

**Planning Commission
December 10, 2025, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Oath of Office. Chair Terry Walton swore in Jan Vargo.
- III. Present at the meeting: Mr. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Johnosn, excused

Staff Present: Aaron K. Sorrell, Assistant City Manager and Geri Hoskins, Planning & Zoning Administrative Assistant.

IV. Opening Remarks by the Chairman and Commissioners

None.

V. Citizens Comments

None.

- VI. **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.

VII. Pending Business

None.

VIII. New Business

- 1. **MINOR CHANGE – The applicant, GRAPHIC DETAIL INC, is requesting approval of a Minor Change for additional signage. Property is located at 6170 Brandt Pike (MC 25-26).**

Mr. Sorrell stated that the applicant is requesting a minor change of the PUD to install two wall signs and three wall graphics. The total area for the graphics and signs is 832 SF. Since this is a Planned Commercial District, the Planning Commission has great latitude in approving signage.

Building Signs: The applicant is proposing two wall signs, each approximately 224 SF and three "lifestyle" graphics, each 128 SF for a total of approximately 832 SF.

It is the staff's professional opinion that wall sign size should be allocated as a ratio of sign area to building wall length, so signs are proportional to building size, and they don't appear too large or too small. Many communities have a ratio of 1 to 2 sf per linear foot of the building wall. The North Heights Plaza shopping

center PUD allows up to 2 SF per linear foot. The Planning Commission also approved this approach with the Buc-ee's wall signs.

Craig LeMasters from Graphic Detail Inc. stated not internally lit.

Action

Ms. Thomas moved to approve the request by the applicant, Graphic Detail Inc., for a Minor Change (MC 25-26) in accordance with the recommendation of Staff's Memorandum dated December 2, 2025, and the Planning Commission Decision Record.

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

2. DETAILED DEVELOPMENT PLAN – The applicant, ROCKFORD HOMES, is requesting approval of a Detailed Development Plan for a 104-lot subdivision development on 37.99 acres. Property is located at 4460 Fishburg Road (DDP 25-27).

Mr. Sorrell stated that the applicant seeks Detail Development Plan approval for a 104-unit single family home development on 37.99 acres. Approximately 36.4% (13.8 acres) of the development is open space.

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 basic development plan was approved 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.

Parking: The code requires three spaces per unit, including driveway parking areas. These requirements will be verified and enforced when individual zoning permit applications are submitted.

Utilities: All utilities are below ground.

Building Materials: During the basic development plan public hearing, the applicant provided examples of elevations that are consistent with our residential building materials requirements. The applicant has not asked for any considerations or modifications to those requirements; therefore Section 1181.20 "Building Materials for Dwellings" will apply and be enforced when individual zoning permit applications are submitted.

Signs: The applicant has not proposed an entry feature sign with this application. Staff recommends, as a condition of approval, a six-foot-tall limit to any future

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entry feature. If the applicant desires a taller entry feature, they can seek a minor change through the Planning Commission.

It is the staff's opinion that the requirements of Section 1171.09 can be met, and recommends approval of the Creekstone Bluff detailed development plan as submitted on November 18, 2025, with the following conditions:

- The applicant shall extend the Fishburg Road public improvements to the west property line.
- The applicant shall dedicate an additional four (4) feet of right-of-way along Fishburg Road to ensure the sidewalk is wholly within the right-of-way.
- A future entry feature sign shall not exceed an average height of six (6) feet.
- The applicant shall comply with all other zoning, engineering and fire department requirements.

Jim Lipnos from Rockford Home said they agreed to all 4 conditions. He will submit a sign package to Staff for approval.

Action

Ms. Thomas moved to approve the request by the applicant, Rockford Homes, for approval of a Detailed Development Plan (DDP 25-27) in accordance with the recommendation of Staff's Memorandum dated, December 3, 2025, and the Planning Commission Decision Record.

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

IX. Additional Business

None

X. Approval of the Minutes

Without objection, the minutes of the October 14, 2025, Planning Commission meeting are approved.

XI. Reports and Calendar Review

Minor Change – Signage
Cell Tower
2026 Meeting Schedule

XII. Upcoming Meetings

January 13, 2026
February 10, 2026

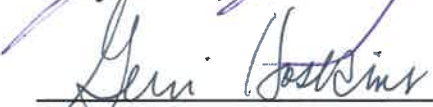
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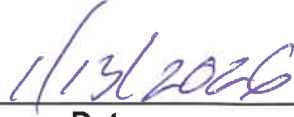
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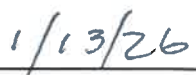
XIII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:30 p.m.



Terry Walton, Chair

Geri Hoskins, Administrative Assistant

Date

Date