CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
April 8, 2025 - 4:00 p.m.

Vice Chair Gayheart called the meeting to order at 4:00 p.m.

BOARD MEMBERS	**Present**	**Absent**
Marilyn McCauley, Chair	☐	☒
Pam Gayheart, Vice Chair	☒	☐
Amy Davenport, Board Member	☒	☐
Michael Cox, Board Member	☒	☐
Kevin Knepp, Board Member	☒	☐
Gary Siembab, Board Member	☒	☐
Tim Steininger, Board Member	☒	☐

Ms. Gayheart led the Pledge of Allegiance.

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

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

STAFF MEMBERS PRESENT

Kathleen Riggs, City Planner, Manuel Jacobs, City Engineer, Marie Gay, Planning Board Secretary, Capt. Mark Standard, Fairborn Police Department

CITIZENS PRESENT

Donna Raisor, Shira Elder, Steve Woolwine, Susan Woolwine, Linda Riffle, Mike Reed, Donna Johnson, Megan Cyr, Patrick Warnement, Mitchell Harvey, Tim Albro, Pam Deer, Charlie Deer, James Baker, Lynn Baker, Jeremy Brunn, Starsky Espino, John McMillen, Karen Rash, Brian Dodd

APPROVAL OF AGENDA

A motion was made by Mr. Knepp, seconded by Mr. Steininger, and carried to approve the agenda for the April 8, 2025, Planning Board meeting.

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

APPROVAL OF MINUTES

A motion was made by Dr. Cox, seconded by Mr. Steininger, and carried to approve the minutes with corrections for the March 11, 2025, Planning Board meeting.

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

OLD BUSINESS

None

NEW BUSINESS
Ms. Riggs stated Case 2025-06 will be tabled until the May 13, 2025, Planning Board meeting.

A motion was made by Mr. Knepp, seconded by Mr. Siembab and carried to table Case No. 2025-06 until the May Planning Board meeting.

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

CASE #2025-07
An application has been received by the Planning Board Request for approval for a Zoning Map Amendment from Light Industrial to Planned Unit Development, a Preliminary Planned Unit Development Plan, and Final Planned Unit Development Plan for the construction of a 8,397 square foot convenience store with vehicle and semi-truck fuel sales and parking to be known as Wawa located on 9.35 acres at 1800 N. Broad St. (parcels # A02000100440000100 & A01000100180001900) in an LI Light Industrial Zoning District.

Owner: David Kegley
1818 Amys Ridge East
Dayton OH 45434

Applicant: Patrick Warnement
260 W. Baltimore Pike
Media, PA 19063

Site Plan Professional: Mitchell Harvey
604 Shelby
Detroit, MI 48095

See attached Shell Court Reporting Case 2025-07 minutes.

Other Business
None

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

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

The meeting was adjourned at 5:40 p.m.