

**Planning Commission
January 14, 2020 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. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Staff Present: Scott Falkowski, Assistant City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

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 person's present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

- 1. **SPECIAL USE – The applicant, GOODWILL EASTERSEALS, is requesting approval to utilize a single-family residence as an Adult Daycare Facility at 5285 Brandt Pike (ZC 20-02).**

Mr. Falkowski stated the applicant requests approval of a Special Use to utilize a single-family residence as an Adult daycare facility.

The submitted materials referred to in this analysis are those stamped received on December 19, 2019 by the Planning Department. The applicant seeks to utilize a single-family residence as an adult day care facility.

In the R-4 Residence District, a Special Use is subject for review for a Day Care.

Day care means private facilities in which children are cared for all or part of a day or night away from their own homes or dwelling place. These facilities include day care centers (more than ten children), day care groups (six to ten children) and day care family homes (five or less children). This term may also include facilities that are commonly called adult day care centers that provide, among other things, supervision, assistance, protection, medical or personal care for adults for a time period of less than 24 hours per day. Use house as is, no exterior changes. Access out to Brandt Pike. Some fire comments that will need to be complied to. All State codes for adult day cares will be followed. We did receive 4 letters of support from residences.

Ms. Vargo asked about the State's staffing regulations being different for adults. Mr. Falkowski said yes. Different group does their review. Mr. Jeffries asked about fencing. Mr. Falkowski stated not required. Ms. Thomas asked about the hours of operation. Fire code. Mr. Falkowski stated there are regulations that they will need to meet.

Teri Shirk for Goodwill Easterseals Miami Valley. Explained the other adult day centers that Goodwill Easterseals services. Transportation is provided and a whole day of living skills.

Action

Mr. Jeffries moved to approve the request by the applicant, Goodwill Easterseals, for utilize a single-family residence as an Adult Daycare Facility at 5285 Brandt Pike (ZC 20-02) in accordance with the recommendations of Staff's Memorandum dated January 8, 2020, and the Planning Commission's decision record attached thereto.

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

2. MINOR CHANGE – The applicant, SPEEDWAY, is requesting approval for a building addition at 8134 Old Troy Pike (ZC 20-01).

Mr. Falkowski stated the applicant requests approval of a minor change to construct a 370 SF addition to the north side of the existing building for an internal product cooler.

The applicant proposes adding a 370 SF addition to the north side of the building to accommodate a new product cooler for the interior of the store. The small addition will be finished with masonry to match the existing building. The addition will extend out into an existing green space and will not affect any of the drive aisles. A new grease trap will be provided at the north side of the addition. The CO2 tanks will be relocated to the east side of the building and sidewalk will be extended to allow for the utility relocations.

The proposal also includes the replacement of fascia striping on all sides of the canopy and lettering for Speedway on the north and south sides of the pump canopy.

Justin Peters, general contractor for Speedway. They will close the store for about 4 weeks. A temporary sales trailer to just sell gas is typical. Construction would likely start in April.

Action

Ms. Vargo moved to approve the request by the applicant, Speedway, for approval of a Minor Change for a building addition at 8134 Old Troy Pike (ZC 20-01) in accordance with the recommendations of Staff's Memorandum dated January 8, 2020, and the Planning Commission's decision record attached thereto.

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

3. FINAL PLAT – The applicant, LEXINGTON PLACE, is requesting approval of a Final Plat of Section 9 of the Lexington Place Development (ZC 20-03).

Mr. Falkowski stated In August, 2019, the Planning Commission approved the Detailed Development Plan for Section Nine of the Lexington Place Development. The current request is for the Final Plat of Section Nine in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The thirty-six (36) proposed single-family lots meet the minimum dimensional and area requirements of the 2017 Basic Development Plan conditions of approval with 55-foot and 65-foot minimum width lots for Section 9. The 65-foot minimum lots are those that abut existing side yards of existing lots in the Lexington Place Development. This section connects to the existing street network in multiple places, including a connection from the north and south for Derby Place. This is the final section of Lexington Place. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

Mr. Jeffries asked about the lot lines. Lot 70.

Mr. Falkowski stated that lot is not part of this submission.

Ms. Vargo asked if this is the final plat. They are all sold.

Ross Behnfeldt, DDC Management, Section 7 and Section 8 are almost sold.

Action

Ms. Opp moved to approve the request by the applicant, Lexington Place, for a Final Plat of Section 9 of the Lexington Place Development (ZC 20-03) in accordance with the recommendations of Staff's Memorandum dated January 8, 2020, and the Planning Commission's decision record attached thereto.

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

VIII. Additional Business

Election of Officers.

Mr. Vargo moved to approve Terry Walton as the new Chair. Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, Ms. Opp, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Mr. Walton moved to approve Jan Vargo as the new Vice Chair. Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Mrs. Jeffries, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

IX. Approval of the Minutes

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Without objection, the minutes of the December 10, 2019, Planning Commission meeting are approved.


X. Reports and Calendar Review

Mr. Falkowski stated there are no submissions at this time, so we'd like to cancel that meeting.


XI. Adjournment

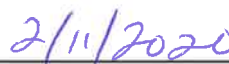
There being no further business to come before the Commission, the meeting was adjourned at approximately 6:35 p.m.



Terry Walton, Chair


Geri Hoskins, Administrative Secretary



Date


Date