

**Planning Commission
January 13, 2026, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Election of Officers

Action

Mr. Shomper moved to approve Terry Walton as the 2026 Planning Commission Chair.

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

Action

Mr. Shomper moved to approve Jan Vargo as the 2026 Planning Commission Vice Chair.

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

- III. Present at the meeting: Mr. Johnson, Shomper, Ms. Thomas, Ms. Vargo (arrived late), and Mr. Walton.

Absent: None.

Staff Present: Aaron K. Sorrell, Assistant City Manager, Geri Hoskins, Planning & Zoning Administrative Assistant and Jordan Staley, Coolidge Wall Co. L.P.A.

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, TIMOTHY PARKER, is requesting approval of a Minor Change for a 32-space parking lot expansion. Property is located at 8501 Old Troy Pike (MC 26-01).**

Mr. Sorrell stated that the applicant is requesting a minor change of the PUD to add 32 spaces to an existing parking area.

The existing medical / office use is a permitted use.

Development Standards:

- The site plan illustrates that the parking area is approximately 20 feet from the existing right-of-way. The code requires 25 feet. The proposed parking area is generally aligned with existing parking areas to the south and north. Additionally, the expanded parking area will be set back approximately 45 feet from the back of the sidewalk. Staff feels the proposed parking setback is contextually appropriate with the surrounding area.
- All utilities are below ground.

Parking and Loading:

- The minor change expands the number of parking spaces.

The Fire Department had no comments.

The City Engineer had no comments.

Timothy Parker was present.

Glenn Smith asked where the 32 additional spaces would go. Mr. Sorrell stated in the tree area south of the Kettering Medical facility.

Action

Ms. Thomas moved to approve the request by the applicant, Timothy Parker, for a Minor Change (MC 26-01) in accordance with the recommendation of Staff's Memorandum dated January 8, 2026, and the Planning Commission Decision Record.

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

2. **BASIC DEVELOPMENT PLAN – The applicant, QUIKTRIP, is requesting approval of a Basic Development Plan for the construction of a 6,440 SF convenience store with food service and fuel sales. Property is located at 8154 Old Troy Pike (BDP 26-02).**

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval for a 6,445 square foot QuikTrip convenience store with food and fuel sales. The site is a former Frisch's restaurant. While there is a one-year moratorium on new fuels sales facilities, the applicant submitted their application prior to the effective date of moratorium.

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The site is the former Frisch's restaurant located at the northwest corner of Old Troy Pike and Executive Boulevard. The site has been proactively marketed since the closure of the restaurant.

The site is generally flat with access to all necessary utilities. Access to the site is via shared drives on the north and west side of the site, as well as two curb cuts along Executive Boulevard.

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.

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.

Chapter 1171.06 - General standards for approval, states:

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;

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(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

(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.

The site is zoned Planned Commercial. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

The applicant proposes constructing a convenience store with food and fuel sales, and has submitted a site plan package illustrating uses, setbacks, parking, circulation, preliminary landscaping, building elevations and signage.

Conformance With Planned Commercial District Requirements:

Uses: Fueling stations and retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 25-foot parking setback. The site plan illustrates parking along the north property line and adjacent to the building and six spots

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north of the fueling center. All parking spaces are setback beyond the 25-foot requirement and meet this standard.

- The convenience store building is set back approximately 170 feet from the Old Troy Pike right-of-way and an average of 80 feet from the Executive Boulevard right-of-way. The structural supports of the fueling canopy are set back approximately 60 feet, and the canopy itself is setback approximately 50 feet from the Old Troy Pike right-of-way. The development standard is a 75 feet setback for buildings or structures. The fueling canopy does not meet this standard.
- The west 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:

- The site plan illustrates 48 parking spaces, not including pump locations. The code requires 1 space per 125 square feet of floor area for a convenience store. Based on this ratio, 52 spaces are required. Most parking stall dimensions are 9.5' x 18'. The code minimum is a parking stall that is at least 10' x 18'. Increasing the stall width will result in three to four fewer parking spaces.

Building Materials:

- The building elevations illustrate mixture of brick and stone panel veneer which is consistent with the building material requirements in the zoning code.

Landscaping:

- The preliminary landscaping plan appears to meet the code requirements for both interior and perimeter landscaping. The applicant is providing shade trees along the perimeter (except Old Troy Pike), along with a significant number of shrubs and perennials.
- There is an overhead utility line easement along Old Troy Pike. Therefore, the applicant is proposing a mixture of dwarf crabapple trees and boxwood hedges. The proposed landscaping along Old Troy Pike is appropriate given the presence of overhead utility lines.

Signs:

- A sign package was submitted with the BDP application. The signage plans illustrate three wall signs and a ground sign. While the signs will be reviewed with the Detailed Development Plan, they appear to comply with the zoning ordinance.

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 primary access is from an existing shared drive. There are no curb cuts onto Old Troy Pike.

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

A construction schedule was not submitted by the developer, but staff has no concerns regarding their ability to develop the site.

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(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;

The intersection of Old Troy Pike and Executive Boulevard gets quite congested at times, particularly the morning and evening commutes. Staff does have concerns this use may negatively impact that congestion, particularly on Executive Boulevard due to vehicles leaving the site and trying to get into the left turn lane to go south. **Staff recommends the west curb cut on Executive Boulevard be eliminated to reduce this impact.**

(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 capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements. Staff is concerned about congestion, as discussed above.

(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 preliminary landscaping plan appears to meet the zoning code requirements.

(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 a developed lot with no natural features.

(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.

(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

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designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

(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 is concerned about congestion on Executive Boulevard if the curb cuts remain as illustrated on the site plan. It is staff's recommendation the west curb cut on Executive Boulevard be removed.

(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 Commercial district. Staff do not anticipate excessive noise, glare or odors. The screened dumpster is located far from any residential use.

(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.

Mr. Shomper asked the following; fuel canopy doesn't meet the standards
Front side doesn't meet the standards
Parking doesn't meet the standards

Mr. Johnson asked about other locations

Ms. Vargo asked about the moratorium, but this application was submitted before that vote was taken. Also the parking space size was a concern to her, signs, police concerns.

Ms. Thomas stated it will add additional congestion.

Mr. Shomper said a significant change of use.

Gwen Keen from QuikTrip gave a presentation. Stated it is zoned Planned Commercial and is 1500 ft. from interchange. They will modify the 10 x 18 parking spaces and asked to add the 16 spots for gas be added to the total number of spots. There is no indoor seating, no drive through.

Mr. Sorrell stated that we did allow parking at Wawa's pumps to be counted as minimum spaces.

Gwen Keen asked for clarification on the curb cut the engineer stated needed done. Mr. Sorrell said eliminating the curb cut helps, nature of use and traffic still issues.

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Jayde Taylor said the city is already filled with gas stations and the location.

Leesa Pratt said this would be 29th gas station, taking away business from smaller businesses leaving vacant contaminated locations, brownfields. Land use, making Huber Heights a pass through not a destination. Truck stop and heavy duty vehicles on our roads.

Mr. Sorrell stated not designed for semis.

Glenn Smith said QuikTrip is a solid company just a problem with this location. Water pools on the street, turning a 40 ft bus there, bus stops along that section, The Rose traffic, apartments, and trucking companies. Suggested contact Atlanta Police Dept, too close to I-70/

Jeffrey Weese said multitude of gas stations already, residents not happy. Promises of entertainment, sense of community diminishing. Distrust with Council.

Gwen Keen then stated that they like feedback, not a low volume user, working on this for a long time. Not tractor trailer traffic, mindset for long term.

EPA – pull tanks if they leave this location.

Jordan Staley stated two things; 1. Moratorium can not be a factor in decision and 2. Concentration of similar uses does not fall under a factor for consideration.

Action

Mr. Shomper moved to approve the request by the applicant, QuikTrip, for approval of a Basic Development Plan (BDP 26-02) in accordance with the recommendation of Staff's Memorandum dated, January 8, 2026, and the Planning Commission Decision Record.

Seconded by Ms. Thomas. Roll call showed: YEAS: None. NAYS: Mr. Johnson, Ms. Vargo, Ms. Thomas, Mr. Shomper, and Mr. Walton. Motion to approve denied 5-0.

Mr. Walton stated public roads need to be adequate to serve residents and occupants

Mr. Shomper said Executive not adequate to handle traffic for this usage

Ms. Thomas said this doesn't conform to 3 of our codes

Ms. Vargo agreed

Mr. Johnson agreed

3. REPLAT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat to dedicate 0.634 acres of public right of way. Property is located at 6409 Shull Road (RP 26-03).

Mr. Sorrell stated that the applicant requests approval of a replat to dedicate 0.634 acres of public right of way. This dedication will facilitate the planned road improvements including connecting Charlesgate Road.

The proposed subdivision is located along an existing public road and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve an easement of access. New lots to be created

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which do not front along an existing public road but which are to be sold to owners of a contiguous parcel of land which does abut along such a road do not constitute a "subdivision" of land and are exempt from this limitation provided, however, that no structure shall be built on the new lot. The City shall require a statement on the deed that the parcels shall not be a separate building lot and may not be transferred except when transferred along with the contiguous property. Such lots are also exempt from the limitation on the number of lots which may be created as a result of a minor subdivision as noted under subsection (b) hereof.

No more than five lots are involved after the original parcel has been completely subdivided. New lots to be created which are five acres or larger in size and located along an existing public road are not "subdivisions" and are exempt from this limitation.

The proposed subdivision is not contrary to applicable subdivision or zoning regulations.

The physical characteristics of the property are suitable for building sites.

There is no division or allocation of land for parks and open spaces as required by these regulations.

Once this land is dedicated, the city plans to construct an extension of Charlesgate Road, connecting both neighborhoods.

Fire: Approves as submitted.

City Engineer: The City Engineer had no comments.

Glenn Smith asked to clarify that this is connecting the west side to the east side.

Action

Mr. Shomper moved to approve the request by the applicant, The City of Huber Heights, for approval of a Replat (RP 26-03) in accordance with the recommendation of Staff's Memorandum dated, January 8, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Mr. Johnson, Ms. Vargo, Ms. Thomas, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

IX. Additional Business

None

X. Approval of the Minutes

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

XI. Reports and Calendar Review

XII. Upcoming Meetings

February 10, 2026
March 10, 2026

XIII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:45 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date