CITY OF FAIRBORN
PLANNING BOARD WORK SESSION
December 10, 2024 - 4:00 p.m.

Mr. Dodd called the meeting to order at 4:00 p.m.

BOARD MEMBERS	Present	Absent
Brian Dodd, Chair	☒	☐
Marilyn McCauley, Vice Chair	☒	☐
David Cox, Board Member	☒	☐
Pam Gayheart, Board Member	☐	☒
Jerry Guess, Board Member	☒	☐
Gary Siembab, Board Member	☒	☐
Tim Steininger, Board Member	☒	☐

Mr. Dodd led the Pledge of Allegiance.

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

Dr. Cox	Yes	Ms. McCauley	Yes
Mr. Dodd	Yes	Mr. Siembab	Yes
Mr. Guess	Yes	Mr. Steininger	Yes

STAFF MEMBERS PRESENT
City Planner Kathleen Riggs, Planning Board Secretary Marie Gay, City Intern Brad Kerry

CITIZENS PRESENT
Jay Stewart, Stewart Land Use

APPROVAL OF AGENDA
A motion was made by Ms. McCauley, seconded by Mr. Guess, and carried to approve the agenda for the December 10, 2024, Planning Board meeting.

Dr. Cox	Yes	Ms. McCauley	Yes
Mr. Dodd	Yes	Mr. Siembab	Yes
Mr. Guess	Yes	Mr. Steininger	Yes

APPROVAL OF MINUTES
The November minutes will be available for approval at the January 2025 meeting.

OLD BUSINESS
None

NEW BUSINESS
CASE #2024-10
Request approval for the 2024 Comprehensive Land Use Plan Update, a guiding policy document for long-term development and growth in the City of Fairborn. This Plan outlines a community vision designed to preserve Fairborn's character while promoting economic and social vitality. It integrates strategies related to land use, transportation, parks, open spaces, and other community amenities.

Consultant: Jay Stewart
Stewart Land Use
Loveland, OH 45140

Ms. Riggs introduced Jay Stewart representing Steward Land Use and said he has been our consultant through this land use update process that has been going on for a little over a year.

Mr. Stewart said he will be providing a brief overview of the proposed changes to the City's comprehensive land use plan document. He said this project was not intended to be a complete update of the entire plan since the current plan document was adopted in 2016; the City focused on updating specific sections of the plan that would benefit from a fresh review based on changed conditions or new policy goals. He said most of the edits are found in Chapters 3, 4, and 7. Mr. Stewart reviewed the following updated Chapters with the Board.

Chapter 3
The Chapter 3 updates involved the addition of two new sections as described further below.

Priority Economic Development Areas. City Council recently adopted a stand-alone economic development plan for the city in 2023. That plan identified four priority economic development areas targeted for their redevelopment potential. Those four priority redevelopment areas include: the Skyway Plaza site, the Calamityville Site, the Northern Industrial District and the Downtown Fairborn District. The associated recommendations for these sites have also been incorporated into this land use plan update.

Active Transportation Plan. The city is currently undertaking a planning effort to create an Active Transportation Plan for the City. This plan will be a City-wide multi-modal transportation plan that will create a framework and recommendations for expanding the City's pedestrian, bicycles and other alternative modes of transportation network. This land use plan update text supporting this effort and recommending that future City Councils take steps to support the implementation of the plan.

Chapter 4
The primary updates within Chapter 4 include the creation of two sub-districts within the Downtown District. The two new sub-districts are the Main Street Subdistrict and the Broad Street Mixed-Use Subdistrict. The Main Street Subdistrict is recognized as the core destination location for the city and provides specific redevelopment, zoning code text and land use recommendations to further the goal of creating a more active and vibrant core downtown area. (See Section 4.4.1) The Broad Street Mixed-Use Subdistrict was created to serve as a transition district extending from the Main Street area and would consist of a mixture of medium to higher residential density along with retail, service and smaller office land uses. (See Section 4.4.2)

The following are the proposed new recommendations for Chapter 4:

- Consider an intentional approach to acquiring and controlling additional strategic parcels for future redevelopment and for future public parking facilities in the Main Street subdistrict area.

• Consider earmarking budgetary funds to be applied to Main Street and Broad Street subdistrict projects and initiatives such as new streetscaping / amenities and strategic land acquisitions.

• The Mitman Park public school site should be considered as a key redevelopment site.

• Public feedback from the most recent Comprehensive Plan update indicates the Main Street buildings lack architectural character, featuring a mostly block-type appearance. Consistently enforce the architectural design guidelines in the Main Street and Broad Street subdistrict areas to ensure the aesthetic vision of the district is achieved over time.

• Incentivize vertical mixed-use projects fronting directly along the Broad Street corridor portion of the Downtown District. Traditional mixed-use projects featuring first floor non-residential and upper floor residential dwelling units should be explored for properties fronting along Broad Street in this section of Downtown. The flexibility of the PUD zoning process should be a primary tool used to facilitate projects meeting the goals and vision of the subdistrict.

• The First Street blocks situated to the west (and behind) the parcels fronting on Broad Street should be considered for future multi-family residential development that balances density with appropriate development scale for the overall area. Mixed-use projects may be planned for this area but realize that the neighborhood blocks not directly fronting along Broad Street will likely be more challenging to attract first-floor retail / restaurant tenants.

• The Broad Street subdistrict area should be considered for future empty nester style residential housing products using the PUD process as a key regulatory tool.

• Continue to focus on destination uses in the Main Street subdistrict such as entertainment, restaurant / bars, retail and similarly compatible land uses.

• Consider converting some of the existing parallel parking spaces located in the Main Street subdistrict area into "parklets" that can serve a variety of purposes such as: outdoor patio seating for a restaurant, a small pocket park or a sidewalk accessible seating area.

• Integrate the parcels located along the western side of Dayton Drive near Main Street into the Main Street subdistrict area. These "front door" parcels to Main Street can serve as an effective approach to expanding the Main Street subdistrict footprint while also serving as an "advertisement" for the Main Street area to the many vehicles traveling along this route.

• Review PUD projects in the Downtown District against the PUD Guidelines seeking to facilitate upgraded developments that will further the goals set forth in the Zoning Code and Comprehensive Plan.

Chapter 5

Chapter 5 has one new recommendation concerning Kaufman Avenue as stated below:

• Recognize Kaufman Avenue as a key corridor and "front door" to the Priority Development Areas by targeting strategic portions of the corridor for aesthetic streetscaping upgrades. When considering streetscape upgrades on this corridor, focus investment on strategic corridor locations that can be planned for future redevelopment activity.

Chapter 7

The Chapter 7 plan concepts include several recommendations focused on future residential development and re-development opportunities in the East District areas. One new concept is the recommendation to create a new single family residential zoning district featuring slightly larger lot sizes along with several other suggested PUD guidelines to apply. (See Section 7.4.5) This new zoning district would be envisioned to be used primarily in future Bath Township annexed areas but could also be used within the current city limits. This chapter also provides updated direction for future Bath Township development patterns should additional land be annexed. A new Parkland Subdistrict is also created which more accurately identifies parkland and conservation land areas within the city. (See Section 7.4.3)

Chapter 7 has the following newly proposed recommendations in the implementation section:

• Several residential subdivisions in the City feel "fragmented" in terms of not offering many pedestrian or bike connections via sidewalk or dedicated hiker/biker trail facilities. Creating an expanded pedestrian / bike network should be an overarching long-term goal to include both existing developed areas and planning for these facilities serving and connecting to future development areas that would benefit from pedestrian and multi-purpose path connections.

• Consider a future pedestrian connectivity study to determine the most impactful sidewalk and multi-purpose path connections could be achieved along with preliminary cost estimates to aid in project funding prioritization decisions.

• Consider analyzing the current residential housing products available in the City and determine what gaps may exist in terms of being able to offer housing choices across all age spectrums (i.e. Starter Housing, Downtown Oriented Housing, Step-Up, Empty Nestor Housing, etc.). The goal is to attract people to Fairborn at a younger age and provide suitable "next step" housing choices to keep them in the community long term.

• There is a need in the city for all levels of senior focused housing, primarily "empty nester" attached or detached developments. This furthers a key goal of seeking to retain current Fairborn citizens wishing to downsize and still remain in the city. Consider using the PUD process to promote and incentivize the inclusion of new senior focused housing products.

• When reviewing new subdivisions and commercials developments, consider both public and private infrastructure projects and public amenity projects that also address senior citizen priorities such as increased seating areas, safe and secure walking paths and wheelchair ramps.

• There will be a need for neighborhood level commercial land uses in the Bath Township

area once the number of new residential dwellings begin to reach a critical mass sufficient to attract new supporting commercial development. As additional residential dwellings are added to this area, consider a more detailed land use study of the Bath Township area to determine a more detailed land use plan for future commercial development.

- Review PUD projects in the East Planning District against the PUD Guidelines seeking to facilitate upgraded developments that will further the goals set forth in the Zoning Code and Comprehensive Plan.

Board Action

A motion was made by Mr. Steininger, seconded by Mr. Guess, and carried to approve Case 2024-10.

Dr. Cox	Yes	Ms. McCauley	Yes
Mr. Dodd	Yes	Mr. Siembab	Yes
Mr. Guess	Yes	Mr. Steininger	Yes

Other Business

None

Adjournment

A motion was made by Ms. McCauley, seconded by Mr. Guess, and carried to adjourn the meeting.

Dr. Cox	Yes	Ms. McCauley	Yes
Mr. Dodd	Yes	Mr. Siembab	Yes
Mr. Guess	Yes	Mr. Steininger	Yes

The meeting was adjourned at 5:30 p.m.