

**Planning Commission
October 13, 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: Hailey Hayes, City Planner, Geri Hoskins, Planning & Zoning Administrative Assistant, and Aaron Sorrell, Assistant City Manager.

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. **REPLAT – The applicant, CARRIAGE TRAILS CO., LLC, is requesting approval of a Replat of Section 20 Phase 2 where the side setbacks have been modified from 7.5' to 5' to stay consistent with the Basic Development Plan. Property is located north of Carriage Trails Parkway (RP 26-29).**

Ms. Hayes stated 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 was approved June 9, 2026.

All front setbacks and rear are 25-feet, side setbacks are 5 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.

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The Carriage Trails Section 20, Phase 2 record plan conforms to all subdivision regulations.

The City Engineer had no comments.

Planning staff recommends approval of the replat of Carriage Trails II, Section 20 Phase 2, submitted on September 25, 2026.

Ken Conaway said a sub note stated 7.5, this is a removal of that note.

Action

Mr. Shomper moved to approve the request by the applicant, Carriage Trails Co., LLC, for a Replat (RP 26-29) in accordance with the recommendation of Staff's Memorandum dated September 25, 2026, and the Planning Commission Decision Record.

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

2. BASIC DEVELOPMENT PLAN – The applicant, METROPOLITAN HOLDINGS LTD., is requesting approval of a Basic Development Plan for a proposed new 276-unit multi-family project. Property is located at Carriage Trails Parkway west of Route 201 (BDP 26-28).

Ms. Hayes stated that this is the Basic Development Plan for a multi-family apartment complex located on the east side of Carriage Trails, West of route 201. This plan includes a community club house, dog park, retention pond, 6.82 acres of open space, 276 units, as well as covered and uncovered parking.

The site is 14.903 acres, which is below the 20-acre minimum. However, it is one part of the larger Carriage Trails PM development. Staff considers the minimum land area requirement satisfied at the overall development level.

This land is currently zoned PM and was part of an overall master plan rezoning during the development of Carriage Trails 1.

The nine buildings are clustered around internal drives and shared amenities. The plan provides 6.82 acres of green space, about 45.8% of the site. The plan includes a retention pond as an open-space and stormwater feature.

There will be two points of ingress and egress from Carriage Trails Parkway. One entrance sits on the West side of the property, directly across from the houses developed on the West side of Carriage Trails Parkway, and the second is south of the property connecting to SR 201. The southern ingress and egress will be a right in, right out only. There will be sidewalks leading to the buildings as well as the amenities.

The current parking allows for flowed movement and desirable parking near each residential building encouraging the smaller defined parking areas within this development. Although the two parking spots per apartment requirement is not met, staff finds the current parking ratio of one parking space per bedroom to be adequate for this development.

Sidewalks and walkways connect the residential buildings, clubhouse, dog park, and common open-space areas. Sidewalks connecting to the rest of carriage trails shall be a condition.

No signage details were submitted with the Basic Development Plan. The applicant will be required to submit comprehensive graphic design criteria for signage with the Detailed Development Plan application.

All residential buildings are spaced according to the requirements.

All buildings are compatible in size to surrounding properties and stand at four stories.

Any on site light fixtures shall not exceed 25 feet in height, all fixtures will have a cut-off angle of 90 degrees or less and will have light shields if facing residential neighborhood to the north. Maximum illumination will not exceed one half foot candle at the property line.

The property's club house is unique in color and design, while still holding aesthetic integrity of the property. All utilities will be underground.

The plan provides 6.82 acres of privately owned open space, including the dog park, the retention pond area, and landscaped common areas. The property owner will maintain all open space and amenities.

Vinyl chain link fencing used in the northern buffer, around the dog park. Fencing shall be uniform in style and height and shall not exceed 6 feet

No phasing plan has been submitted, as it is expected to be constructed in one phase, unless otherwise considered during detailed development plan.

The City Engineer had no comments.

Questions concerning the overall acres and lengthy discussion with all Commission members concerning the number and size of parking spaces. 1.4 spaces not enough for a couple. Open parking for visitors. Questions concerning the lift stations in Carriage Trails.

Jamie Oberschlake from Metropolitan Holdings, LTD was present. Now at 1.7 which is consistent with other projects.

Action

Ms. Thomas moved to approve the request by the applicant, Metropolitan Holdings Ltd, for a Basic Development Plan (BDP 26-28) in accordance with the

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recommendation of Staff's Memorandum dated September 24, 2026, and the Planning Commission Decision Record.

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

3. DETAILED DEVELOPMENT PLAN – The applicant, FORESTAR (USA) REAL ESTATE GROUP INC., is requesting approval of a Detailed Development Plan for Section 4 & 5 of the Canal Heights Development. Property is located on Chambersburg Road (DDP 26-27).

Ms. Hayes stated that this Detailed Development Plan covers Sections 4 and 5 of the Canal Heights subdivision, comprising a total of 80.13 acres and 128 lots. Section 4 includes 47.66 acres with 72 lots, and Section 5 includes 32.48 acres with 56 lots. There is a total of five open spaces, two in section 4, and three in section 5 totaling to 49.67 acres of open space.

The plan proposes front and rear yard setbacks of 25 feet and side yard setbacks of 5 feet, consistent with the development standards established for the Canal Heights subdivision.

All front and rear setbacks are 25-feet, with side setbacks of 5' consistent with the requirements.

The Detailed Development Plan for Canal Heights Section Four and Five conforms with all subdivision requirements.

The City Engineer had no comments.

John Shinkle a neighbor, was present and asked about the road coming through. Sandalview is the road coming through, not his road.

Action

Ms. Thomas moved to approve the request by the applicant, Forestar (USA) Real Estate Group Inc. for a Detailed Development Plan (DDP 26-27) in accordance with the recommendation of Staff's Memorandum dated September 25, 2026, and the Planning Commission Decision Record.

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

VIII. Additional Business

None.

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IX. Approval of the Minutes

Without objection, the minutes of the September 15, 2026, Planning Commission meeting were approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

November 10, 2026

December 15, 2026 (3rd Tuesday)

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:45 p.m.