

**Planning Commission
February 10, 2026, 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. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Johnson, excused

Staff Present: Aaron K. Sorrell, Assistant City Manager, 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. **DETAILED DEVELOPMENT PLAN – The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Detailed Development Plan for 94 building lots and associated retention basins in Section 20, Phase 2. Property is located North of Carriage Trails Parkway (DDP 26-05).**

Mr. Sorrell stated that this is the second plat of the Carriage Trails II subdivision for the lands annexed into Huber Heights earlier this year. The basic development plan outlines the minimum lot sizes, setbacks, lot coverage and open space requirements.

All front and rear setbacks are 25-feet, consistent with the requirements.

The minimum lot size in this phase is 56-foot, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The Detailed Development Plan (preliminary plat) conforms to the Basic Development Plan regulations, except for lot numbers 2, 3, 5, 6, 8, 9, and 11. These lots abut Section 7 of Carriage Trail I and must be at least 60-feet wide. The applicant has been made aware of this issue and will adjust the lot sizes accordingly.

Lots 1 through 12 shall be at least 60 feet wide.
Fire Hydrant spacing shall be approved by the Huber Heights Fire Department prior to Final Plat submission.

Ms. Vargo asked about the 60 ft wide lots, 1 through 12.

Action

Ms. Thomas moved to approve the request by the applicant, Carriage Trails CO, LLC, for a Detailed Development Plan (DDP 26-05) in accordance with the recommendation of Staff's Memorandum dated February 5, 2026, and the Planning Commission Decision Record.

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

2. DETAILED DEVELOPMENT PLAN – The applicant, DUBLIN 7, is requesting approval of a Detailed Development Plan for construction of an Irish pub-themed restaurant. Property is located at 6900 Executive Blvd (DDP 26-07).

Mr. Sorrell stated that the applicant seeks Detailed Development Plan approval for an approximate 9250 SF restaurant with an adjacent seasonal beer garden planned as a future expansion. The restaurant's planned capacity is approximately 195 patrons, with an additional seasonal capacity of 200. The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

The Basic Development Plan had the following condition: Landscaping and Signage shall be reviewed during the Detailed Development Plan application.

The landscaping plan generally conforms to the requirements of the zoning code. Street trees are provided along Executive Boulevard spaced 30 feet apart.

The interior parking lot landscaping generally meets code, with the vast majority of spaces within 60 feet of a shade tree.

The building is attractively landscaped with a mixture of decorative grasses and arborvitae around the patio.

Staff recommends additional planting around the transformer base.

Building signs are attractive and substantially meet the zoning requirements.

Staff recommends that the planning commission review and approve the proposed monument sign once designs are submitted.

The site plan illustrates 80 parking spaces. The code requires approximately 100 parking spaces based on one space per 2 seats and one space per 2 employees. Parking stall dimensions are 10' x 18', as required.

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Staff feels that the proposed on-site parking is adequate, given the immediate proximity to the Rose Music Center parking, which is unused for most of the year. The landscaping plan illustrates a new walkway connecting the Rose parking area to the existing Executive Boulevard sidewalk.

The building elevations illustrate a significant amount of stone veneer, which is consistent with the building material requirements in the zoning code.

Staff recommends approval of the Detailed Development Plan application submitted on January 30, 2026, with the following conditions.

- 1) The parking lot lights on the south edge of the parking lot shall be shielded to reduce glare impacting the hotel guests.
- 2) The proposed transformer shall be screened with evergreen bushes or similar planting material, where practical, so as not to interfere with access to the cabinet.
- 3) The building cladding shall be substantially similar to the submitted elevations and conform to the commercial building material requirements.
- 4) The Planning Commission shall review and approve the proposed monument sign prior to the issuance of a sign permit.
- 5) The Planning Commission shall review and approve any future building expansions and/or permanent beer garden structure as a minor change, prior to the issuance of a zoning permit for the expansion.

Steve Tieber from Dublin 7 was in attendance and spoke to the parking questions.

Action

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Detailed Development Plan (DDP 26-07) in accordance with the recommendation of Staff's Memorandum dated, February 5, 2026, and the Planning Commission Decision Record.

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

3. TEXT AMENDMENT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Text Amendment to the O1 District to permit personal service establishments (TA 26-06).

Mr. Sorrell stated that the Planning staff would like to broaden the uses within the O-1 District by adding "personal service establishments" to the list of principally permitted uses. Personal service establishments are those that provide services to individuals, such as barber shops, hair and nail salons, etc. As demand for office space declines, expanding the potential uses within the O-1 District helps ensure the buildings remain marketable and reduces the need for zoning map amendments.

The following uses shall be permitted of all property located in this District:

- (a) Business offices;
- (b) Professional offices, including medical and dental clinics and offices;
- (c) Financial offices, including banks, savings and loan associations, and finance companies;
- (d) Utility company offices;
- (e) Professional and business schools;
- (f) Schools and studios for music, arts, crafts, dance and photography; and
- (g) Mortuaries and funeral parlors with living accommodations for the owner or manager.
- (h) Personal service establishments.

This text amendment, proposed by staff, is intended to enhance the marketability of properties within the O-1 District. Staff feels this amendment will reduce the need for zoning map amendments and have little impact on adjacent properties. All activities must occur fully within the building, as is currently required.

Ms. Vargo mentioned that there was an agreement in the past with the properties on Brandt from Kitridge.

Action

Ms. Thomas moved to approve the request by the applicant, The City of Huber Heights, for approval of a Text Amendment (TA 26-06) in accordance with the recommendation of Staff's Memorandum dated, February 4, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Shomper, 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 January 13, 2026, Planning Commission meeting are approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

March 10, 2026

April 14, 2026

XII. Adjournment

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There being no further business to come before the Commission, the meeting was adjourned at approximately 6:43 p.m.