CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
August 12, 2025 - 4:00 p.m.

Chair McCauley 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. McCauley led the Pledge of Allegiance.

STAFF MEMBERS PRESENT
Kathleen Riggs, City Planner, Manuel Jacobs, City Engineer, Marie Gay, Planning Board Secretary

CITIZENS PRESENT
Kathryn Smith, Brian Schrock, John McMillan

APPROVAL OF AGENDA
A motion was made by Ms. Gayheart, seconded by Mr. Steininger, and carried to approve the agenda for the August 12, 2025, Planning Board meeting.

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

APPROVAL OF MINUTES
A motion was made by Mr. Steininger, seconded by Ms. Gayheart , and carried to approve the minutes with corrections for June 10, 2025, Planning Board meeting.

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

OLD BUSINESS
CASE #2025-04
Request for approval of a Replat to split off approximately 1.09 acres from an existing 6.564-acre parcel creating two (2) new lots located at 550-700 Pierce Dr. (parcel # A02000100040002400) in a Community Commercial Zoning District.

Ms. Riggs stated Case 2025-04 will be tabled until a future Planning Board meeting.

A motion was made by Mr. Knepp, seconded by Dr. Cox and carried to table Case No. 2025-04 until a future Planning Board meeting.

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

NEW BUSINESS
CASE #2025-11

An application has been received by the Planning Board requesting approval of a Preliminary Planned Unit Development Plan, and Final Planned Unit Development Plan for the construction of a 4,200 square foot medical office building to be known as Heartland Dental, located on 1.0506 acres at 1318 E. Dayton-Yellow Springs Rd. (parcel # A02000200320002800) in a Planned Development Zoning District.

Owner: Fairborn TBA LLC

Applicant: Heartland Dental

Ms. Riggs said this is a proposal for a new dental office to be known as Heartland Dental Care; she reviewed the aerial and zoning maps with the Board. She said this is a proposal for a 4,200 square foot dental office outlined in red on the site plan; the access to this site is from Sterling Court with one access point. She stated if you are driving in you can access the parking lot along the south side where there is approximately 14 spaces, those will mostly likely be for employee parking, you can then drive around to the north side of the building where you can access 21 spaces along with accessible parking, also located on this site is direct access from Sterling Court sidewalk.

Ms. Riggs reviewed the public utilities with the board and went over the fire truck route showing that a fire truck can access the entire building if emergency services are needed. She said they are able to respond to this site. Ms. Riggs reviewed the landscaping plan and stated the plantings around this site will include grasses, shrubs and trees that all meet our landscaping requirements and will include dogwood, ginkgo, catalpa and the shrubbery will include rhododendron, holly and lilac bushes; additional shrubbery is also planned along the northern parking to block headlights shining onto Dayton-Yellow Springs Road. She said they will provide an updated landscaping plan with their building application. She said none of the plantings they are proposing are invasive species. Ms. Riggs stated the overall stormwater plan for this site does abide by our city guidelines; because this proposal does not disturb greater than one acre of land, no stormwater plan will be required.

Ms. Riggs reviewed the elevations with the Board and stated the building will be comprised of two-toned brick, wood surrounding the windows with metal canopies. She reviewed the floor plan with the Board and said this facility will have twelve treatment rooms, meeting space, breakroom space, lobby space and office space. She said the business operation will be Monday through Friday from 8pm to 6pm; they are expecting to have approximately 17 employees; the timeline for construction should begin in January 2026 and finish by the fall.

Ms. Riggs reviewed the Preliminary PUD standards which show that all applicable standards for this site have been met, the site includes appropriate buffering, access, utility connection and building design; the use is also consistent with our Comprehensive Land Use Plan and corridor design.

Ms. Riggs stated that Staff recommends approval of the replat with three conditions:

1. All lighting will comply with our lighting standards, there are a couple of changes that need to be made to some lighting wall packs, that can easily be coordinated.
2. The applicant is going to add some additional buffering shrubs along the northern parking lot.
3. And since the parking lot covers a utility easement, we just need to sign off on a utility easement agreement.

Ms. Riggs asked if there were any questions.

Board Questions
Dr. Cox asked what does enhance landscaping mean under the marked conditions; Ms. Riggs said their landscaping goes above our landscaping requirements, they have shrubbery surrounding the building, shrubbery we require around the parking sspaces,and they meet our tree requirements. Dr. Cox said there was a time when the city was considering having emphasis on native plantings. Ms. Riggs stated we have been doing some research aside from this application on native plantings, but we are not ready to present that at this time; we are still working on that presentation and looking into how we can incorporate that into our existing zoning code. Dr. Cox stated that a Ginko tree is sterile, it is non-native but not invasive, but no creatures make it a home for habitat or food and is not helping as an oak or some other tree would.

Public Hearing
A motion was made by Ms. Gayheart, seconded by Mr. Knepp and carried to open the Public Hearing at 4:18 pm.

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

Applicant
Kathryn Smith with WMG stated that we are in agreement with staff's recommendation of approval and will answer any questions you may have.

Board Questions
Dr. Cox said the landscaping plan is going to be finalized in the final plan; it is still open right now? Ms. Smith stated we are finalizing that right now. Dr. Cox asked who the landscaper would be, and Ms. Smith did not recall who the landscaper was. Dr. Cox said he didn't know if they were planning on using boxwoods which are easily maintainable, but there is boxwood blight and that would be a poor choice just for your information. Ms. Riggs stated that boxwoods were not on the submitted landscaping plan.

Mr. Siembab asked if there is any planned signage along Dayton-Yellow Springs Rd. Ms. Smith stated there will be signage that will conform to city standards.

Proponents
None

Opponents
None

A motion was made by Ms. Gayheart, seconded by Mr. Siembab and carried to close the public hearing at 4:22 pm.

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

Board Action
A motion was made by Mr. Siembab, seconded by Ms. Gayheart, and carried to approve Case 2025-11 with three conditions.

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

CASE #2025-012
An application has been received by the Planning Board to consider a text amendment to the City of Fairborn Zoning Code Chapter 1122 DC Downtown Commercial Subsection 1122.12(f) Conditional Uses in the Main Street Subdistrict to allow Single Family Detached Dwelling as a conditional use.

Applicant: City of Fairborn

Ms. Riggs said we recently updated our zoning code after a 2-year process that included a steering committee who met to make those final recommendations. She said one of the goals of the most recent update was to divide the Downtown Commercial District into 2 subdistricts where we created the Broad Street Subdistrict and the Main Street Subdistrict. Ms. Riggs reviewed the map that shows the Downtown Commercial Zoning, with the Broad Street Subdistrict and the Main Street Subdistrict extends along Main for a few blocks and then the other bookend at the other end is another Broad Street Subdistrict. She said the Main Street subdistrict has uses that focus that area on becoming a destination where we want to see more restaurants and retail; and what has been approved is to limit residential uses within that subdistrict. She stated the Broad Street Subdistrict really serves as those bookends to Main Street and allow those residential uses not permitted near Main and Central. Ms. Riggs said there are currently about 7 properties that have existing single family residential uses in the Main Street subdistrict that are considered legal nonconforming uses, and they can continue to exist as the code stands today.

Ms. Riggs said since this code went into effect in May, we have received some feedback that would like to see those single family residential uses permitted back in the Main street subdistrict; staff has decided to bring forth this Zoning Text Change and add single family detached dwellings back into the list of Main Street subdistrict uses as a conditional use. Ms. Riggs reviewed a list of current permitted uses and conditionally permitted uses currently in the Main Street Subdistrict. She said this will match the single family uses in the Broad Street subdistrict and with this change those 7 existing single-family homes will become legal conforming uses and any new single family residential property, whether newly built or

converted from a commercial business to a single-family home will require Planning Board approval.

Ms. Riggs stated that Staff does recommend approval and asked if there were any questions.

Board Questions
The Board held an in-depth discussion with the questions and comments below:

- The impact on the existing residential uses.
- The effect of possible future residential uses.
- The process for future reviews.
- The latest zoning code update has only been in effect for 3 months and included community input, so why the change so soon?
- The impact on existing businesses if future residential tenants disagree with the nearby commercial uses.
- The existing status of current legal non-conforming uses.

Public Hearing
A motion was made and carried to open the Public Hearing at 4:53 pm.

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

Proponents
None

Opponents
None

A motion was made by Ms. Davenport, seconded by Mr. Knepp and carried to close the public hearing at 4:55 pm.

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

Board Action
A motion was made by Dr. Cox, seconded by Mr. Siembab, and carried to approve Case 2025-12.

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

OTHER BUSINESS
None

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

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

The meeting was adjourned at 4:57 p.m.