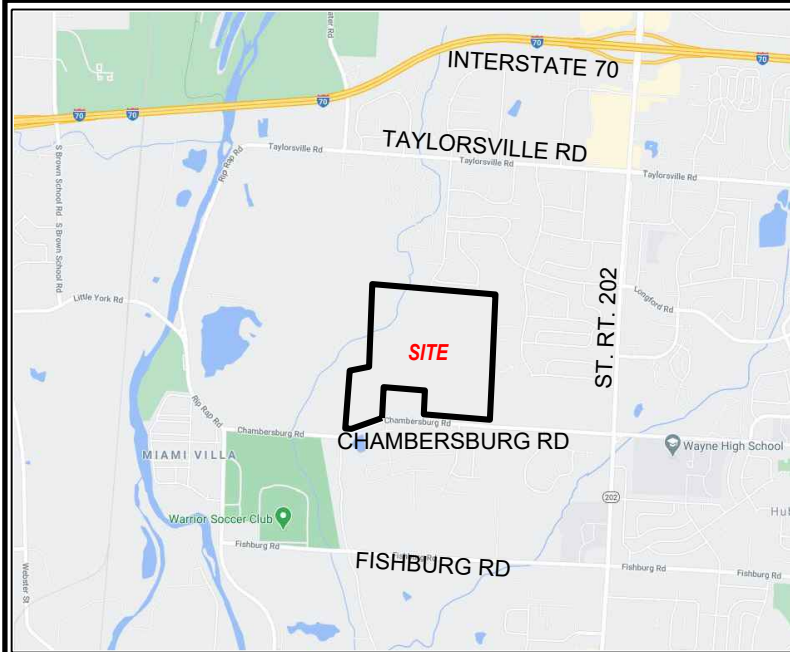
Accessory Building	\$ 30.00
Alteration (Exterior Only)	
Commercial/Residential	\$ 30.00
Carport	\$ 30.00
Commercial TV/Radio	\$ 100.00
Cellular / Co-Location	
Construction Trailer/Office	\$ 30.00
Festivals/Carnivals	\$ 30.00
Fireplace	\$ 30.00
Garage – Attached/Detached	\$ 30.00
Hot Tub	\$ 30.00
Mobile Food Vending	\$ 100.00
Outdoor Sales	\$ 100.00
Patio Cover / Pergola	\$ 30.00
Patio Enclosure	\$ 30.00
Pre-Sale Inspections	\$ 40.00
Pre-Sale Multi-Unit	\$ 20.00 per unit
Re-Inspection	\$ 20.00
(after 2nd inspect)	
Room Addition	\$ 30.00
Signs:	
Temporary Signs	\$ 25.00 /30 days (limit 3 per year)
Permanent Signs	\$ 30.00 + \$1.00 per sq. ft.
Storage Shed	\$ 30.00
Swimming Pool	\$ 30.00
Temporary Dumpster	\$ 30.00/60 days (limit 2 per year)
Temporary Storage	\$ 30.00/30 days (limit 3 per year)
Transfer of Responsibility	\$ 25.00
Transfer of Special Use	\$ 50.00
Zoning Compliance Certificate	\$ 50.00
BZA	\$ 75.00

STRUCTURES – NEW CONSTRUCTION:

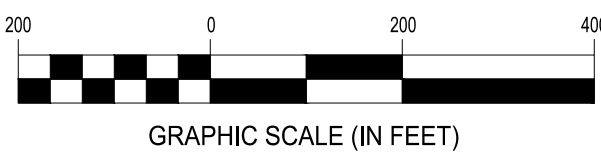
Single Family Dwelling	\$ 150.00
Multiple Family Dwelling	\$ 75.00 per unit
Commercial, Industrial, & Public Structures	\$ 150.00 + \$ 50 per additional 1,000 sq. ft. over 5,000 sq. ft

PLANNING

Amendment to Zoning Ord	\$ 200.00
Appeal of Admin Decision	\$ 75.00
BZA (Variance)	\$ 75.00
Codified Ordinances	\$ 75.00
Basic Development Plan	\$ 500.00
Combined Development Plan	\$ 800.00 + \$25 per acre
Comprehensive Dev Plan	\$ 35.00
Detailed Development Plan	\$ 300.00 + \$25 per acre
Preliminary Plat	\$ 100.00
Final Plat	\$ 40.00 per acre
Replat	\$ 40.00 per acre
Lot Splits	\$ 50.00 per new lot created
Major Change to PUD	\$ 250.00
Minor Change to PUD	\$ 150.00
Rezoning	\$ 200.00
Special Use	\$ 150.00
Transfer of Special Use	\$ 50.00
Subdivision Regulations	\$ 10.00



VICINITY MAP
NOT TO SCALE



OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

WITNESS _____ OWNER _____

WITNESS _____ BY: _____
TITLE: _____

AS TO ALL:

WITNESS _____ OWNER _____

WITNESS _____ BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT

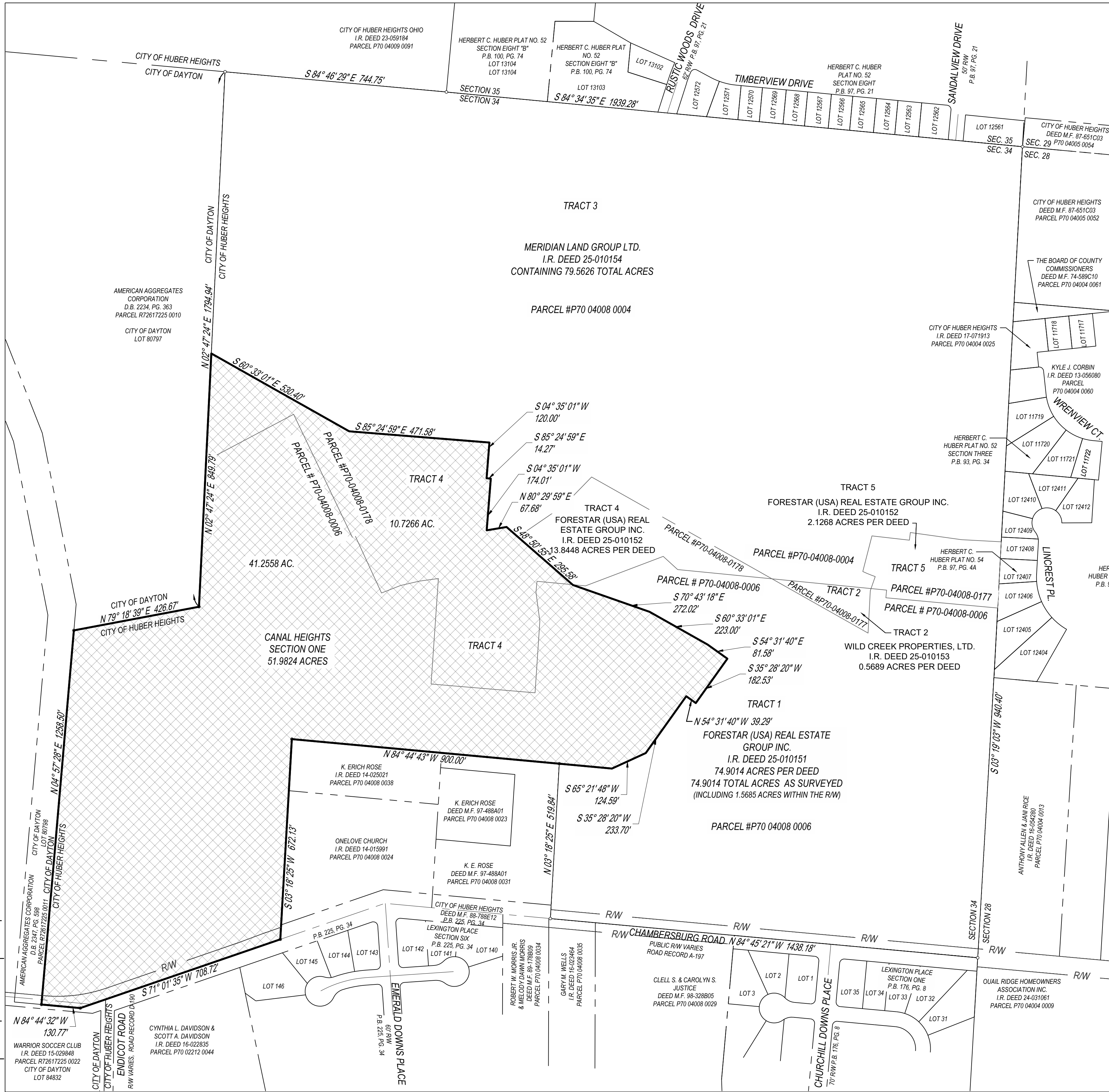
STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ OF _____, A _____, ON BEHALF OF THE _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

BOND STATEMENT:

A BOND OR OTHER SECURITY HAS BEEN FURNISHED ASSURING INSTALLATION AND INITIAL MAINTENANCE OF THE REQUIRED IMPROVEMENTS.

ZONING NOTE:

AREA SHOWN ON THIS PLAT IS CURRENTLY ZONED PR-PLANNED RESIDENTIAL, PER CITY OF HUBER HEIGHTS ZONING, MONTGOMERY COUNTY, OHIO.

FLOOD NOTE:

BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39113C0157E AND NO. 39113C0156E, WHICH BOTH BEAR AN EFFECTIVE DATE OF 1-6-2005.

NOTE: FLOOD DATA SHOWN HEREON HAS BEEN INTERPOLATED FROM SUPPLIED DATA AND IS NOT EXACT. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE DATA ON THE ABOVE CITED FIRM, AND THE STATEMENT PERTAINING TO THE FLOOD ZONE DOES NOT REPRESENT SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
PHONE NO.: 937-435-8584

DEVELOPER:

FORESTAR
9292 N. MERIDIAN ST., SUITE 211
INDIANAPOLIS, IN. 46260

OWNER:

FORESTAR (USA) REAL ESTATE GROUP INC.
9292 N. MERIDIAN ST., SUITE 211
INDIANAPOLIS, IN. 46260

OWNER:

MERIDIAN LAND GROUP, LTD
7870 E. KEMPER RD. STE. 150
CINCINNATI, OHIO 45249

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

PRELIMINARY

SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828

RECORD PLAN CANAL HEIGHTS SECTION ONE

SECTION 34, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 51.9824 TOTAL ACRES
AUGUST 2025

MONTGOMERY COUNTY WATER SERVICES APPROVAL:

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 2025.

MONTGOMERY COUNTY SANITARY ENGINEER

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON THIS ____ DAY OF _____, 2025.

CITY MANAGER

MAYOR

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE. BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED 00-063692 I.R. DEED 25-010151 I.R. DEED 25-010152

I.R. DEED 12-048830 I.R. DEED 25-010154 I.R. DEED 25-010153

I.R. DEED 14-025021 D.B. 2347, PG. 598

DMF 97-488A01 D.B. 2234 PG. 363

DMF 85-496B01 DMF. 85-496B01

I.R. DEED 14-015991 I.R. DEED 17-071913

D.B. 2347, PG. 598 I.R. DEED 16-054280

D.B. 2234 PG. 363 DMF. 87-651C03

DMF. 85-496B01 DMF. 74-589C10

SURVEY 2025-0011

RECORD PLATS

HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT "B", PLAT BOOK 100, PAGE 74

HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT, PLAT BOOK 97, PAGE 21

HERBERT C. HUBER PLAT NO. 52 SECTION THREE NO. 52, PLAT BOOK 93, PAGE 34

HERBERT C. HUBER PLAT NO. 54, PLAT BOOK 97, PAGE 4A

DESCRIPTION:

SITUATED IN PART OF SECTION 34, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 51.9824 ACRES AND BEING 10.7266 ACRES OUT OF A 13.8448 ACRE TRACT CONVEYED TO MERIDIAN LAND GROUP, LTD., DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 25-010152 AND BEING 41.2558 ACRES OUT OF A 74.9014 ACRE TRACT CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 25-010151 RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND THE NORTH LINE OF SECTION 34, BEING (S84° 34' 35" E) AS DERIVED FROM GPS OBSERVATIONS TAKEN BY CESO INC IN JANUARY OF 2021. SCALED TO GROUND AT A LAT. N39°51'07.90867", LONG. W84°09'11.27914" AT A PROJECT HEIGHT OF 723.402 FEET AND A SCALE FACTOR OF 1.00006540839663.

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE _____, 2025 JOB# _____ 2025-XXXXRE

ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

CHECKED BY

DATE



CESO
WWW.CESOINC.COM

PREPARED BY:

RECORD PLAN

CANAL HEIGHTS SECTION ONE

CHAMBERSBURG ROAD

© 2025 CESO, INC.

Project Number: 763863-01

Scale: 1" = 200'

Drawn By: CTT

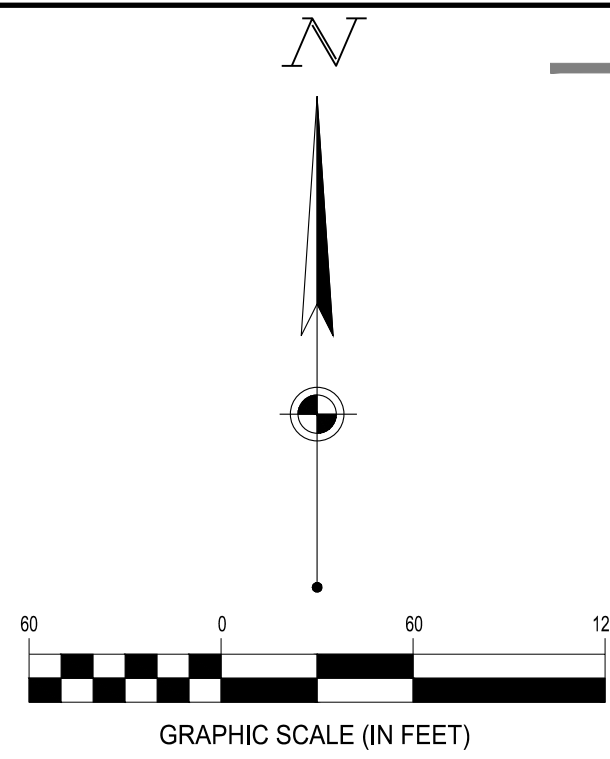
Checked By: JKH

Date: 08/22/2025

Issue: 1

Drawing Title:

RECORD PLAN



CURVE TABLE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C1	200.00'	139.35'	N20° 54' 33"E, 136.55'	39° 55' 16"	72.64'
C2	15.00'	19.94'	N39° 01' 53"E, 18.50'	76° 09' 57"	11.75'
C3	15.00'	29.13'	S53° 20' 17"E, 24.77'	111° 17' 05"	21.94'
C4	225.00'	156.77'	N20° 54' 33"E, 153.62'	39° 55' 16"	81.72'
C5	175.00'	117.79'	S21° 35' 13"W, 115.58'	38° 33' 55"	61.22'
C6	200.00'	192.32'	N13° 19' 18"E, 185.00'	55° 05' 46"	104.33'
C7	175.00'	168.28'	N13° 19' 18"E, 161.87'	55° 05' 46"	91.29'
C8	225.00'	216.36'	S13° 19' 18"W, 208.12'	55° 05' 46"	117.37'
C9	400.00'	370.12'	N12° 16' 53"E, 357.06'	53° 00' 56"	199.50'
C10	375.00'	346.99'	S12° 16' 53"W, 334.74'	53° 00' 56"	187.03'
C11	425.00'	361.15'	N10° 07' 04"E, 350.39'	48° 41' 19"	192.29'
C12	425.00'	32.10'	N36° 37' 32"E, 32.09'	4° 19' 38"	16.06'
C13	425.00'	393.25'	N12° 16' 53"E, 379.37'	53° 00' 56"	211.97'
C93	500.00'	159.86'	N86° 16' 24"E, 159.18'	18° 19' 05"	80.62'

TOTALS

10.7266 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0178

41.2558 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0006

51.9824 TOTAL ACRES

OVERALL TOTALS

71 LOTS AREA = 13.4129 ACRES

3 OPEN SPACE = 33.5889 ACRES

RIGHT-OF-WAY = 4.9806 ACRES

TOTAL AREA = 51.9824 ACRES

WARRIOR SOCCER CLUB

I.R. DEED 15-028848

PARCEL P70 02212 0022

CITY OF DAYTON

LOT 8432

CITY OF DAYTON

LOT 8432

CYNTHIA L. DAVIDSON & SCOTT A. DAVIDSON

I.R. DEED 16-022835

PARCEL P70 02212 0044

ROADWAY LENGTHS:

CALEDONIAN AVENUE : 2510.48 FT.

KIEL STREET: 1159.04 FT.

BALTIC ROAD: 155.44 FT.

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS: INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

- LEGEND
- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
 - MAG SPIKE SET
 - 5/8" IRON PIN FOUND WITH "CESO"
 - 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
 - POST
 - U.E. UTILITY EASEMENT
 - S.B. SETBACK

- BOUNDARY LINE
- ADJOINER LINE
- SECTION LINE
- CORPORATION LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

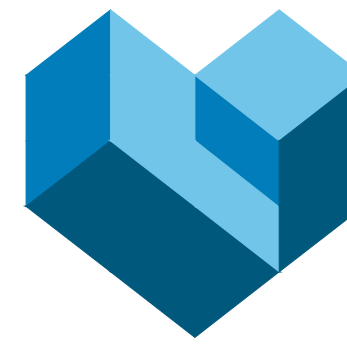
OPEN SPACE

74

22.8142 AC

PARCEL #

PARCEL #P



CESO

WWW.CESOINC.COM

PREPARED BY:

RECORD PLAN

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2025 CESO, INC.

Project Number: 763863-01

Scale: 1" = 60'

Drawn By: CTT

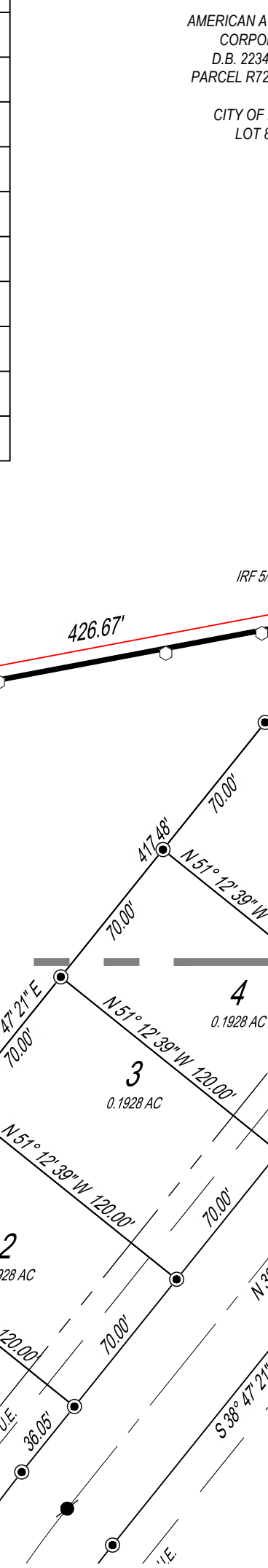
Checked By: JKH

Date: 08/22/2025

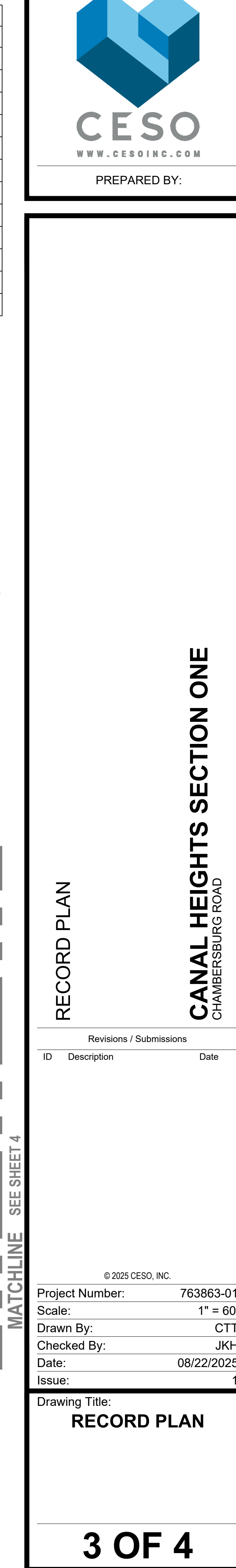
Issue: 1

Drawing Title:

RECORD PLAN



	CURVE TABLE					
	CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
	C66	650.00'	28.91'	S36° 45' 22"E, 28.90'	2° 32' 52"	14.45'
	C67	650.00'	58.68'	S40° 36' 59"E, 58.66'	5° 10' 21"	29.36'
	C68	650.00'	58.68'	S45° 47' 20"E, 58.66'	5° 10' 21"	29.36'
	C69	650.00'	64.44'	S51° 12' 55"E, 64.42'	5° 40' 49"	32.25'
	C70	650.00'	64.43'	S56° 53' 42"E, 64.40'	5° 40' 45"	32.24'
	C71	650.00'	58.68'	S62° 19' 14"E, 58.66'	5° 10' 19"	29.36'
	C72	650.00'	58.68'	S67° 29' 34"E, 58.66'	5° 10' 19"	29.36'
	C73	650.00'	7.28'	S70° 23' 59"E, 7.28'	0° 38' 31"	3.64'
	C74	650.00'	399.78'	S53° 06' 07"E, 393.51'	35° 14' 21"	206.44'
	C75	950.00'	268.50'	N62° 37' 29"W, 267.61'	16° 11' 37"	135.15'
	C76	925.00'	26.85'	S69° 53' 24"E, 26.84'	1° 39' 46"	13.42'
	C77	925.00'	58.60'	N67° 14' 39"W, 58.59'	3° 37' 48"	29.31'





PREPARED BY:

RECORD PLAN

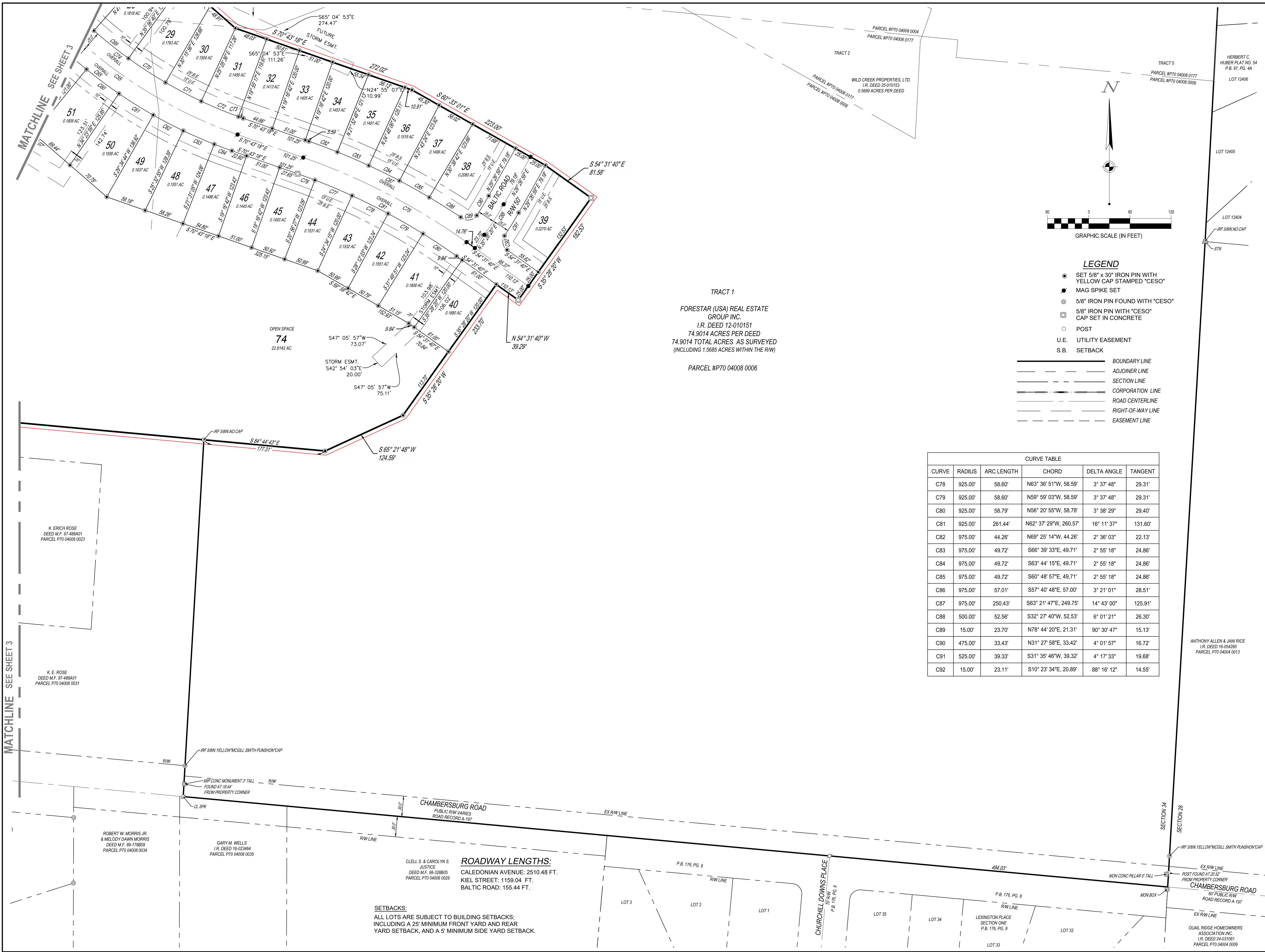
CANAL HEIGHTS SECTION ONE
CHAMBERSBURG ROAD

© 2025 CESO, INC.

Project Number: 763863-01
Scale: 1" = 60'
Drawn By: CTT
Checked By: JKH
Date: 08/22/2025
Issue: 1

Drawing Title:
RECORD PLAN

4 OF 4



- LEGEND**
- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
 - MAG SPIKE SET
 - ⊙ 5/8" IRON PIN FOUND WITH "CESO"
 - ⊠ 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
 - POST
 - U.E. UTILITY EASEMENT
 - S.B. SETBACK
- BOUNDARY LINE
— ADJOINER LINE
— SECTION LINE
— CORPORATION LINE
— ROAD CENTERLINE
— RIGHT-OF-WAY LINE
— EASEMENT LINE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C78	925.00'	58.60'	N63° 36' 51"W, 58.59'	3° 37' 48"	29.31'
C79	925.00'	58.60'	N59° 59' 03"W, 58.59'	3° 37' 48"	29.31'
C80	925.00'	58.79'	N56° 20' 55"W, 58.78'	3° 38' 29"	29.40'
C81	925.00'	261.44'	N62° 37' 29"W, 260.57'	16° 11' 37"	131.60'
C82	975.00'	44.26'	N69° 25' 14"W, 44.26'	2° 36' 03"	22.13'
C83	975.00'	49.72'	S66° 39' 33"E, 49.71'	2° 55' 18"	24.86'
C84	975.00'	49.72'	S63° 44' 15"E, 49.71'	2° 55' 18"	24.86'
C85	975.00'	49.72'	S60° 48' 57"E, 49.71'	2° 55' 18"	24.86'
C86	975.00'	57.01'	S57° 40' 48"E, 57.00'	3° 21' 01"	28.51'
C87	975.00'	250.43'	S63° 21' 47"E, 249.75'	14° 43' 00"	125.91'
C88	500.00'	52.56'	S32° 27' 40"W, 52.53'	6° 01' 21"	26.30'
C89	15.00'	23.70'	N78° 44' 20"E, 21.31'	90° 30' 47"	15.13'
C90	475.00'	33.43'	N31° 27' 58"E, 33.42'	4° 01' 57"	16.72'
C91	525.00'	39.33'	S31° 35' 46"W, 39.32'	4° 17' 33"	19.68'
C92	15.00'	23.11'	S10° 23' 34"E, 20.89'	88° 16' 12"	14.55'

AI-11094

7. B.

Planning Commission

Meeting Date: 09/09/2025

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, ABC Supply, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Memorandum

Staff Report for Meeting of September 9, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: September 4, 2025
Subject: MC 25-18 ABC Supply – Minor Change
4695 Chambersburg Road

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: ABC Supply – Applicant
Tower Huber Heights, LLC - Owner

DEVELOPMENT NAME: ABC Supply

ADDRESS/LOCATION: 7477 Old Troy Pike

ZONING/ACREAGE: PC: Planned Commercial / 7.7 acres.

EXISTING LAND USE: Wholesale building supplies (commercial use)

ZONING
ADJACENT LAND: PC and R4

REQUEST: The applicant requests a minor change to fence in an area for delivery staging and parking.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1176

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant is requesting a minor change to enclose the NE corner of the site for the security of products staged for delivery and overnight parking of delivery vehicles.

This area has previously been temporarily fenced for storage purposes. The fencing was removed in late 2022 at the direction of the City because this is not an appropriate area for outdoor storage of materials.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1176 - Planned Commercial District.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

1176.04 - Parking and loading.

The provisions of [Chapter 1185](#), "Parking and Loading" shall apply, except that off-street loading space shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking.

Staff Analysis

Conformance With Planned Commercial District Requirements

1176.04 provides great latitude for the Planning Commission to determine the appropriate location of off-street loading areas. In general, loading areas should be to the side or rear of the buildings. In this case, the applicant indicates there is no room to

stage in the rear because of material and inventory storage. Additionally, since this building is on a corner lot, there are two front yards, and there really isn't a side area for loading and staging.

When evaluating an alternative location for loading and staging, the impact on adjacent properties and the public right-of-way needs to be balanced with the business's operational needs.

Impact on adjacent properties: There are no immediately adjacent properties located next to the proposed fenced-in staging area. Staff feel this impact is negligible.

Impact on the public right of way: The proposed location has a substantial grade differential between the public right of way, ranging from eight (8) feet to 14 feet below the road and sidewalk grade. The most significant visual impact will likely be from eastbound Taylorsville Road, where the fenced-in area will be more visible. While there is an impact, staff believe this impact can be mitigated should a change in fencing material and additional tree plantings.

Most importantly, the use of this fenced-in area must be limited to staging of delivery materials and vehicle parking, not outdoor storage or sales of materials and inventory.

Additional Comments:

Fire: The Fire Department requests that two parking stalls on the south side be removed to widen the travel lane between the proposed fencing. This request has been communicated to the applicant.

City Engineer: The City Engineer had no comments.

Recommendation

While not an ideal location, the planning staff feels that the impact on surrounding properties and the right-of-way is relatively minimal and can be mitigated. Therefore, planning staff supports the minor change to create a loading and staging area with the following conditions:

1. There shall be no outdoor storage or sales of materials or inventory. The fenced areas shall be limited in use to delivery staging and vehicle parking.
2. Fencing material shall be black color-coated
3. The applicant shall plant additional evergreen trees and replace existing diseased or dying evergreen trees, at least 15 feet behind the sidewalk, to fill missing gaps in the existing vegetation.
4. The applicant will comply with Fire Department requirements.
5. The applicant will submit a revised site plan with their zoning permit application that complies with the Planning Commission Decision Order.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on July 17, 2025, the applicant, ABC SUPPLY, requested approval of a Minor Change to fence in an area for delivery staging and parking. Property located at 7477 Old Troy Pike, further identified as Parcel Number P70 04005 0009 on the Montgomery County Auditor's Map (Case MC 25-18), and;

WHEREAS, on September 9, 2025, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, ABC Supply, for approval of a Minor Change. Property is located at 7477 Old Troy Pike (Case MC 25-18), in accordance with the recommendation of Staff's Memorandum dated September 4, 2025, with the following conditions:

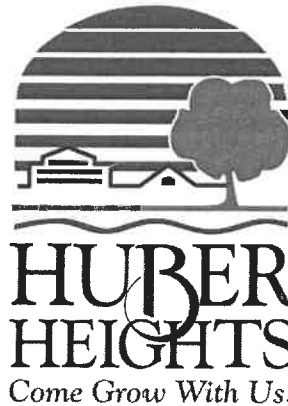
1. There shall be no outdoor storage or sale of materials or inventory. The fenced areas shall be limited in use to delivery staging and vehicle parking.
2. Fencing material shall be black color-coated.
3. The applicant shall plant additional evergreen trees and replace existing diseased or dying evergreen trees, at least 15 feet behind the sidewalk, to fill missing gaps in the existing vegetation.
4. The applicant will comply with Fire Department requirements.
5. The applicant will submit a revised site plan with their zoning permit application that complies with the Planning Commission Decision Order.

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

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



25 JUL 17 2:45

PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number MC 25-18
Receipt Number 319920476

Date Filed 7-17-25
Amount Paid \$150.00

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/Replat | |
| ☐ Preliminary Plat | |
| ☐ Text Amendment | |
| ☐ Zoning Ordinance | |
| ☐ Subdivision Regulations | |
| ☐ Other | |

Aug 12, 25

APPLICANT INFORMATION

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

APPLICANT
Name ABC SUPPLY
Address 7477 Old Troy Pike,
Dayton, OH 45424
Phone (937) 235-4552
Fax _____
Email _____

*Carson

CONTACT PERSON
Name Tim Kuchan
Address _____
Phone (215) 431-1872
Fax _____
Email Timothy.Kuchan@abcsupply.com

PROPERTY INFORMATION

Project Name: ABC SUPPLY Parking Lot Fence

Location of property: 7477 Old Troy Pike, Dayton, OH 45424

Book _____ Page _____ Parcel Number(s) P70 04005 0009

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: Tower Huber Heights LLC Telephone: _____

Address: 7477 Old Troy Pike, Dayton, OH 45424

Total acres included in this application: _____

Type of Development: Residential _____ Commercial ☒ Office _____ Industrial _____ Other _____

Brief description of application request:

Applicant's status: Owner _____ Lessee ☒ Purchaser _____ Agent _____

Name of Engineer: _____ Telephone: _____

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

Applicant's Signature



Applicant's Signature: _____



Printed Name: _____

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

OWNER

Subscribed and sworn to before me this _____ day of _____, 20____.

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

PROPERTY OWNER
Tower Huber Heights LLC
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

ATTORNEY
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

LAND PLANNER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

LANDSCAPE ARCHITECT
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

AGENT
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

DEVELOPER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

ENGINEER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

OTHER
 Name _____
 Address _____

 Phone _____
 Fax _____
 Email _____

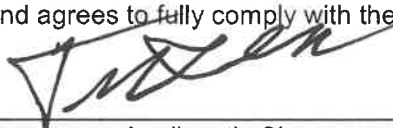
STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

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.

Witness

By: 

Applicant's Signature

Date:

7/17/25

Witness

Project:

ABC Supply Fence

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 _____ 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.

Owner's Signature

Owner's Signature

Printed Name

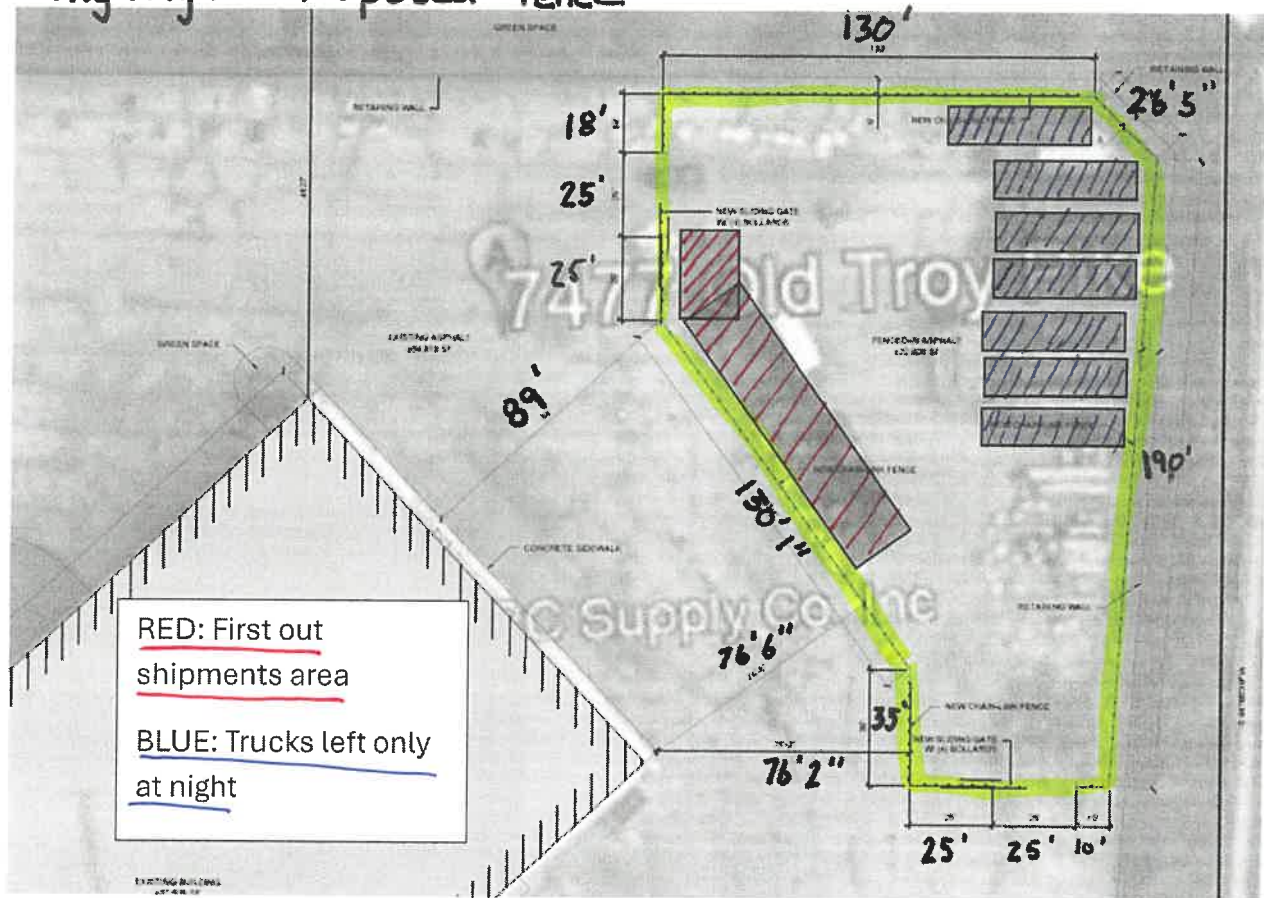
Printed Name

Sworn to before me and subscribed in my presence by the said

_____ on this _____ day of _____, 20 25

Notary Public

highlight = Proposed fence



What? We are wanting to build a 6 foot tall, galvanized chain link fence. With a gate on each side of the fence.

Why? We are running out of space in the back to hold all our shingles, trucks, and shipments. We believe that having the trucks and morning deliveries in the front overnight in an organized, protective fence will be the most visually appealing and organized way for us to utilize our space efficiently. With the trucks being out during the day, the fenced it area will be practically empty during the workday. Being a wholesale company we only have at maximum 6 customers in the store at a time so having a large empty space in the parking lot has always felt like a waste.

Where? Upper corner of ABC Supply's front parking lot at 7477 Old Troy Pike, Dayton, OH 45424

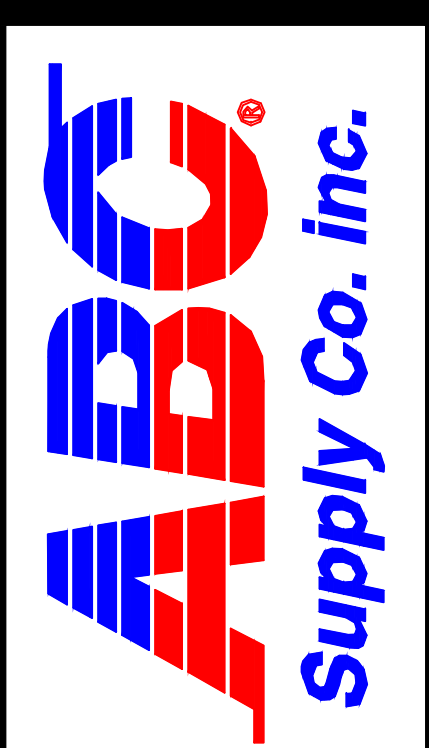
Minor Change Submittal Checklist

How and why the Minor Change meets the Planning Departments requirements

- a.** The City of Huber Heights' long-term vision is to ensure the strategic and physical redevelopment in the area. Having a company like ABC Supply in the area is a huge resource for this goal. Contractors knowing that there is a supplier of all the building materials they could need in the area will undoubtedly draw them to do business here. With our business expanding and inventory growing we are slowly running out of area in the back of the building. To free up space in the back and still look visually appealing in the front for the cities sake we think that moving our trucks which are a big part of our branding would be the best of both worlds.
- b.** We already do load checks and unloads in the front parking lot of our business. Adding a fence would add a sense of security for our trucks being checked and cut out the hassle of bringing them to the back of the building at the end of the day and keep everything centrally located at the front of the branch. By installing a commercial fence, it will ensure the fence is neat appearing and the highest quality over the alternative of a temporary fence. We are also not including barbed wire in the fence build.
- c.** The fence will not be disturbing to neighboring use as the parking lot is only used by ABC Supply. With limited customers visiting the sight we would only be using space that otherwise would be vacant.
- d.** I couldn't find any zoning regulation in our district that go against what we are trying to build. It abides with 1180.08 Lots; Setbacks; Parking "e" as we are not replacing any part of the parking lot with a landscaped area.
- e.** The addition of the fence will not change the way the business will operate and the same processes we have in place now will still be in place after the installation. There will not be increased traffic as the flow of the parking lot will stay the same and while opening



ABC SUPPLY CO. INC.



ABC SUPPLY CO. #106 - ADDITION

7477 OLD TROY PARK
DAYTON, OHIO

GENERAL NOTES:

AERIAL IMAGE:

PLAN KEY:

REVISION LOG:

REVISION #	RECEIVED	COMPLETE	DESCRIPTION
0	7/13/2023	7/27/2023	INITIAL ISSUE
1	6/20/2025	6/26/2025	ADDED C000, C100, & C100.1 PER REQUEST
2	6/30/2025	7/3/2025	UPDATED PROPOSED SITE PER REQUEST
3	8/6/2025	8/8/2025	UPDATED PROPOSED SITE PLAN WITH PARKING AREAS



GENERAL

G001 COVER

CIVIC

C000 EXISTING SITE PLAN
C100 ENLARGED PROPOSED SITE PLAN
C100.1 TRUCK ROUTE OVERLAY

ARCHITECTURAL

A000 EXISTING BUILDING PLAN
A000.1 EXISTING SHOWROOM PLAN
A001 DEMOLITION PLAN
A100 PROPOSED BUILDING PLAN
A101 PROPOSED SHOWROOM PLAN
A101.1 ALTERNATE SHOWROOM PLAN

REVISIONS:

REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

REGIONAL APPROVAL DATE:

ISSUE DATE:

7/27/2023

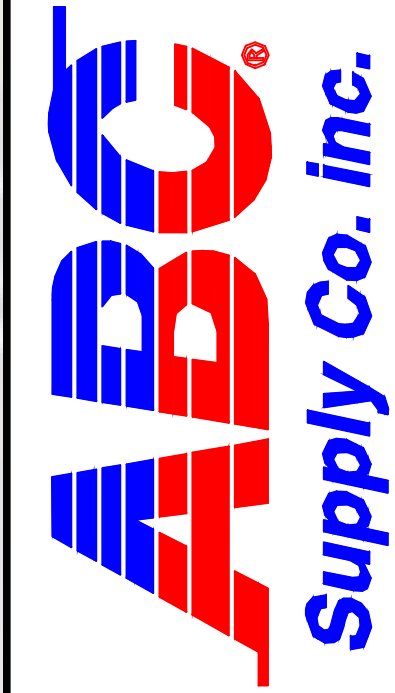
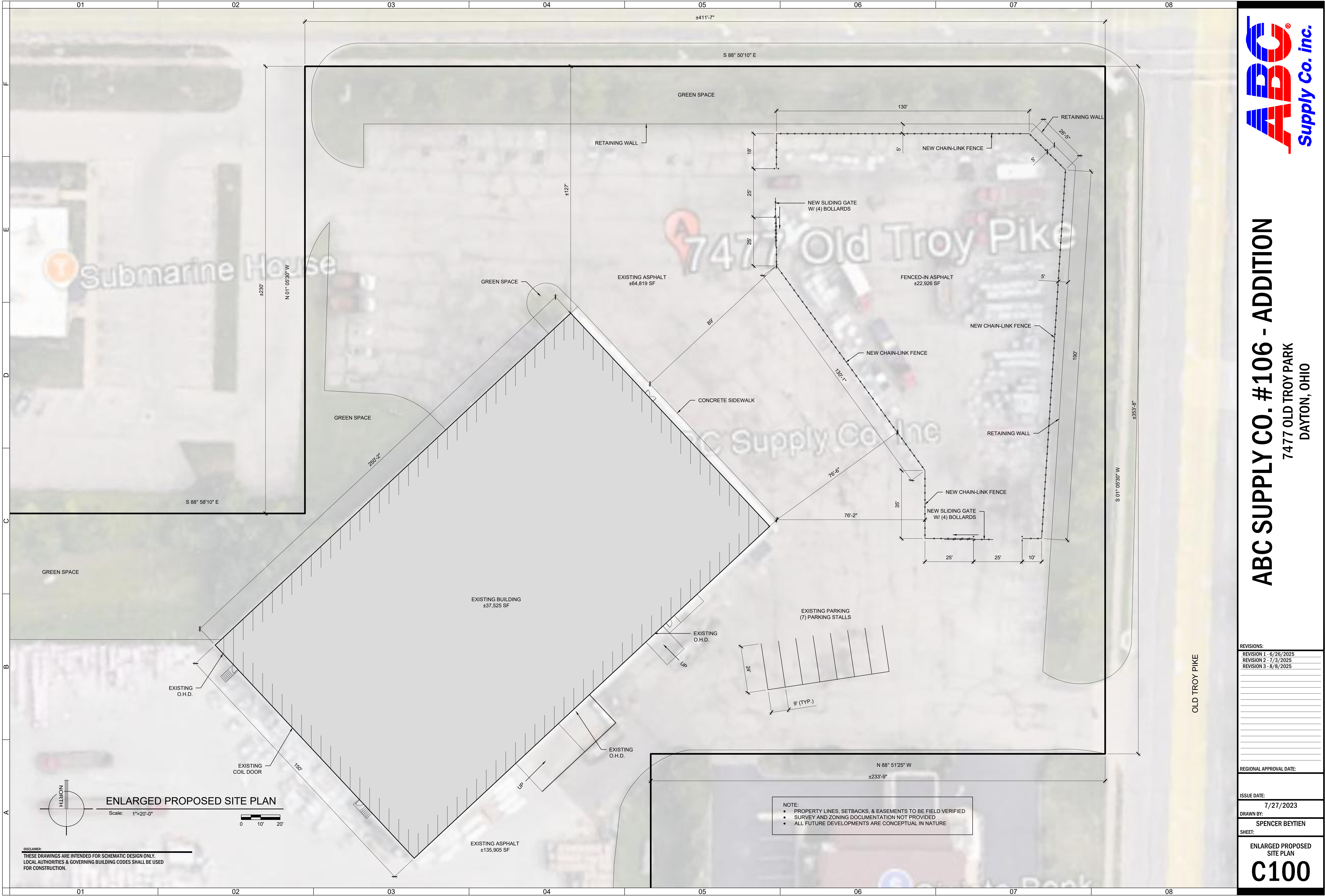
DRAWN BY:

SPENCER BEYTEN

SHEET:

COVER

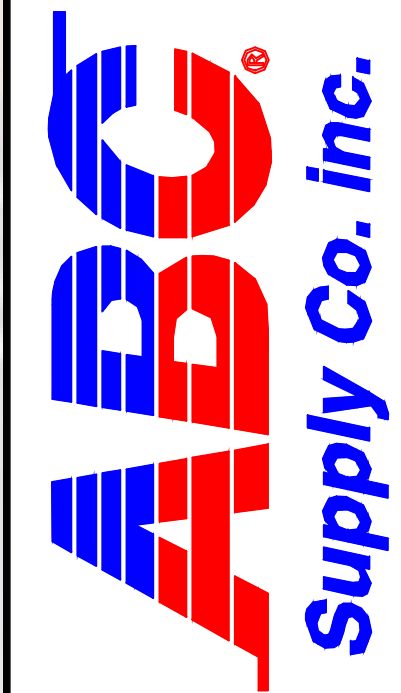
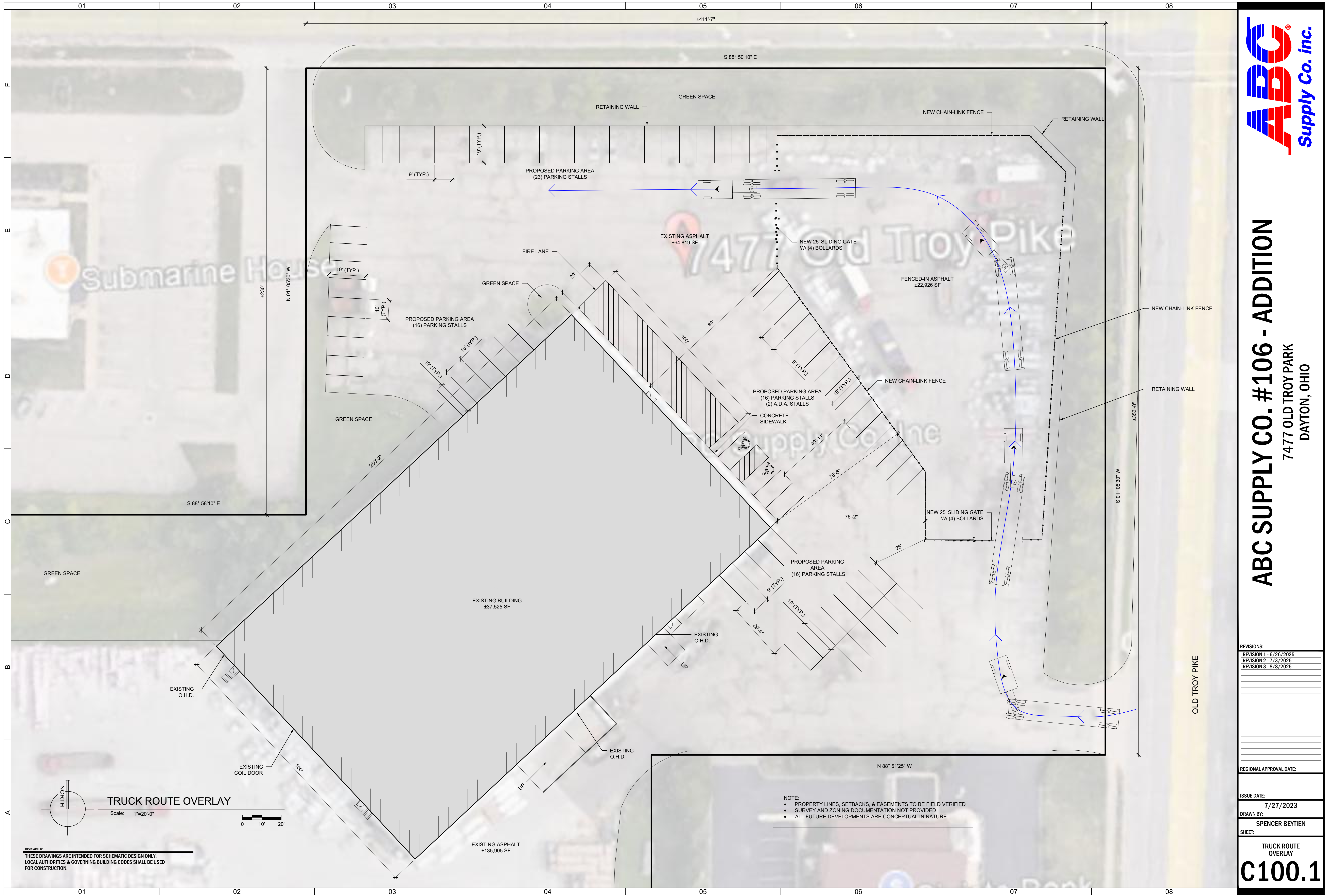
G001



ABC SUPPLY CO. #106 - ADDITION

7477 OLD TROY PARK
DAYTON, OHIO

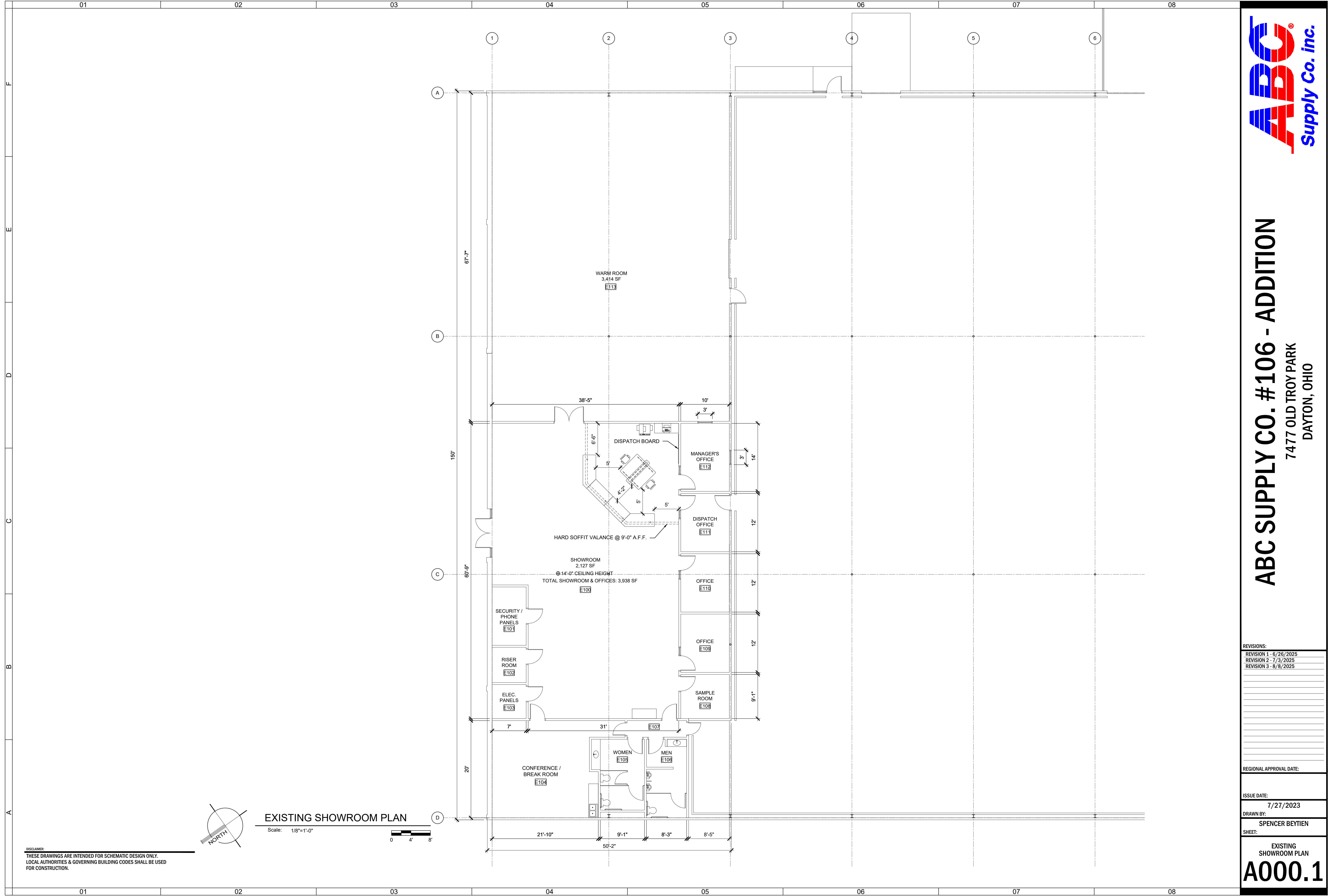
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REVISION 2 - 7/3/2025	
REVISION 3 - 8/8/2025	
REGIONAL APPROVAL DATE:	
ISSUE DATE:	
7/27/2023	
DRAWN BY:	
SPENCER BEYTEN	
SHEET:	
ENLARGED PROPOSED SITE PLAN	
C100	

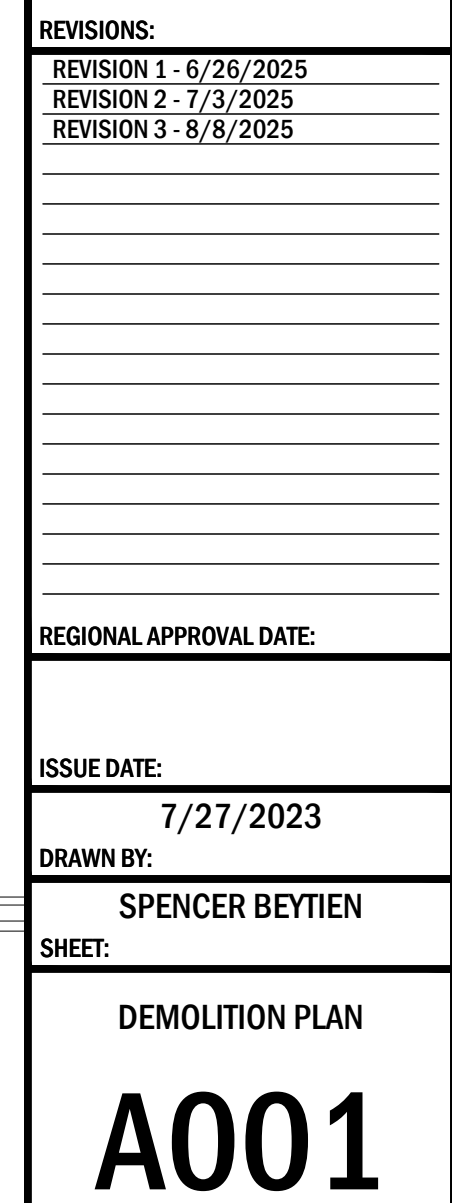


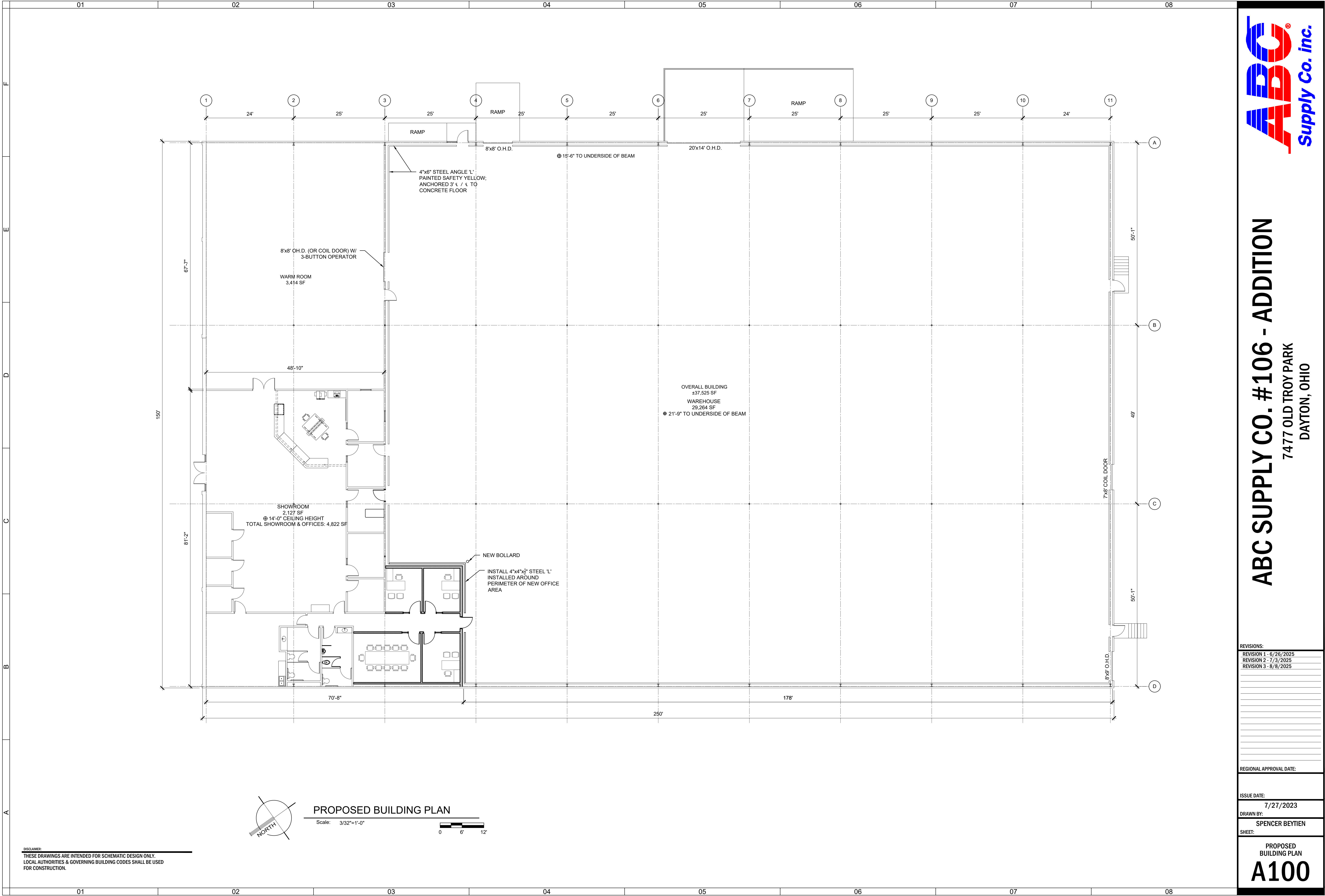
ABC SUPPLY CO. #106 - ADDITION

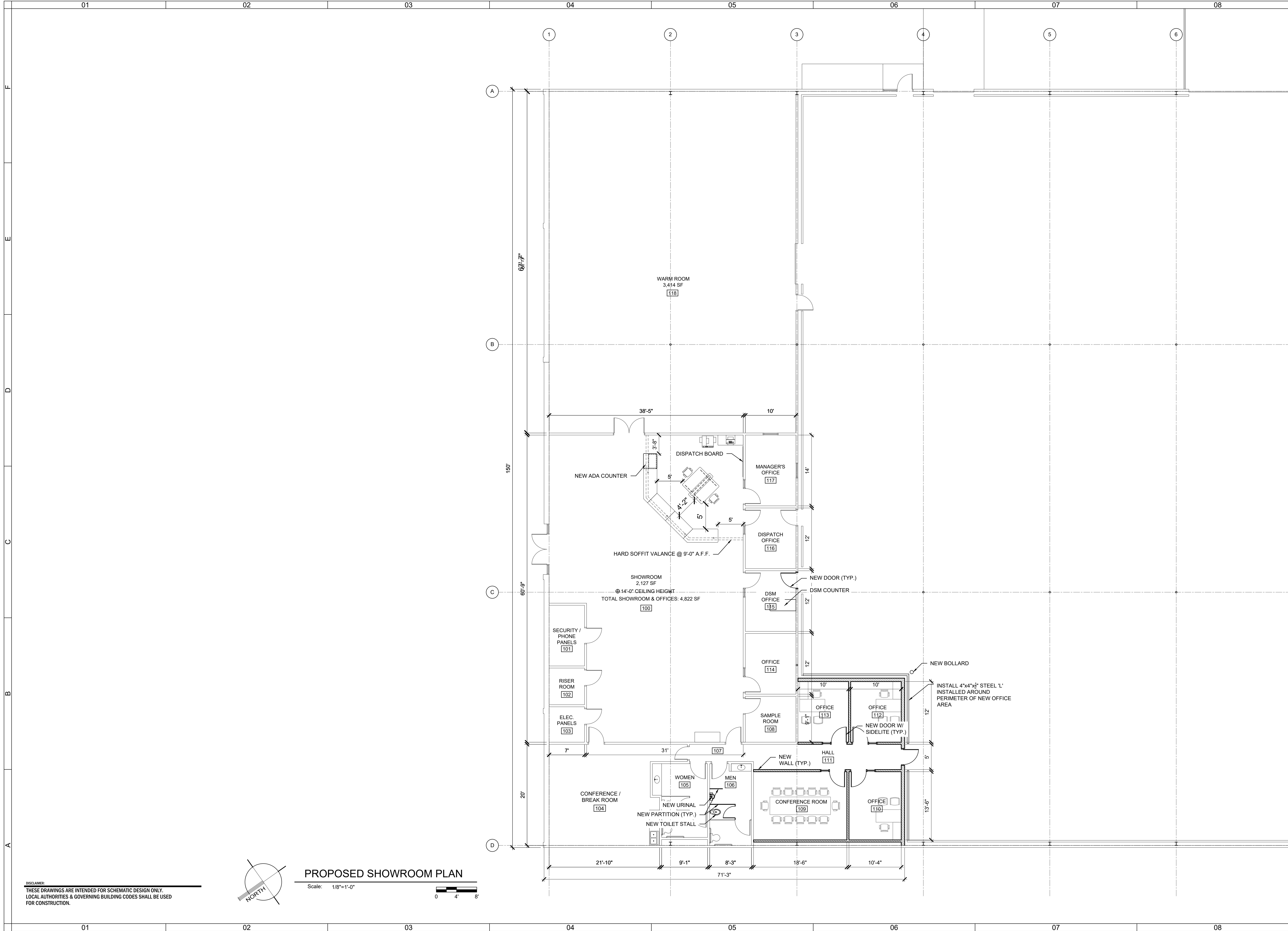
7477 OLD TROY PARK
DAYTON, OHIO

REVISIONS:	
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REVISION 2 - 7/3/2025	
REVISION 3 - 8/8/2025	
REGIONAL APPROVAL DATE:	
ISSUE DATE:	
7/27/2023	
DRAWN BY:	
SPENCER BEYTEN	
SHEET:	
TRUCK ROUTE OVERLAY	
C100.1	

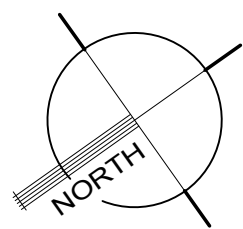






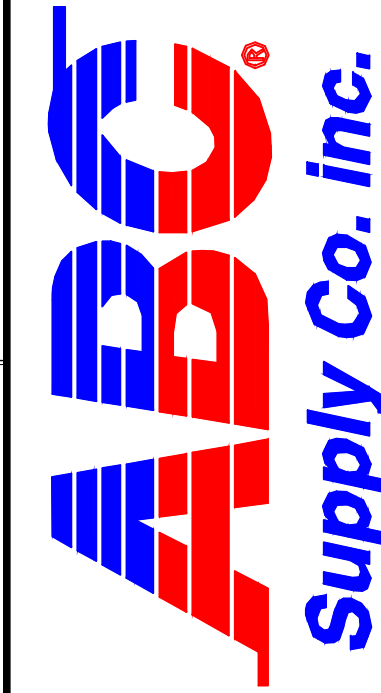
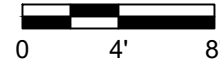


DISCLAIMER:
THESE DRAWINGS ARE INTENDED FOR SCHEMATIC DESIGN ONLY.
LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED
FOR CONSTRUCTION.



PROPOSED SHOWROOM PLAN

Scale: 1/8"=1'-0"



ABC SUPPLY CO. #106 - ADDITION
7477 OLD TROY PARK
DAYTON, OHIO

REVISIONS:
REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

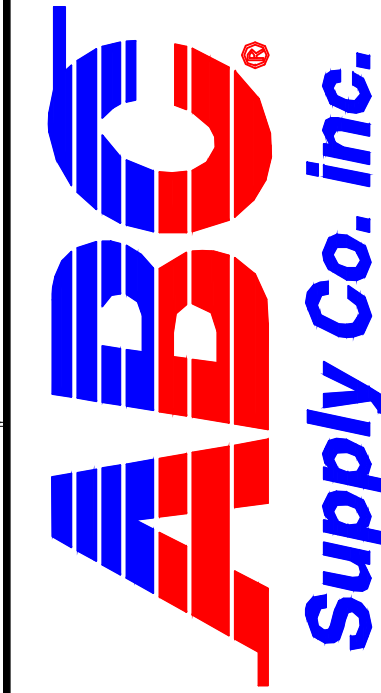
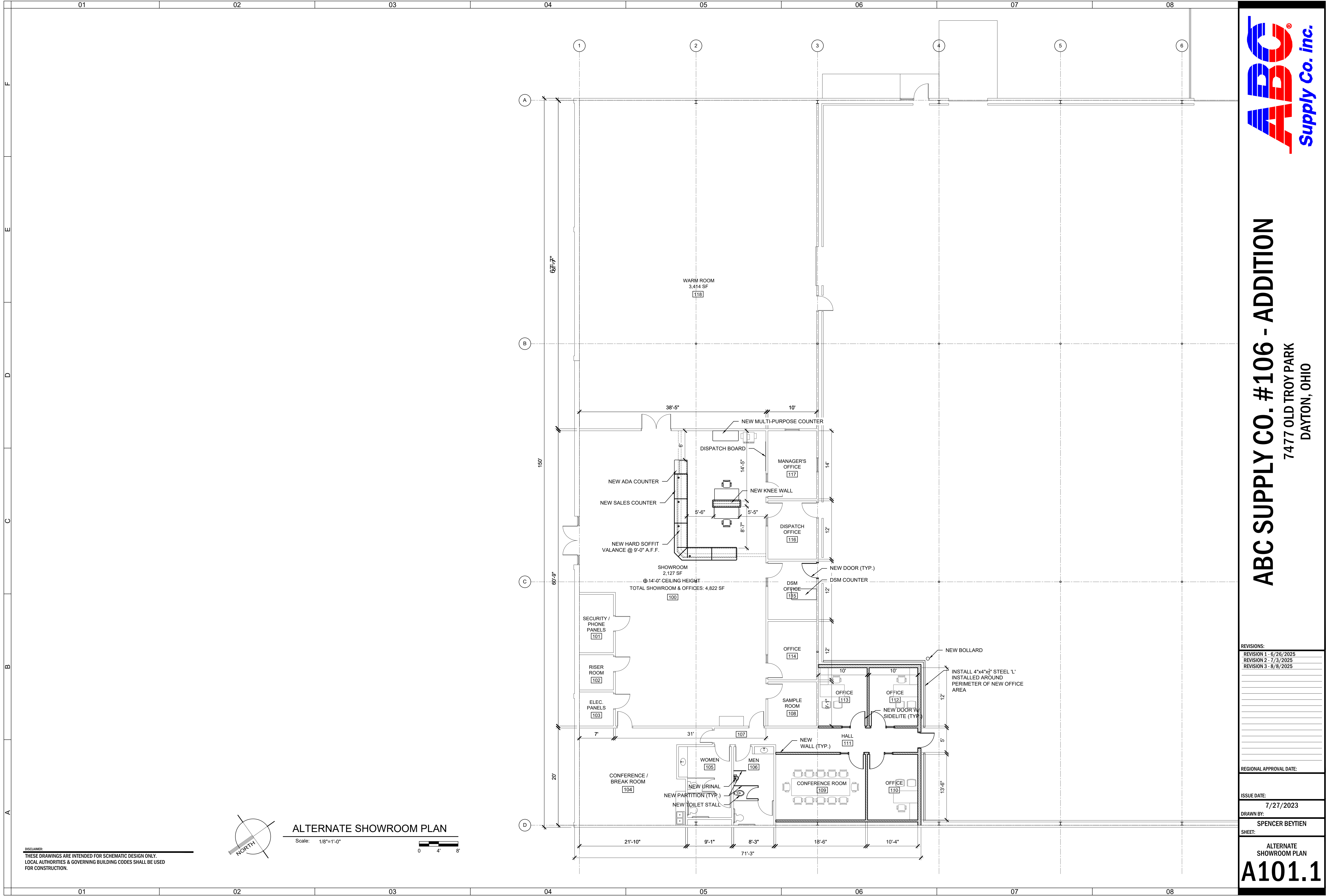
REGIONAL APPROVAL DATE:

ISSUE DATE:
7/27/2023

DRAWN BY:
SPENCER BEYTEN

SHEET:

PROPOSED
SHOWROOM PLAN
A101



ABC SUPPLY CO. #106 - ADDITION

7477 OLD TROY PARK
DAYTON, OHIO

REVISIONS:
REVISION 1 - 6/26/2025
REVISION 2 - 7/3/2025
REVISION 3 - 8/8/2025

REGIONAL APPROVAL DATE:

ISSUE DATE:

7/27/2023

DRAWN BY:

SPENCER BEYTEN

SHEET:

ALTERNATE
SHOWROOM PLAN

A101.1

AI-11092

9. A.

Planning Commission

Meeting Date: 09/09/2025

Minutes

Information

Agenda Title

Without objection, the Minutes of the August 12, 2025, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

**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.

Planning Commission Meeting

August 12, 2025

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.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date