

**Planning Commission  
July 14, 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. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Shomper, excused.

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

III. **Opening Remarks by the Chairman and Commissioners**

Mr. Sorrell introduced Hailey Hayes, the new Planner. She will be starting on July 27, 2026.

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. **BASIC DEVELOPMENT PLAN – The applicant, COAST TO COAST HEAVY HAUL, INC, is requesting approval of a Basic Development Plan for an 8,800 SF truck maintenance building, a 2,000 SF office building, and parking for up to 43 trucks or trailers. Property is located at 4742 West National Road (BDP 26-19).**

Mr. Sorrell stated that the applicant seeks basic development plan approval for freight hauling service with an 8,800 S.F maintenance building, a 2,000 S.F. office building and parking for up to 43 trucks or trailers. The site is zoned Planned Industrial and truck and motor freight terminals and hauling services are permitted uses.

The site plan illustrates stormwater detention on the south side of the site, and staff has requested the existing tree line remain undisturbed to preserve the natural screening between this proposed development and the existing adjacent residences.

The site is currently agricultural land, relatively flat and generally drains to the south. There is an existing tree line along the south fence.

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### Development Standards:

- The zoning code requires a 25-foot side and rear yard setback, or 75-feet if adjacent to a residential or PM District. The site plan illustrates 25-foot setbacks from the east and west property lines, and a 75-foot setback from the south property line which abuts a PM District. The proposed stormwater detention area provides an additional 50-foot setback of the building and parking areas from the rear lot line. All side and rear setbacks are consistent with the zoning code.
- The total lot coverage of buildings within the PI District cannot exceed 75 percent. The proposed buildings total 10,800 SF, and cover approximately 4% of the 6.25 acres. The lot coverage meets the code requirements.

### Parking and Loading:

- Off-street parking facilities are prohibited in the front yards. The northernmost parking stall is in the front yard.
- The site plan is consistent with all other aspects of the parking regulations, although a landscaping plan has not yet been provided and will be reviewed with the detailed development plan application.

### Building Materials:

- Building elevations were not submitted with the application. However, the applicant shall comply with the building material requirements in 1177.03(b)(8).

### Landscaping:

- Landscaping will be reviewed through the detailed development plan application process.

### Signs:

- Signage will be reviewed through the detailed development plan application process.

This proposed development is in the Northtown development pattern area along West National Road, adjacent to an existing industrial development and adjacent to the edge of the Carriage Trails subdivision. The land is zoned Planned Industrial and no rezoning is necessary.

The site has an existing rear tree line which serves as a natural buffer between the proposed development and the two adjacent residential lots. Staff feels the proposed use is consistent with other industrial uses along US 40 and will be rather benign in intensity. The code requires all uses to be within a fully enclosed building so there should be little to no outdoor storage of parts or vehicles related to the proposed maintenance facility.

No development schedule has been submitted at this time.

National Road has adequate capacity to serve the development.

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.

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by either body.

The landscaping requirements will be reviewed with the Detailed Development application.

The rear tree line will be protected and preserved to serve as a natural buffer between the proposed development and the adjacent residential uses.

The site is flat and limited grading will be necessary.

All utilities will be placed underground.

Staff does not anticipate the need for excessive additional public services to support this development.

All proposed uses are consistent with the Planned Industrial District. Staff do not anticipate excessive noise, traffic or fumes.

No rezoning is necessary.

The Fire Department comments are largely related to the future building construction and will be addressed during the building permit review process.

The City Engineer had no comments.

It is the staff's opinion that the proposal meets the standards outlined in Section 1171.06. Staff recommends approval of the Basic Development Plan submitted on June 29, 2026, with the following conditions:

1. The rear tree line shall be preserved and protected during and post-construction to serve as a natural buffer between this development and the adjacent residential uses. All dead or dying trees shall be replaced with dense evergreen trees at least six feet tall at the time of planting.
2. Parking setback shall be 25-feet from the US-40 planned right-of-way line, or 75-feet from the center line of US 40.
3. The outdoor storage of inoperable vehicles, junk parts, inventory or other materials shall be prohibited. Material Storage shall be limited to the temporary staging of materials being transported or delivered.

Ms. Vargo raised some questions concerning no engineer comments, temporary and little phrases, where they are operating now, overnight parking, number of trucks, how much maintenance, and how it's zoned.

Mr. Sorrell addressed all concerns.

Ryan Lefeld, Choice One Engineering was present. He reiterated everything that has been discussed. Some stormwater concerns that will be looked at.

Ms. Vargo asked how much overnight parking, the consultant didn't know. Have the neighbors been spoken to? He didn't know. Water is still an issue to be fixed.

Ms. Thomas asked about hours of operations. Letter stated 7 to 7. Sunday can be different to accommodate the church.

Ian Manger, resident at 2591 Blueflag was present and spoke about his concerns. Noise and hours of operation, buffering and screening, lighting, traffic and access, stormwater drainage and runoff, and compatibility with surrounding use.

Other neighbors who signed a letter to the commission - Cindy and Mike Seibert, Christine and Taylor Smith, Amanda Peck, and Paul Petachl.

They are asking for the following conditions of any approval.

- Restricted hours of operation, limiting truck movement and service activity during early morning, evening, and overnight hours.
- A substantial landscaped buffer.
- Fully shielded downcast lighting
- Truck ingress and egress routed away from residential streets

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2. Parking setback shall be 25-feet from the US-40 planned right-of-way line, or 75-feet from the center line of US 40.
3. The outdoor storage of inoperable vehicles, junk parts, inventory of other materials shall be prohibited. Material Storage shall be limited to the staging of materials being transported or delivered.
4. Transitory (less than 24 hours) parking or sleeping by drivers shall be prohibited.
5. Hours of operation shall be limited to:
  - a. Monday: 7am – 7pm
  - b. Tuesday 7am – 6pm
  - c. Wednesday through Friday: 7am – 7pm
  - d. Saturday: 9am – 7pm
  - e. Sunday: No Operations

### **Action**

Ms. Thomas moved to approve the request by the applicant, Coast to Coash Heavy Haul, Inc., for a Basic Development Plan (BDP 26-19) in accordance with the recommendation of Staff's Memorandum dated July 7, 2026, and the Planning Commission amended Decision Record.

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

**2. DETAILED DEVELOPMENT PLAN – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Detailed Development Plan for a 67,900 SF Indoor Music Center. Property is located at 7151 Executive Blvd (DDP 26-17).**

Mr. Sorrell stated that the applicant seeks approval for a Detailed Development Plan to facilitate the construction of a 67,900 SF indoor music venue accommodating approximately 4,000 patrons. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

The Basic Development Plan was approved by City Council on November 10, 2025. Since approval, the facility has been enlarged from 56,400 SF to its current design of 67,900 SF.

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

The Basic Development Plan contained the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled “Rendered Site Plan: Full Site” dated September 5, 2025.

Development Standards: The parking setbacks on the West and North side are 25-feet or greater, which is consistent with the required conditions. The South and East setbacks are generally greater than 10-feet, though there is a slight encroachment along Lehman Lane.

All parking and travel lanes are at least 40-feet from any residential structure.

The building setback exceeds the 50-foot minimum requirement.

Overall site plan consistency: In general, the site plan is consistent with the site plan submitted on September 5, 2025. The access points remain the same, and the locations of the building and parking areas have not been significantly altered. Changes to the site plan include:

- a. The drainage swales within the parking areas were reduced to 10 feet wide, from 20 feet wide, to accommodate additional parking rows.

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- b. Additional parking was added to the north side of the building.
- c. The building was enlarged by 11,500 SF, but remains within the original building pad area.

The current site plan illustrates 1,439 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,866 fixed seats, which requires approximately 746 parking spaces. The parking lot is designed with one space per 2.8 patrons, which exceeds the zoning code requirement.

The landscaping plans are illustrated on sheets L300, L301, and L302. The landscaping plan generally conforms to the zoning code's landscaping requirements.

- The west property line is heavily landscaped to screen the parking area from the back patios of the residential units being constructed west of the site.
- A mix of deciduous shade trees will line the perimeter and interior of most parking areas.
- The building perimeter is heavily landscaped with a mix of perennials, shrubs and ornamental grasses.
- Sheet L101 illustrates the hardscape plan of the pavilion area and walkways. Gray colored finished concrete and decorative pavers will add texture to the area and better define the public spaces and travel paths to the entrances.
- Parking lot lighting is 25 feet tall (3-foot base, 22-foot pole), which conforms to the zoning code requirements.
- Walkways will be illuminated by 30- and 40-inch tall decorative lighted bollards.
- In-ground color-changing lights will provide accent lighting in the west plaza area.

The building will be a mix of concrete panels, glass and metal accent panels. The building elevations have remained relatively unchanged since the original concepts.

A sign package has not been provided because the Entertainment District design concepts are still being finalized; however, in addition to various directional signs, the following signs are planned:

- A 180 to 200 SF wall-mounted identification sign is planned for the south façade facing Executive Boulevard.
- A 270 SF LED display board is planned to be installed on the west façade near the main building entrance.
- A 345 SF LED display board is planned to be installed on the east façade.

**Fire:** The Fire Department has been involved during the planning and development of the facility. All comments previously received from the Fire Department have been incorporated into the plans.

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**City Engineer:** The City Engineer has been involved in during the planning and development of the facility. All comments previously received have been incorporated into the plans.

Ken Conaway was present and stated we wanted to maximize the footprint, multi level seating, a couple of VIP areas.

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

1. The Planning Commission shall review and approve the site signage at a later meeting, once the Entertainment District concepts have been finalized.

### **Action**

Ms. Thomas moved to approve the request by the applicant, The City of Huber Heights, for a Detailed Development Plan (DDP 26-17) in accordance with the recommendation of Staff's Memorandum dated July 10, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Ms. Thomas, 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 June 9, 2026, Planning Commission meeting are approved.

## **X. Reports and Calendar Review**

Zoning Code Update

## **XI. Upcoming Meetings**

August 11, 2026

September 15, 2026

## **XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:14 p.m.