CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
September 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.

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

CITIZENS PRESENT
Nathan Butler, David Butler, Sheryl Baker, Kevin Knepp, Donna Johnson

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

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

APPROVAL OF MINUTES
A motion was made by Dr. Cox, seconded by Mr. Guess, and carried to approve the minutes for the July 23, 2024, Work & Formal Sessions and the August 13, 2024, Work Session, Planning Board meetings.

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

OLD BUSINESS
None

NEW BUSINESS
CASE #2024-07
Approval for a Preliminary Planned Unit Development Modification Plan and Final Planned Unit Development Plan for Phase One (1) for the Woodridge Estates residential subdivision for single family dwellings. The overall housing development proposes the creation of no more than 26 residential lots, one (1) open space lot, and three (3) new streets on approximately 29 acres.

Phase One (1) proposes the creation of up to 12 residential lots on eleven (11) acres with the extension of Cliffside Dr. and the addition of one (1) new street. The site is located north of Armstrong Rd., east of Black Ln., south of Dayton Springfield Rd., and west of W. Enon Rd. (parcel A02000100460000100) in a PUD Planned Unit Development Zoning District.

Owner
Applicant: NAB21 LLC, David Butler
5141 Stonemont Ct.
Yellow Springs, OH 45387

Site Plan
Professional: Admiral Engineering & Surveying
14 W. First St.
Dayton, OH 45402

Ms. Riggs said the site is located on a forty-acre parcel north of Armstrong Road, east of Black Lane and west of W. Enon Rd. in a Planned Unit Development Zoning District, surrounded by additional Planned Unit Development for single and multi-family residential, Conservation Development for a place of worship and Bath Township with single-family homes and agricultural uses. Ms. Riggs reviewed photos of the site showing the alignment with Cliffside Drive and the surrounding uses.

Ms. Riggs stated that staff began working with Mr. Butler in late 2021 on this site. She said the previous approval was through Ordinance 23-23 in the fall of 2023, which approved a zoning map amendment changing this from Conservation Development to Planned Unit Development and a Preliminary Plan for nineteen residential lots on twenty-two acres. She said the applicant wants to modify the original plan to create a lot for stormwater detention; the overall modification adds an additional seven acres to the development and includes seven more residential lots, one stormwater lot, one additional street and a cul-de-sac. She said this total site equates to twenty-nine acres with Section One being eleven acres for Phase One and then Phase Two will be about eighteen acres. She said this will leave the remaining eleven-acre parcel to the east with a use that is undetermined at this time but will require Planning Board and City Council approval.

Ms. Riggs said with the newest cul-de-sac that has been added in this modification, the developer is attempting to create smaller lots. She said due to these smaller lots, we are adjusting the lot standards associated with lots on that newest street. She stated the original lot standards will remain with lots 1-17, where there is a fifteen hundred square foot minimum home size, twenty-five-foot front yard setback, ten-foot side yard setback and fifty-foot rear yard setback and thirty percent lot coverage. Ms. Riggs said lots 18-27 associated with the new street have lot standards similar to Hillside Meadows and Arden Place with a minimum home size of fifteen hundred square feet, front yard setback of twenty-five feet, side yard setback of ten feet, rear yard setback of thirty-five feet with forty-five percent lot coverage.

Ms. Riggs said associated with this approval was a modification to the overall Preliminary Plan because we are adding some additional land and then we are also approving Phase One which is a total of eleven acres with eleven dwelling lots and one storm water lot; these lots range in size from .3 acres to almost 2 acres in size. Ms. Riggs stated you will notice the storm lot is kind of a non-conforming lot because of the angle but we decided as Staff after talking with AES that we do not want any of the residential lots to be located within the AES easement that runs

through this property. She said we do not want any of those residential lots to have this easement on their lot. She said we did not want in the future sheds being built or anything encroaching into that easement that a new homeowner might not be aware of.

Ms. Riggs stated that while a majority of the conditions associated with the previous approval remain the same there are a few conditions that changed; overall this addition is about adding seven acres to this site to accommodate the storm water plan and adding a new street. She said there were a couple of conditions that we did review again that have changed; the prior conditions associated with improvements along Armstrong Road and Cliffside Drive shall be removed as recommended by the City Engineer. She said previously we stated that we would require the Cliffside Drive entrance be a minimum of 60' of right-of-way and we realize that this is the same requirement we had added to Hillside Meadows but because this overall site is much smaller than Hillside Meadows City Staff does not feel that width is necessary; 52' which is our standard for a city street would be sufficient to accommodate all emergency vehicles that will have to access this subdivision and that is why that requirement was removed as well as there were some requirements similar to Hillside Meadows to increase the right-of-way along Armstrong Road and add a buffer, the reason we did that with Hillside Meadows is because that development is much larger. She said the size of this development did not warrant those improvements and after we took another look, we decided that those conditions were not required. She said the overall landscaping plan showing the buffering along Armstrong Road will be included with the building plans; all the other conditions will remain the same and are mostly associated with grading and aesthetics for the overall development and those will continue to remain the same.

Ms. Riggs stated that Staff recommends approval with conditions.

- All sidewalks, curb, gutter, and streets shall be designed in accordance with Fairborn Codified Ordinances as approved by the City Engineer.

- The comments noted on Attachment A regarding the submitted plans for Woodridge Estates Section One shall be corrected in accordance with the City Engineer.
- All fire hydrants shall be located in accordance with the State Fire Code as approved by the Fire Chief.
- Individual landowners shall be solely responsible for all instruments used to connect private utilities to the public utility infrastructure as described in the Record Plan for the subdivision and recorded with Greene County.
- No livestock and poultry or similar farm animals shall be raised, bred, or kept, however, dogs, cats, and other household pets, may be kept on a residential premise provided they are not maintained for any commercial purposes, and they meet the requirements of Fairborn Codified Ordinances.
- Remove all rock, debris, and other organic materials to provide a surface that is suitable for sod or seed planting and growth.
- All lots shall be uniformly graded to all adjacent lots, and grading shall comply with the site development plans.
- The setback conditions for the residential lots 1 through 17 shall include a minimum front yard setback of 30 feet, side yard setback of 10 feet, rear yard setback of 50 feet with 30% lot coverage. The setback conditions for lots 18 through 27 shall include a front yard setback of 25 feet, a side yard setback of 10 feet, a rear yard setback of 35 feet with 45% lot coverage.
- Architectural design standards require that the front facade contain a minimum of 30% brick and/or stone, with side facades wrapped a minimum of 2 feet in depth. Vinyl siding is not allowed

on the front elevation and is discouraged on other elevations.

- All dwelling units shall contain a minimum living area of fifteen hundred (1500) square feet for one-story designs and eighteen hundred (1800) square feet for two story designs, excluding garages, porches, and unfinished basements.
- All attached garages shall accommodate a minimum of two motor vehicles.
- All driveways shall be a minimum of 16' wide and constructed of concrete or pavers with maximum access drives of eighteen (18) feet.
- Above ground wiring shall be prohibited.
- Landscaping shall buffer Armstrong Road, be required in front yards, included in the Final Building Plans, and approved by the City Planner.
- All structural additions or exterior remodeling shall be constructed of materials matching as closely as possible or complimentary to the materials used in the original construction of the dwelling unit.
- The use of aluminum as a primary siding material shall be prohibited; use of aluminum for trim, soffits, fascia, gutter board, vents, shutters and architectural accents shall be permitted.
- No same model with identical material and color appearance shall be located side by side or directly across the street.
- The maximum height of single-family structures shall be two and one-half stories or 35 feet.
- All remaining and unaffected provisions, restrictions, and requirements of Ordinance 23-23 shall remain in full force and effect.
- 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 said with the previous plan that was approved that was approved by City Council there was one negative vote on that, and do you know the objections that were voiced for that one negative vote. City Engineer stated he though is was Tana Stanton and it was regarding the original zoning being Conservation Development. Ms. Riggs said at the Council meeting there was discussion of zoning for Conservation Development and wanting the lots and subdivision that would be created would be more focused on Conservation Development and adhere to those lot standards with Conservation Development and so she opposed that Ordinance.

Public Hearing

A motion was made to open the Public Hearing at 4:16 pm.

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

Applicant

No Comment

Proponents

None

Opponents

None

A motion was made to close the public hearing at 4:16 pm.

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

Board Action
A motion was made by Ms. Gayheart, seconded by Ms. McCauley, and carried to approve Case 2024-07 with conditions.

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

Other Business
None

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

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

The meeting was adjourned at 4:19 p.m.