CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
February 11, 2025 - 4:00 p.m.

Vice-Chair Ms. McCauley called the meeting to order at 4:00 p.m.

BOARD MEMBERS	**Present**	**Absent**
Marilyn McCauley, Chair	☒	☐
Pam Gayheart, Vice Chair	☒	☐
David Cox, Board Member	☒	☐
Kevin Knepp, Board Member	☒	☐
Gary Siembab, Board Member	☒	☐
Eli Smith, Board Member	☐	☒
Tim Steininger, Board Member	☒	☐

Ms. McCauley led the Pledge of Allegiance.

A motion was made by Mr. Siembab, seconded by Mr. Steininger, and carried to excuse Mr. Smith.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

STAFF MEMBERS PRESENT
Kathleen Riggs, City Planner, Cherise Schell, Economic Development Director, Marie Gay, Planning Board Secretary

CITIZENS PRESENT
Robert McCann, Mike Reed

APPROVAL OF AGENDA
A motion was made by Ms. Gayheart, seconded by Mr. Steininger, and carried to approve the agenda for the February 11, 2025, Planning Board meeting.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

APPROVAL OF MINUTES
A motion was made by Ms. Gayheart, seconded by Mr. Steininger, and carried to approve the minutes for the November 12, 2024, Planning Board meeting.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

APPROVAL OF MINUTES
A motion was made by Mr. Siembab, seconded by Mr. Knepp, and carried to approve the minutes for the December 10, 2024, Planning Board meeting.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

ELECTION OF OFFICERS

A motion was made by Mr. Siembab, seconded by Dr. Cox, and carried to elect Ms. McCauley as Planning Board Chair.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

A motion was made by Mr. Steininger, seconded Dr. Cox, and carried to elect Ms. Gayheart as Planning Board Vice-Chair.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

FIVE-YEAR CAPITAL IMPROVEMENTS COMMITTEE MEMBER

A motion was made by Mr. Steininger, seconded by Mr. Knepp, and carried to elect Dr. Cox as Five-Year Capital Improvements Committee member.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

OLD BUSINESS

None

NEW BUSINESS

CASE #2025-01

An application has been received by the Planning Board requesting approval for a Conditional Use for the construction of a 1,532 square foot single-family dwelling unit with an attached garage located at 445 Orville St. (City Lots 1036-1039) in an MDR Medium Density Residential Zoning District.

Owner: City of Fairborn
44 W. Hebble Ave.
Fairborn, OH 45324

Applicant: JJ Turner, BT3 Renovations
3313 Seajay Dr.
Beavercreek, OH 45430

Ms. Riggs said a single-family home is considered Conditional Use in the Medium Density residential zoning district and requires Planning Board approval. She said this proposal is for the construction of a 1,532 square foot single family dwelling with an attached garage located at

445 Orville Street. She said the City of Fairborn currently owns these lots and recently went through an RFP process to find companies interested in building on city owned vacant lots throughout the city; At this particular site, the city received a proposal from JJ Turner with BT3 Renovations to build a new single-family home.

Ms. Riggs reviewed the aerial and zoning maps with the Board. She reviewed the site plan with the Board and stated the lot is approximately 12,500 square feet with a lot width of 100 feet along Stewart Blvd. and 125 feet along Orville St. She said the proposal is a 1,532 square foot dwelling house with an attached two-car 488 square foot garage. Ms. Riggs said there is a front porch that includes a sidewalk leading to a two-car driveway; the front yard setback is 20 feet along Orville St. and 30 feet along Stewart Blvd. and the two side-yard setbacks are 38 feet and 33 feet. All of which meet the minimum lot standards.

Ms. Riggs stated the floor plan includes three bedrooms and two bathrooms, a living room, kitchen, laundry room and attached garage. She said a review of the elevations shows the front elevation is brick that wraps around the side and the remaining house is engineered lap siding with dimensional shingles and windows on all four sides. She stated we have recently gone through a zoning code update which will be adding architectural design standards to the zoning code and this new house has met those standards.

Ms. Riggs stated that a variance is sought to waive the requirement for a sidewalk, and as with other single-family homes that have been added to neighborhoods without sidewalks, it does not seem to be beneficial for the overall improvement of the area and we would support exempting this property owner from this obligation.

Ms. Riggs stated the reason for the conditional use is to look at the overall impact of this project; medium density residential zoning has a mix of single and multi-family residences where the density is higher, with lot sizes and setbacks that are smaller. She stated since this is a corner lot, this one-story home seems to match the homes in the area and the setbacks and lot size meet the minimum standards. She said this proposal meets the standards for conditional use and does not impair property values and will not impede orderly development of the neighborhood.

Ms. Riggs stated Staff is supportive and recommends approval with the following two conditions:

1. The sidewalks shall not be required along Orville St. and Stewart Blvd. with the proposed improvements to the site.
2. Two (2) durable Mylar copies of the approved document shall be submitted to the City for signatures: both copies shall be signed and subsequently stamped as recorded within nine (9) months of City Council approval and one (1) Mylar copy shall be returned to the City of Fairborn's Engineering Division.

Board Questions

Dr. Cox asked if the adjacent properties to this property also do not have sidewalks and Ms. Riggs stated that they do not have sidewalks and reviewed photos along Orville and Stewart Streets for clarification.

Mr. Knepp asked if the entrance driveway will be on Orville and Ms. Riggs stated that it is correct. Mr. Knepp said that it seems more like the main road, and I know you said the house

was that way before but would be better or is there an objection to coming off Stewart Blvd.? Ms. Riggs said we did look at that and through this review process which was more extensive than a normal conditional uses that would come before the Planning Board because we went through the RFP to look at these proposals; we did see that this house did face Orville and we understand that the duplex next door also faces Orville and the houses directly across the street face Orville and the previous home faced Orville. She said because of this we were open to either entrance. Mr. Knepp said he was just curious during his drive-by at this location.

Public Hearing
A motion was made by Ms. Gayheart, seconded by Mr. Steininger and carried to open the Public Hearing at 4:15 pm.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

Applicant
Economic Director Cherise Schell representing the applicant stated that we conducted the RFP process to gain interest from contractors or builders to redevelop our infill lots within the city, we had numerous meetings and discussions with both applicants that submitted proposals and BT3 was awarded this lot with their submission, and we do feel this is quality construction and will be an asset to the neighborhood.

Board Questions
Mr. Knepp asked if the property had been sold. Ms. Schell stated it has not been sold yet. Mr. Knepp asked if there is an estimated price. Ms. Schell said whatever the market will bear, and I can speak to the other infill housing that has been built by another contractor in the city in a similar neighborhood that sold for above $200,000.

Proponents
None

Opponents
None

A motion was made by Ms. Gayheart, seconded by Mr. Steininger and carried to close the public hearing at 4:18 pm.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

Board Action
A motion was made by Ms. Gayheart, seconded by Dr. Cox, and carried to approve Case 2025-01 with two conditions.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

CASE #2025-02

An application has been received by the Planning Board requesting Approval of the Final Planned Unit Development (PUD) Plan for 70 single story multi-family units for a 55 and older residential community on approximately 6 acres located at 1185 Channingway Dr. (parcel # A02000200470000500) in a PUD Planned Unit Development Zoning District.

Owner/
Applicant: Oberer Companies
Robert M. McCann
3445 Newark Dr.
Miamisburg, OH 45342

Site Plan
Professional: Choice One Engineering
Sydney, OH 45365

Ms. Riggs stated this is a Final PUD Plan for a 55 and over multi-family development on Channingway Drive. Ms. Riggs reviewed the aerial and zoning maps with the Board. She said the overall site is approximately 6 acres. She stated the site matches the Preliminary PUD approval that was approved last February of 2024 that includes a two-story building up to seventy single-story apartments; each apartment is 700 to 900 square feet with a unit mix of forty-four one bedroom and twenty-six two-bedroom units for this 55 and older community. She said access to the site is still from Channingway Drive which aligns with Successful Drive and parking is located behind the front building line where you will drop-off locations for the entrance in the front and then also in the rear; there will be fencing along Channingway Drive along with landscaping to buffer between Channingway as well as those additional neighbors to the north and east. She said this does meet all the Preliminary PUD requirements; the amenities are located on the first and second floor for onsite management, community rooms, fitness room, and a space for St. Mary's Development Corporation to offer service coordination with the residents that will be living on-site. The building elevations include a combination of brick along with Shaker, board and batten, and lap siding. Ms. Riggs reviewed the elevations with the Board.

Ms. Riggs stated the Final PUD Plan has review criteria and I wanted to determine whether or not these criteria have been met, and the overall point of these standards is to see if the Final Development Plan has met all the requirements that were put in place in conjunction with the Preliminary PUD approval. She said this site is consistent with the Preliminary PUD approval and reviewed the criteria with the Board. Ms. Riggs said she did not receive any comments or calls from the notification that were mailed out.

Ms. Riggs stated Staff recommends approval with the following condition:

1. All remaining and unaffected provisions, restrictions and requirements of Resolution No. 10-24 shall remain in full force and effect.

Board Questions

Dr. Cox said it mentioned in the staff report that the development contains such proposed covenants, easements, association by-laws and other such provisions as may reasonably be required for public health, and it said yes this was met through leasing contracts, this is number twelve. Ms. Riggs stated these apartments will be for rent so many times those stipulations with

a PUD are in conjunction with a larger single-family home development that is built out in multiple sections, which they do have covenants and requirements for those HOA guidelines but in this instance for this Planned Unit Development these will be rentals so any requirement will be through those leasing agreements that will have with those residents.

Dr. Cox said this is not too far away from a Conservation Development that is nearby and asked if this is far enough way that this will not impact that Conservation Development section. Ms. Riggs said no it will not; most of our Conservation Development zoned land accounts for mostly parkland; the parkland located along I-675 near Dayton-Yellow Springs Road and then also along Garland and Commerce Center there is another park and then running all along the Beaver Creek really is the Conservation Development zoning and they will abide by all the regulations they have to account for but this will not impact those Conservation Development zoning districts.

Public Hearing
A motion was made by Mr. Steininger, seconded by Mr. Knepp and carried to open the Public Hearing at 4:28 pm.

Dr. Cox	No	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

Applicant
Robert McCann representing Oberer Companies stated Kathleen did an excellent presentation and we do not have any issues with the staff recommendations, but I do want to be available to answer questions or if you need additional information.

Board Questions
Mr. Siembab asked if this would be a retention or detention pond, and Mr. McCann stated this will be a retention pond.

Proponents
None

Opponents
None

A motion was made by Ms. Gayheart, seconded by Mr. Knepp and carried to close the Public Hearing at 4:31 pm.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

Board Action
A motion was made by Mr. Steininger, seconded by Mr. Knepp, and carried to approve Case 2025-02 with one condition.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

Other Business
None

Adjournment
A motion was made by Mr. Siembab, seconded by Mr. Knepp, and carried to adjourn the meeting.

Dr. Cox	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

The meeting was adjourned at 4:35 p.m.