AGENDA
CITY PLANNING COMMISSION
City Hall - Council Chambers
6131 Taylorsville Road
August 10, 2021
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. DETAILED DEVELOPMENT PLAN - The applicant, SMSD HOLDINGS, LLC, is requesting approval of a
      Detailed Development Plan for 15.86 acres at the Bellefontaine Road and Brentwood Drive
      intersection (ZC 20-08).

7. New Business

   A. DETAILED DEVELOPMENT PLAN - The applicant, DEC LAND CO I, LLC, is requesting approval of a
      Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (ZC 21-23).

8. Additional Business

9. Approval of Minutes

   A. Planning Commission June 29, 2021

10. Reports and Calendar Review

11. Upcoming Meetings
A. Tuesday, August 24, 2021

B. Tuesday, September 14, 2021

12. Adjournment
Planning Commission
Meeting Date: 08/10/2021
Detailed Development Plan

Information

Agenda Title
DETAILED DEVELOPMENT PLAN - The applicant, SMSD HOLDINGS, LLC, is requesting approval of a Detailed Development Plan for 15.86 acres at the Bellefontaine Road and Brentwood Drive intersection (ZC 20-08).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Landscape
To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: August 4, 2021

Subject: ZC 20-08 (Detailed Development Plan – Heathermere Woods)

Application dated February 28, 2020

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: SMSD Holdings, LLC—Applicant & Owner

DEVELOPMENT NAME: Heathermere Woods

ADDRESS/LOCATION: Southeast corner of Bellefontaine Road and Brentwood Drive

ZONING/ACREAGE: Planned Mixed Use (PM) / 15.86 acres

EXISTING LAND USE: Residential/Vacant

ZONING ADJACENT LAND: B-1, PM

REQUEST: The applicant requests approval of a Detailed Development Plan for 15.86 acres at the Bellefontaine Road and Brentwood Drive intersection

PREVIOUS APPROVAL: ZC 19-47

APPLICABLE HHCC: Chapter 1179

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received
STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for a multi-family project at the above described location.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The Heathermere PUD was approved back in 2000 with three types of residential components. The first piece with single family residential lots has completely built out. The other two components were senior/assisted living and multi-family apartment uses. The area being requested was approved for a Major Change, which is the 15.86-acre parcel on the south side of Brentwood Drive. The approved plan calls for a town home concept with two, three and four-unit buildings. This proposal brings the total residential unit count to 120 for this parcel.

Site

Public water, storm and sanitary sewer will be connected to existing City facilities. Existing storm and sanitary lines have been placed though this property. Public water runs along Brentwood Drive. An existing detention basin is located in the center of this property. The majority of the drainage flows into this basin and a new basin at the northern side of the property, then routed through natural drainage ways. The streets will be 27 feet wide from back of curb to back of curb with four-foot sidewalks at the back of curb. Per the original PUD approval, Bellefontaine Road is being improved with widening and sidewalks. There are several main gas lines that run along the Bellefontaine Road right of way that are located within easements. Parking is provided in driveways and off-street spaces. There are seventy-two (72) off street spaces at 10 feet by 18 feet. As per the Major Change approval, both sides of Brentwood Drive are to be signed as “no parking”. Lighting will be handled with pedestal lights at each building.

Buildings

The proposed buildings are set to be attached town home product. There are proposed twenty-eight (28) 3-unit buildings, eight (8) 4-unit buildings and two (2) 2-unit buildings. The buildings will be setback a minimum of twenty feet from the right of way line as approved by the Major Change application. The plan is for each unit to be individually owned. The buildings are three stories each. The building materials are to be a combination of different styles of vinyl siding with masonry along the bottom of the front facades. The units have different colors and directions of siding along with staggered setback. This adds an architectural depth to the buildings.
**Landscaping**

There is proposed landscaping throughout the complex with a combination of evergreen, shade, and ornamental trees. There are several preservation zones that have been approved along the perimeter of the property.

**Recommendation:**

After review of the applicant’s proposal, staff recommends approval of the Detailed Development Plan for Heathermere Woods in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.
WHEREAS, on February 28, 2020, the applicant, SMSD Holdings, LLC, requested approval of a Detailed Development Plan for property at the southeast corner of Bellefontaine Road and Brentwood Drive (Zoning Case 20-08), and;

WHEREAS, on August 10, 2021 the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

_______ moved to approve the application submitted by SMSD Holdings, LLC, and the applicant’s request for approval of a Detailed Development Plan for property at the southeast corner of Bellefontaine Road and Brentwood Drive (Zoning Case 20-08) in accordance with the recommendation of Staff’s Memorandum dated August 4, 2021, with the following conditions:

1. The approved Detailed Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on July 26, 2021, except as modified herein.

2. Prior to issuance of Zoning Permits, the applicant shall address comments from the Fire and Engineering Departments.

3. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a Subdivider’s Agreement in accordance with the City of Huber Heights Subdivision Regulations related to the various public improvements in accordance with the approval of this Detailed Development Plan application.

4. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant, and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be
in an amount equal to the applicant’s estimate of the cost of installation as approved by the Planning Department, and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department, and upon determination by the Department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Seconded by ________. Roll call showed: YEAS: ____. NAYS: ____. Motion to approve carried ____.

_____________________________  __________________
Terry Walton, Chair               Date
Planning Commission
null
Scherley Table Set
1. Type: Picnic Table
   2. Dimensions: 90" x 90"
   3. Material: Steel
   4. Color: Black
   5. Approval status: Approved

Scherley Bench
1. Type: Bench
   2. Color: Black
   3. Approval status: Approved

Everest Litter Receptacle
1. Type: Litter Receptacle
   2. Color: Black
   3. Approval status: Approved

Display Aerator - Pond 1
1. Type: Aerator
   2. Material: Steel
   3. Approval status: Approved

Display Aerator - Pond 2
1. Type: Aerator
   2. Material: Steel
   3. Approval status: Approved
Planning Commission
Meeting Date: 08/10/2021
Detailed Development Plan

Information

Agenda Title
DETAILED DEVELOPMENT PLAN - The applicant, DEC LAND CO I, LLC, is requesting approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (ZC 21-23).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawing
Memorandum
Staff Report for Meeting of August 10, 2021

To: Huber Heights City Planning Commission
From: Scott Falkowski, Assistant City Manager
Date: August 4, 2021
Subject: ZC 21-23 (Detailed Development Plan Carriage Trails Sec. 2, Ph. V)

Application dated July 26, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Zoning</th>
<th>City of Huber Heights</th>
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</thead>
<tbody>
<tr>
<td>APPLICANT/OWNER:</td>
<td>DEC Land Co I LLC – Applicant/Owner</td>
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<tr>
<td>DEVELOPMENT NAME:</td>
<td>Carriage Trails - Section 2, Phase V</td>
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<tr>
<td>ADDRESS/LOCATION:</td>
<td>South Side of Carriage Trails Parkway</td>
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<tr>
<td>ZONING/ACREAGE:</td>
<td>Planned Mixed (PM) / 16.32 acres</td>
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<tr>
<td>EXISTING LAND USE:</td>
<td>Residential</td>
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<tr>
<td>ZONING</td>
<td>Planned Mixed (PM)</td>
</tr>
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<td>ADJACENT LAND:</td>
<td></td>
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<tr>
<td>REQUEST:</td>
<td>The applicant requests approval of the Detailed Development Plan for Section 2, Phase V of Carriage Trails.</td>
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<tr>
<td>ORIGINAL APPROVAL:</td>
<td>ZC 08-02</td>
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<td>APPLICABLE HHCC:</td>
<td>Chapter 1171</td>
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<tr>
<td>CORRESPONDENCE:</td>
<td>In Favor – None Received</td>
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<td></td>
<td>In Opposition – None Received</td>
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STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development, which includes 62 single-family lots and 2 green space lots.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Section 2, Phase V is a new section of 55-foot lots south of Carriage Trails Parkway and West of the existing Waterstone Apartment development. Section 2, Phase V is proposed to contain 62 new houses, along with all applicable utilities, streets, and easements.

Lot Analysis

The 62 proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval with 55-foot widths and 130-foot depth minimums for Section 6. The lots are considered village homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. A new street connection is proposed to connect to Red Buckeye Drive completing another loop in the street network.

This is the fifth phase of Section 2 which continues the growth to the south of Carriage Trails Parkway.

Engineering

The drainage from these sections flow to the east into two proposed detention basins. Public water and sewer are being extended through this Phase to service the lots from the west. Engineering has worked through a set of comments and is working with the applicant’s engineer on any issues.

Platting

Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.

Recommendation

After review of the applicant’s proposal, staff recommends approval of the Detailed Development Plan for Section 2, Phase V in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.
Planning Commission Decision Record

WHEREAS, on July 26, 2021, the applicant, DEC Land Co I LLC, requested approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (Zoning Case 21-23), and;

WHEREAS, on August 10, 2021 the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

moved to approve the application by the applicant, DEC Land Co I LLC, for approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (Zoning Case 21-23) in accordance with the recommendation of Staff’s Memorandum dated August 4, 2021, with the following conditions:

1. All previous PUD regulations shall remain in full force and effect unless specifically modified herein.

2. The Detailed Development Plan for Section 2, Phase V shall be the plans stamped received by the City of Huber Heights Planning Department on July 12, 2021.

3. Prior to issuance of Permits, the applicant shall address comments from the Fire and Engineering Departments.

4. Prior to construction of Section 2, Phase V, the applicant shall obtain a grading permit and pay all inspection and review fees.

5. Prior to the issuance of a permit for any of the lots within Section 2, Phase V of the development, the applicant shall obtain approval of a final subdivision for the subject area.
6. Prior to the issuance of a zoning permit for any of the lots contained in Section 2, Phase V, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning and Development Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning and Development Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning and Development Department, and upon determination by the Department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning and Development Department. The term of the maintenance bond shall be three growing seasons.

Seconded by __________. Roll call showed: YEAS: ____. NAYS: ____. Motion to approve carried _____.

_____________________________  ___________________
Terry Walton, Chair                Date
Planning Commission
Planning Commission
Meeting Date: 08/10/2021
Minutes

Information

Agenda Title
Planning Commission June 29, 2021

Purpose and Background

Attachments

Minutes
I. Chair Terry Walton called the meeting to order at approximately 6:01 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim 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 persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

1. DETAILED DEVELOPMENT PLAN - The applicant, CAMPBELL BERLING HUBER HEIGHTS, is requesting approval of a Detailed Development Plan for forty-three residential lots in the Quail Ridge Subdivision, located on the South Side of Chambersburg Road (ZC 21-19).

Mr. Falkowski stated that the applicant requests approval of a Detailed Development Plan for the Quail Ridge Subdivision, which includes 43 single-family lots. Quail Ridge is a new development of 60-foot lots east of Lexington Place and west of Stoney Creek. The development is proposed to contain 43 new houses, along with all applicable utilities, streets, and easements. The 43 proposed single-family lots meet the minimum dimensional and area requirements of the 2021 Basic Development Plan conditions of approval with 60-foot widths, 25 feet front yard, 40 feet rear yard and 5 feet side yard minimums. The drainage for this development flows to the west into two proposed detention basins. Public water and sewer are being extended through this development to service the lots. The postal service pad is located at the entrance to the subdivision on the west side of the street. A 20-foot fire access road will connect to Hialeah Park in
the Lexington Place subdivision and will have a gate that has a Knox box for access. There are trees on the south, west and east sides of the property that are included in buffer zones that are not to be disturbed. The building requirements approved in the Basic Development Plan are as follows. A minimum of 25% of the surface area of the front façade shall be finished with masonry products. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.

Engineering has worked through one set of comments and is working with the applicant’s engineer on a few remaining minor issues. Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.

After review of the applicant’s proposal, staff recommends approval of the Detailed Development Plan for Quail Ridge in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.

Mr. Bob Krohngold thanked everyone for their help, they did hit twice as many rocks but were able to make it work. Drainage is still a sensitive issue.

Mr. Jeffries asked about buffered areas. Mr. Krohngold stated they stayed the same.

Mr. Steve Corcoran spoke about the drainage situation and offered to pay a portion to have the back of his lot fixed. Mr. Krohngold agreed to help with it because they will have equipment out there. Ms. Vargo asked for something in writing and Mr. Falkowski said that it was covered in the Decision Record.

**Action**

Ms. Thomas moved to approve the request by the applicant CAMPBELL BERLING HUBER HEIGHTS, for the approval of a Detailed Development Plan for Quail Ridge Subdivision, (ZC 21-19) in accordance with the recommendation of Staff’s Memorandum dated June 17, 2021, and the Planning Commission Decision Record attached thereto.

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

Next step will be final engineering comments taken care of and getting permits.

**2. FINAL PLAT – The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V-A (ZC 21-20).**

Mr. Falkowski stated that in April 2020, the Planning Commission approved the Detailed Development Plan for Section 6, Phase V. The current request is for the Final Plat of Section 6, Phase V-A in order for the lots to be sold and
developed for single-family houses. The construction of the infrastructure and streets is ongoing. The request is for a portion of the lots that were approved in Section 6, Phase V to be platted at this time. Fourteen (14) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. 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. This is part of the fifth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) foot minimum widths on the north side of Honeylocust Street, one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. Engineering has worked with the applicant and is satisfied with the Record Plan. After review of the applicant’s proposal, staff recommends approval of the Final Plat for Section 6, Phase V-A in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.

Mr. Ken Conaway added that this finishes out a piece built last year. Remaining lots in this section, ties everything together. Builders are anxious to get started. As of today, year to date sales are 1240 lots.

**Action**

Ms. Vargo moved to approve the request by the applicant, DEC LAND CO I LLC, for approval of a Final Plat for Section 6, Phase V-A of Carriage Trails Development (ZC 21-20) in accordance with the recommendation of Staff’s memorandum dated June 17, 2021, and the Planning Commission’s Decision Record attached thereto.

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

**3. FINAL PLAT – The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VI (ZC 21-21).**

Mr. Falkowski stated in February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VI. The current request is for the Final Plat of Section 6, Phase VI in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing. The request is for the lots that were approved in Section 6, Phase VI to be platted at this time. Thirty-Two (32) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline, and drainage easements, will also be platted with this application. The
Planning Commission Meeting
June 29, 2021

The final plat as presented complies with the previously approved Detailed Development Plan. This is the sixth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have sixty (60) foot minimum widths to comply with the Basic Development Plan approval with one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. There is one open space lot being platted for stormwater detention.

Engineering has worked with the applicant and is satisfied with the Record Plan. After review of the applicant’s proposal, staff recommends approval of the Final Plat for Section 6, Phase VI in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Ken Conaway offered to answer any questions, there weren’t any.

**Action**

Mr. Jeffries moved to approve the request by the applicant, DEC LAND CO I LLC, for approval of a Final Plat for Section 6, Phase VI of Carriage Trails Development (ZC 21-21) in accordance with the recommendation of Staff’s memorandum dated June 17, 2021, and the Planning Commission’s Decision Record attached thereto.

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

4. **FINAL PLAT – The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VII (ZC 21-22).**

Mr. Falkowski stated in February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VII. The current request is for the Final Plat of Section 6, Phase VII in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The request is for the lots that were approved in Section 6, Phase VII to be platted at this time. Fifty (50) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. 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.

This is the seventh phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of streets to the east of White Ash Drive and provides a connection to the south to Trowbridge. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) and seventy (70) foot minimum widths on the rest of the Section with one hundred thirty (130)
foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. There are two open space lots with this Phase as well. Engineering has worked with the applicant and is satisfied with the Record Plan. After review of the applicant’s proposal, staff recommends approval of the Final Plat for Section 6, Phase VII in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Ken Conaway said this actually plats everything out in the South of Carriage Trails. Discussion about what is left to build out is a little bit by the front pond. 5-acre piece that working with Redwood on. Section 2, designing the last piece of that. All that is left is a strip on the North side.

Mr. Jeffries mentioned the sidewalk that isn’t connected. Ms. Vargo asked about the 5 acres being residential. Mr. Conaway said yes. Discussion on Commercial going in there. It is very complex.

**Action**

Ms. Thomas moved to approve the request by the applicant, DEC LAND CO I LLC, for approval of a Final Plat for Section 6, Phase VII of Carriage Trails Development (ZC 21-22) in accordance with the recommendation of Staff’s memorandum dated June 17, 2021, and the Planning Commission's Decision Record attached thereto.

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

Next is signatures and recording.

**VIII. Additional Business**

Mr. Falkowski explained the need for a Housing Council member to be appointed. Ms. Vargo made a motion for Terry Walton, but he declined.

**Action**

Mr. Walton moved to appoint Ms. Thomas to The Housing Council.

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

**IX. Approval of the Minutes**

Without objection, the minutes of the May 25, 2021, Planning Commission meeting are approved.
X. Reports and Calendar Review

Mr. Falkowski said we have no submitted cases for July 13th meeting, so we’ll request to cancel that meeting, coming up Heathermere Woods DDP to move forward.

Mr. Walton asked about Costco coming into Huber Heights. Mr. Falkowski said it is not correct information.

Ms. Vargo asked about land behind furniture store on the interstate. Mr. Falkowski said a couple of inquiries.

XI. Upcoming Meetings

Jul 13, 2021
Jul 27, 2021

XII. Adjournment

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

Terry Walton, Chair

Geri Hoskins, Administrative Secretary