

**Planning Commission
May 12, 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. Johnson, Ms. Vargo, and Mr. Walton.

Absent: Mr. Shomper and Ms. Thomas, both 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. **COMBINED BASIC AND DETAILED DEVELOPMENT PLAN – The applicant, BLAZE PROPERTIES, is requesting approval of a Combined Basic and Detailed Development Plan for a Chipotle Mexican Grill. Property is located at Brandt Pike and Miami Valley Way (CBDP 26-11).**

Mr. Sorrell said the applicant seeks approval for a combined development plan to construct an approximately 2,385 SF restaurant with a drive-up window. The restaurant's planned capacity is approximately 40 seats, with a small outdoor patio.

The site is a flat, vacant parcel immediately south of an existing Cassano's. Both restaurants will share the existing drive entrance on Brandt Pike.

The applicant proposes constructing a 2,385 square-foot Chipotle restaurant with a pick-up window. The restaurant seats approximately 40 and contains a small outdoor patio. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, landscaping, building elevations and signage.

Uses: Restaurants are principally permitted in the district.

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Development Standards:

- The BPO requires a 10-foot parking setback. The drive aisle along Brandt Pike and the parking along Miami Valley Way are set back 10 feet from the property lines.
- The building does not exceed the 35-foot maximum height limit outlined in the BPO.
- The existing Brandt Pike curb cut will be shared with Cassano's as required by the BPO.
- The open space requirement is 20%, the site plan conforms to this requirement.

Parking and Loading:

- The site plan illustrates 31 parking spaces (10 shared with Cassano's). The code requires 25 spaces, based on 40 seats and an estimated 10 employees during the busiest shift. Planning staff feels the parking provided is sufficient.

Building Materials:

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

Landscaping:

- The landscaping plan meets the code requirements for both interior and perimeter landscaping. The applicant is providing shade trees along the perimeter, along with a significant number of shrubs and perennials.

Staff directed the applicant to move the Brandt Pike street trees to the interior side of the sidewalk to prevent them from being damaged by trucks and buses. A revised landscape plan should be presented at the Planning Commission meeting.

Signs:

- A sign package was submitted with the application. The two wall signs comply with the sign code requirements. The proposed monument sign is rather modest in overall size (8' x 1'-1"). However, the 8-foot height exceeds the BPO height limit by one foot. Staff feels the sign height is acceptable as designed. The overall size is modest and is significantly smaller than the existing multi-tenant sign at the corner of Brandt and Miami Valley Way. Staff recommends approval of the sign package as submitted.

The proposal is consistent with the comprehensive plan and the thoroughfare plan, and conforms to the spirit and intent of the Brandt Pike Revitalization Overlay District. The site is located on an arterial street, and primary access is from an existing shared drive.

The landscaping plan meets the zoning code requirements.

The site is generally flat.

All utilities will be placed underground.

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Staff does not anticipate any detrimental effects to the economic wealth of the community as a result of this development.

All proposed uses are consistent with the Planned Mixed Use District.

No rezoning is necessary.

The City Engineer has been working with the applicant to address stormwater issues, which are incorporated in the site plan. The engineer had no additional comments or concerns.

Staff recommends approval of the Combined Basic and Detailed Development Plan application submitted on April 21, 2026, with the following conditions:

1. The applicant shall install one bike rack, per the Brandt Pike Revitalization Overlay District requirements.
2. The applicant shall comply with all Fire Department Requirements.

Jonathan Evans from Evans Engineering was present and commented that they are looking forward to working with us.

Action

Mr. Johnson moved to approve the request by the applicant, Blaze Properties, for a Combined Basic and Detailed Development Plan (CBDP 26-11) in accordance with the recommendation of Staff's Memorandum dated May 6, 2026, and the Planning Commission Decision Record.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 3-0.

VIII. Additional Business

1. **Diagnostic Report from Zoneco**

IX. Approval of the Minutes

Without objection, the minutes of the April 14, 2026, Planning Commission meeting are approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

June 9, 2026
July 14, 2026

XII. Adjournment

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