

**Planning Commission
October 14, 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. Johnosn, Mr. Shomper, Ms. Vargo, and Mr. Walton.

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

- 1. **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**

Mr. Sorrell stated that the applicant wishes to withdraw their application.

VII. New Business

- 1. **MAJOR CHANGE – The applicant, SIMMS DEVELOPMENT, is requesting approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property is located at Gable Way and State Route 201 (MC 25-25).**

Mr. Sorrell stated that the applicant is requesting a major change of the PUD to add 17 units for a total unit count of 91 units. The applicant is proposing to replace five two-story buildings with five three-story buildings. While the buildings are taller, they are set back further from the property line.

Applicable Zoning Regulations

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

1171.11 Changes in the basic and detailed development plans.

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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.

Staff Analysis

Conformance With Planned Mixed-Use District Requirements:

Use: Residences are permitted uses in the PM district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The buildings will be three stories tall, but the setback from the property line increases from 29.5 feet to nearly 55 feet from the property line.

Parking and Loading:

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

Recommendation

Planning staff supports the Major Change of the PUD to increase the density from 74 units to 91 units. Staff recommends approval with no conditions.

Ms. Vargo asked about the 3 stories, reduce the width, additional bedrooms on 3rd floor, 1 car garage vs. 2 car garage, entrance and emergency exit. Also the tree line, sits way back off of Brandt, additional cars with the increase in units.

Robi Simms, Simms Development noted approval for 113 homes now asking for 91, 2 car tandem garages with 20 ft. driveway, will not cut down any more of the trees.

Action

Mr. Shomper moved to approve the request by the applicant, Simms Development, for a Major Change (MC 25-25) in accordance with the recommendation of Staff's Memorandum dated, October 2, 2025, and the Planning Commission Decision Record.

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.

2. BASIC DEVELOPMENT PLAN – The applicant, DUBLIN 7, is requesting approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property is located at 6900 Executive Blvd (BDP 25-23).

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden. The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200.

Site Characteristics

The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Staff Analysis

The site is appropriately zoned Planned Employment Park. Restaurants are a permitted use. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 7,000 SF restaurant with seating for approximately 250 patrons and a seasonal beer garden with seating for 200 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, proposed building elevations and signage.

A replat is in process, and the setbacks described in the staff report are based on the new plat.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- An initial sign package was submitted with the BDP application. The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.
- The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan to ensure that no glare would disturb hotel guests.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted. Landscaping and signage will be reviewed through a Detailed Development Plan application.

Ms. Vargo opened discussion on ½ of the required parking. 36 show nights at the Rose, parking will be managed. Sidewalk and trails planned.

Mr. Johnson asked about the rooftop sign.

Steve Tieber, Dublin 7, stated he has worked with parking issues downtown with the Dublin Pub and is working with the Rose.

Ms. Vargo asked about the 7, Mr. Tieber stated that the word Pub can hinder family gatherings, Irish culture, distillery for Jamison in district 7.

Action

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Basic Development Plan (BDP 25-23) in accordance with the recommendation of Staff's Memorandum dated, October 1, 2025, and the Planning Commission Decision Record.

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, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity Indoor Music Center Venue. Property is located at 7151 Executive Blvd (BDP 25-24).**

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Applicable Zoning Regulations

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

The site is appropriately zoned as Planned Mixed-Use District. Entertainment facilities are permitted uses and outlined in the purpose statement of the PM district. The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:

The applicant proposes constructing an indoor music facility for approximately 3,500 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement. Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet

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- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces. The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

(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;

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This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(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;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(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;

The landscaping plan will be reviewed during the detailed development plan phase.

(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;

This site is an existing vacant lot with no natural features. An environmental study was completed, which determined there are no wetlands or protected streams.

(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;

The site is generally flat, but will be graded to facilitate drainage away from the adjacent properties.

(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;

All utilities will be placed underground.

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(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;

Staff does not anticipate any additional public services required to support this development. Staff anticipates this use will greatly benefit 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

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard but will be proactively managed during events similar to the existing Rose Music Center.

(l) 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.

No rezoning is necessary.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The landscaping, exterior materials, and sign package will be reviewed and approved through the detailed development plan review process.

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

Staff recommends approval with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

Discussion on the traffic congestion from Brandt Pike, express lanes out, public drive on the east, detention pond on the south parcel.

Action

Mr. Johnson moved to approve the request by the applicant, The City of Huber Heights, for approval of a Basic Development Plan (BDP 25-24) in accordance with the recommendation of Staff's Memorandum dated, October 10, 2025, and the Planning Commission Decision Record.

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.

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the September 9, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

Zoning Code RFP

XI. Upcoming Meetings

November 19, 2025
December 10, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:10 p.m.



Terry Walton, Chair



Geri Hoskins, Administrative Assistant



Date



Date