

**Planning Commission
September 15, 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, and Mr. Walton.

Absent: Mr. Johnson and Ms. Vargo.

Staff Present: 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. **MINOR CHANGE – The applicant, DAVID FRYE, is requesting approval of a Minor Change for sanctuary addition of less than 10% additional square footage, interior renovation new parking area and detention basin. Property is located at 4400 Powell Road (MC 26-25).**

Ms. Hayes stated that this site is relatively flat with one existing building on it. Due to potential flooding in the future they are constructing a detention pond on the southwest side of the property to eliminate any future problems they may have with flooding into nearby residents properties as well as a new parking section to the south of the building that includes 44 new parking spaces. No setbacks are impacted.

The site plan shows that the proposed parking expansion complies with the minimum off-street parking requirements necessary to support the church expansion. To mitigate potential stormwater runoff impacts on adjacent properties, the applicant has incorporated an on-site detention basin into the design. Staff finds that the proposed parking configuration and stormwater management measures are appropriate and sufficient to accommodate the sanctuary expansion.

The proposed site layout involves the removal of an existing sidewalk on the northern property boundary to accommodate the sanctuary expansion. To maintain pedestrian connectivity, a new sidewalk will be constructed along the southern boundary, linking the new parking area to the existing pedestrian network. Additionally, the applicant proposes installing internal landscape islands within the existing parking lot to improve traffic circulation and safety. No existing landscaping or mature vegetation will be removed as part of this development.

The same material the existing building uses will be matched to the new property additions.

The site plan shows that the additional parking to be added on the property meets code requirements.

Fire access roads must follow clear rules for size, surface strength, and signs so fire trucks can reach emergencies safely.

The City Engineer had reviewed the storm water plan and has no additional comments.

David Frye and Dr Sire N Twayingabo were present for any questions.

Action

Ms. Thomas moved to approve the request by the applicant, David Frye, for a Minor Change (MC 26-25) in accordance with the recommendation of Staff's Memorandum dated August 20, 2026, and the Planning Commission Decision Record.

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

2. REPLAT – The applicant, SWEET LIVING CAPITAL, INC., is requesting approval of a Replat for a future hotel development on a proposed 2.8 acres lot. Property is located at 5611 Merily Way (RP 26-26).

Ms. Hayes stated that 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. The potential existing use, a hotel, is also a permitted use within this district.

The two parcels established by this replat comply fully with all applicable zoning regulations. All on-site utility services are routed underground, and the configuration introduces no adverse impacts on existing setback requirements. The proposed lot configuration satisfies all statutory size and frontage criteria.

Fire and Engineering had no comments.

Justin Wollenberg was present for any questions.
Mr. Greg Fox spoke against another hotel on Merily Way.

Action

Mr. Shomper moved to approve the request by the applicant, Sweet Living Capital, Inc. for a Replat (RP 26-26) in accordance with the recommendation of Staff's Memorandum dated August 28, 2026, and the Planning Commission Decision Record.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the August 11, 2026, Planning Commission meeting were approved.

X. Reports and Calendar Review

Carriage Trails
Detailed Development Plan

XI. Upcoming Meetings

October 13, 2026
November 10, 2026

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:14 p.m.