

**Planning Commission
June 9, 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. **FINAL PLAT – The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Final Plat for 107 building lots and associated retention basins in Carriage Trails Section 20-2 and Section 20-2A. Property is located north of Arrowwood Street (FP 26-12).**

Mr. Sorrell said that this is the second plat of the Carriage Trails II subdivision. The Detailed Development Plans for this section was approved by the Planning Commission on February 10, 2026, and April 14, 2026. The Final Plat conforms to the approved Detailed Development Plans.

All front setbacks are 25-feet, consistent with the requirements. The minimum lot size in this phase is 56-feet, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The southern lots along Windflower Drive are now a minimum of 62.5-feet wide, which is consistent with the Carriage Trails II development standards.

The Carriage Trails Section 20, Phase 2 record plan conforms to all subdivision regulations. The City Engineer had no comments.

Ken Conway gave an update on Carriage Trails

Action

Mr. Shomper moved to approve the request by the applicant, Carriage Trials CO, LLC, for a Final Plat (FP 26-12) in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, and the Planning Commission Decision Record.

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

- 2. BASIC DEVELOPMENT PLAN – The applicant, OAKES TREE DEVELOPMENT, is requesting approval of a Rezoning to Planned Mixed Development (PM) and a Basic Development Plan for a 199 lot subdivision and existing multi-tenant commercial building on 58.26 acres. Property is located at 5001 Old Troy Pike (BDP 26-13).**

Mr. Sorrell stated that the applicant seeks a rezoning to Planned Mixed Development (PM) and basic development plan approval for a 199-lot subdivision and existing multi-tenant commercial building on 58.26 acres. Approximately 34% (18.19 acres) of the residential development is open space.

The site comprises agricultural land, wooded areas, two existing residential buildings and an existing commercial building. The two existing residential buildings will be razed, and the existing commercial building will be platted as a separate lot.

While the farmland is relatively flat, there is significant topography within the wooded area that ultimately drains Southwest into the Great Miami River.

Water utilities will be provided from an existing water main located along Old Troy Pike. A new sanitary line will connect to an existing manhole on the southwest side of the site, feeding into Tri-Cities.

The applicant is proposing a "Lifestyle Product" that includes smaller homes on smaller lots with an amenity package for residents, including open space and pickleball courts. The lifestyle product is designed for households looking for smaller homes that require less maintenance but still offer modern amenities.

The applicant has submitted a basic site plan that illustrates circulation, lot layouts, setbacks and general locations for sanitary and stormwater management facilities.

The maximum residential gross density permitted in the development shall not exceed five (5) dwelling units per acre. Gross density includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

A minimum of 25% of the total site area of 58.26 acres, or 14.6 acres, of land shall be reserved for open or green spaces, which may include both public and private areas within the subdivisions. Open space may be developed in phases with the submission of detailed development plans for various sections. The

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landscaping requirements will be reviewed with the Detailed Development application.

Old Troy Pike is classified as an Arterial Road and has adequate capacity to serve the development. No widening of Old Troy Pike is necessary.

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

All utilities will be placed underground.

Fire Department concerns will be addressed during the Detailed Development Plan process.

The City Engineer has been involved in the initial design meetings and has no additional comments at this time.

Daniel Earles from Oakes Tree restated some of the above information. Lori Metzger neighbors the property and stated no one has reached out to her, she does not agree with the drive over her property. Concerned with how they were treated during the last development.

Action

Ms. Thomas moved to approve the request by the applicant, Oakes Tree Development, for a Rezoning and Basic Development Plan (BDP 26-13) in accordance with the recommendation of Staff's Memorandum dated June 3, 2026, and the Planning Commission Decision Record.

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

- 3. FINAL PLAT – The applicant, ROCKFORD HOMES, INC., is requesting approval of a Final Plat for 39 building lots and associated retention basins and open space for Section 1 of the Creekstone Bluff Development. Property is located at 4460 Fishburg Road (FP 26-14).**

Mr. Sorrell stated that this is the first plat of the Creekstone Bluff subdivision. The Planning Commission approved the Detailed Development Plan for this section on December 10, 2025.

All front setbacks are 25 feet, consistent with the approved plans. All lot sizes and layouts are the same as approved through the Detailed Development Plan. The City Engineer had no comments.

Pat Olding from Rockford Homes said landscaping plan and sign package would follow. First of three phases.

Action

Ms. Thomas moved to approve the request by the applicant, Rockford Homes, Inc., for a Final Plat (FP 26-14) in accordance with the recommendation of Staff's Memorandum dated June 2, 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.

- 4. FINAL PLAT – The applicant, GREYFOX CREEKSIDE, LLC, is requesting approval of a Final Plat for 50 building lots and associated retention basins and open space for Creekside Woods Phase 1. Property is located at 5425 Charlesgate Road (FP 26-15).**

Mr. Sorrell stated that this is the first plat of the Creekside Woods subdivision. The Planning Commission approved the Detailed Development Plan for this section on February 11, 2025.

All front setbacks are 20 feet from the back of the sidewalk (15 feet from the right-of-way), consistent with the approved plans. All lot sizes are the same as approved through the Detailed Development Plan.

The City Engineer had no comments.

Drew Cook from GreyFox Creekside, LLC was present.

Action

Ms. Vargo moved to approve the request by the applicant, Greyfox Creekside, LLC, for a Final Plat (FP 26-15) in accordance with the recommendation of Staff's Memorandum dated June 2, 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.

- 5. FINAL PLAT – The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Final Plat for 45 building lots and associated retention basins and open space. Property is located at Chambersburg Road and Endicott Road (FP 26-16).**

Mr. Sorrell stated that this is the second plat of the Canal Heights subdivision. The Planning Commission approved the Detailed Development Plan for this section on July 9, 2024. The Detailed Development Plan required that the applicant coordinate the Chambersburg widening with the City's engineering contractor.

All front setbacks are 25-feet, consistent with the requirements. All lot sizes are the same as approved through the Detailed Development Plan.

The applicant has coordinated the right-of-way widths with the engineering firm designing the Chambersburg widening.

The City Engineer had no comments.

Action

Ms. Vargo moved to approve the request by the applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., for a Final Plat (FP 26-16) in accordance with the recommendation of Staff's Memorandum dated June 2, 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 May 12, 2026, Planning Commission meeting are approved. Two absences needed to be noted as excused.

X. Reports and Calendar Review

XI. Upcoming Meetings

July 14, 2026
August 11, 2026

XII. Adjournment

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