

**Planning Commission
August 11, 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, Mr. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: None.

Staff Present: Aaron K. Sorrell, Assistant City Manager, Hailey Hayes, City Planner, and 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, OAKES TREE DEVELOPMENT, is requesting approval of a Detailed Development Plan for 199 single family residential lots. Property is located at 5001 Old Troy Pike (DDP 26-21).**

Ms. Hayes stated that the applicant seeks detailed development plan approval for the proposed Miami Bluff Subdivision that is a residential development consisting of 199 single-family 45-foot by 125-foot lots (5,625 square feet each). Staff does not anticipate that the proposed development will have a negative impact on the surrounding neighborhood.

The subdivision includes three stormwater management facilities and two points of ingress and egress. Two access points are located along the west side of Old Troy Pike. The applicant is proposing a stub street for a future connection to Vitek Drive along the northern boundary of the site. Connecting Vitek Drive is not proposed at this time.

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The applicant is proposing a "Lifestyle Product" featuring smaller homes on reduced-size lots designed to appeal to households seeking lower-maintenance living while still offering modern amenities. Planned neighborhood amenities include landscaped open space, connectivity, and pickleball courts to encourage recreation and community interaction.

Current Residential Setbacks

- Front Yard: 25 feet
- Rear Yard: 30 feet
- Side Yard: 5 feet

The development includes approximately 18.09 acres of open space. A central recreational area will feature two pickleball courts that integrate with the neighborhood network, providing convenient pedestrian access for residents.

The majority of the site consists of relatively flat agricultural land with minimal changes in elevation. However, the southwestern portion of the property contains a wooded area with significant topographic variation that naturally drains toward the Great Miami River. This area will require careful consideration during site development to preserve existing drainage patterns.

Water service will be provided through an existing water main located along Old Troy Pike. Sanitary sewer service will be extended to the site by connecting new sanitary sewer lines to an existing manhole located on the southwestern portion of the property, which ultimately conveys wastewater to the Tri-Cities wastewater system.

The development includes gateway signage at the two primary entrances located along the east side of the site to improve visibility for both northbound and southbound traffic within public right of way. Each entrance will feature signage with black aluminum fencing and stone columns.

The entrance areas will be landscaped with Juniper, Switch Grass, Fothergilla, and London Planetrees to enhance the overall appearance of the site. The South Gateway Entrance will also include a City of Huber Heights sign, as it is located near the City's southern jurisdictional boundary.

Maximum gross residential density shall not exceed five (5) dwelling units per acre.

Gross density calculations shall include all land within the development, including public rights-of-way, recreational areas, civic uses, commercial areas, and other nonresidential uses.

A minimum of 25 percent of the total site area (58.26 acres), or approximately 14.6 acres, shall be preserved as open or green space.

Open space may consist of both public and private areas and may be developed in phases as Detailed Development Plans are submitted.

Street connectivity shall generally conform to the Basic Development Plan submitted with the application dated May 19, 2026.

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Flexibility in the final roadway layout is permitted; however, all public streets and related infrastructure shall be subject to review and approval by the City Engineer during the Detailed Development Plan process.

Staff has reviewed the proposed Detailed Development Plan for the Miami Bluff Subdivision and finds that the development is generally consistent with the City's planning objectives for residential growth, neighborhood connectivity, and the provision of quality open space and recreational amenities.

The proposed gross residential density complies with the recommended maximum density of five (5) dwelling units per acre. The subdivision layout also incorporates two connections to Old Troy Pike, providing adequate access for residents, emergency services, and overall neighborhood connectivity.

The development exceeds the proposed minimum open space requirement by providing approximately 18.09 acres of open space, surpassing the required 14.6 acres. These open space areas include a centrally located recreational amenity featuring pickleball courts, and pedestrian connections to the neighborhood sidewalk system. Staff believes these amenities will enhance the quality of life for future residents while encouraging outdoor recreation and pedestrian activity.

Public utilities are available to adequately serve the proposed development. Water service will be provided from the existing water main along Old Troy Pike, while sanitary sewer service will connect to the existing Tri-Cities sanitary sewer system. Utility improvements will be constructed in accordance with City standards and are subject to the City Engineer's approval.

As a result of the recent public hearings, additional landscaping and screening is proposed to buffer the development from the adjacent residential properties to the west and north. This screening is concentrated in areas where grading will result in the loss of existing trees. Screening is also proposed between the proposed lots and the existing commercial building.

Staff believes the proposal satisfies the applicable requirements of the Zoning Code and recommends approval of the Detailed Development Plan.

The Fire Division indicated that the proposed development must comply with applicable Ohio Fire Code and Huber Heights Codified Ordinance requirements related to fire apparatus access, roadway construction, water mains, fire hydrants, and fire flow. Additional verification will be required during the engineering and construction phases, including confirmation of hydrant placement, fire-flow calculations, roadway turnarounds during phased construction, and whether any homes exceeding 3,600 square feet will require double Storz hydrants. The proposed secondary emergency access satisfies the requirement for developments containing more than 30 dwelling units.

The City Engineer has determined that no additional traffic signal improvements are warranted as part of the proposed development.

Planning staff recommends approval of the Detailed Development Plan for Miami Bluffs Subdivision, submitted on July 20th, 2026, with the following conditions:

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- The applicant shall comply with the Basic Development Standards approved by Ordinance No. 26-O-2768, effective August 13, 2026.
- All South Gateway features shall be subject to the review and approval of the City Engineer and the Public Works Director.

Mr. Shomper brought up Engineer's no need for traffic light. Leston only cross street without a light, crossing over a 4-5 lane road. Mr. Sorrell said based on current traffic pattern light not needed. Will revisit with engineer.

Daniel Earles from Oakes Tree Development was present and stated they are dedicating right of way to the city, in phases with phase 1 having both entrances and 70 lots, stone column with landscaping placard.

Lori Metzger, resident talked about her concerns with the stub out street, ¼ mile driveway and paved road, 5 ft between homes, and absorption of water.

Action

Ms. Thomas moved to approve the request by the applicant, Oakes Tree Development, for a Detailed Development Plan (DDP 26-21) in accordance with the recommendation of Staff's Memorandum dated July 31, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Walton. Roll call showed: YEAS: Mr. Johnson, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Shomper. Motion to approve carried 4-1.

- 2. MINOR CHANGE – The applicant, TEXAS ROADHOUSE, is requesting approval of a Minor Change for construction of a 627 SF addition within the dining room to add an extra 48 seats and a toilet room. Property is located at 5611 Merily Way (MC 26-22).**

Ms. Hayes stated that the applicant seeks approval for a minor change to expand the dining room within Texas Roadhouse located at 5611 Merily Way. They expect it to hold an additional 48 seats.

Due to the additions, they will relocate four parking spaces to the west of the building. No ADA parking requirements will be impacted.

The site comprises of an already existing Texas Roadhouse. The topography is flat, and no major changes to the site's land will be made.

The existing restaurant is permitted for use within the Planned Commercial District.

All utilities serving the site are located underground. There is no impact on setback requirements.

The proposed building additions, including the expansion at the northeast corner of the building and the addition of a restroom on the west side, will require modifications to the existing landscaping.

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River rock mulch will be installed over a weed barrier within the planting beds adjacent to the building foundation. Where feasible, river rock removed during construction will be salvaged and reused. Any landscaping damaged during construction will be replaced by the contractor with materials of like type, size, and quality at the contractor's expense. No existing trees are proposed for removal. Existing lawn areas will remain sodded with a Kentucky bluegrass blend consistent with landscaping commonly used in the area.

The proposed exterior materials include siding, trim, metal flashing, gutters, doors, downspouts, brick, metal roofing, and stone. All exterior finishes and landscaping associated with the additions are designed to match the existing building's architectural character and materials.

The proposed minor site modification will not affect the total number of required parking spaces. However, four existing parking spaces will be removed to accommodate the buildings' unisex bathroom addition.

The Fire Department has no major comments or concerns regarding the proposal but noted that separate permits will be required through Montgomery County Building Regulations for any modifications to the existing fire alarm or fire sprinkler systems.

Additionally, exit egress must be maintained throughout construction, duct detectors must comply with the Ohio Mechanical Code, and all required permits must be obtained before work begins.

The City Engineer has reviewed the proposed development and has no comments or concerns.

It is the opinion of staff that the proposed minor change meets the applicable review standards set forth in Section 1171 and 1176 of the Zoning Code. Therefore, staff recommends approval of the minor change application, to expand the dining room and construct a unisex restroom at the existing Texas Roadhouse restaurant located at 5611 Merily Way.

Action

Mr. Shomper moved to approve the request by the applicant, Texas Roadhouse, for a Minor Change (MC 26-22) in accordance with the recommendation of Staff's Memorandum dated July 29, 2026, and the Planning Commission Decision Record.

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

- 3. REPLAT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat of 4.047 acres. Property is located at 6701 Executive Blvd. (RP 26-23).**

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Ms. Hayes stated the applicant requests approval of a replat to create two lots, one consisting of 3.138 acres and on 0.909 acres. To help facilitate the sale of two lots.

The applicable subdivision regulations are Chapter 1117 – Revision of plat after approval.

Lots comply with the subdivision and zoning requirements.

Fire had no comments.

The City Engineer had no comments.

Planning staff recommends approval of the replat as submitted.

Action

Mr. Johnson moved to approve the request by the applicant, The City of Huber Heights, for a Replat (RP 26-23) in accordance with the recommendation of Staff's Memorandum dated August 5, 2026, and the Planning Commission Decision Record.

Seconded by Ms. Vargo. Roll call showed: YEAS: Mr. Shomper, Ms. Thomas, Ms. Vargo, Mr. Johnson, and Mr. Walton. NAYS: Motion to approve carried 5-0.

4. CODE REWRITE – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval and adoption of the Zoning Diagnostic Report which serves as a policy framework for the zoning code update. (CR 26-24).

Mr. Sorrell stated that the Zoning Diagnostic Report evaluates the existing zoning code's ability to achieve the policy goals and desired outcomes identified in the 2023 Comprehensive Plan, and provides a framework to update the code to address any deficiencies or obstacles identified during the evaluation.

Specifically, the report evaluates the existing code against the following objectives outlined in the Comprehensive Plan:

- A. Allow development densities that support pedestrian activity and transit use.
- B. Foster development that enhances the existing community character.
- C. Support infill development.
- D. Foster development that activates key street corridors.
Encourage a mix of housing types to provide for the needs of smaller households and seniors.
- E. Promote a mix of residential, retail, restaurant and office uses in appropriate locations.
- F. Foster development according to traditional neighborhood design principles.
- G. Reduce reliance on zoning variances and Planned Unit Developments (PUDs)
- H. Support growth of employment areas with integrated and nearby employee housing.

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These are aspirational objectives and may not be applicable to all neighborhoods or zoning districts.

Planning staff has worked with our consultants to develop and refine this report. Staff believes this is a solid framework for the zoning code update and recommends approval of the Zoning Diagnostic Report. This will serve as the roadmap moving forward to update the district regulations for public review and input.

Planning staff recommends approval of the Zoning Diagnostic Report to serve as a framework for the zoning code update.

Action

Ms. Thomas moved to approve the request by the applicant, The City of Huber Heights, for a Code Rewrite (CR 26-24) in accordance with the recommendation of Staff's Memorandum dated August 5, 2026, and the Planning Commission Decision Record.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the July 14, 2026, Planning Commission meeting were approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

September 15, 2026

October 13, 2026

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:55 p.m.