CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
September 9, 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. Knepp, 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

CITIZENS PRESENT

Connor Chelmecki, Silas Hoskins, Mark Smoley, Jared Isenthal, Kevin Disselhorst, Todd Rogers, Matt Hill, David Burkhart, Eric Meade, Sandy Webb

APPROVAL OF AGENDA

A motion was made by Mr. Knepp, seconded by Ms. Davenport, and carried to approve the agenda for the September 9, 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. Knepp, and carried to approve the minutes with corrections for August 12, 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
CASE #2025-13

An application has been received by the Planning Board requesting approval for a Preliminary Planned Unit Development Modification Plan, and Final Planned Unit Development Plan splitting an existing city lot into a lot equaling .82 acres and a second lot equaling 4.1 acres located at 220 E. Dayton Yellow Springs Rd. (city lot 9810) in a PUD Planned Unit Development Zoning District.

Owner: Cobblestone Capital

Applicant: Zach Williams

Ms. Riggs said this case is for a proposed lot split. She stated the owner of this site would like to create new lot for commercial development. She reviewed the record plan with the Board that outlined the two new lots that are being created and said lot number 9908 will be 0.82 acres and will leave the remaining lot number 9909 with 4.1 acres. She reviewed the site plan and surrounding zoning districts with the Board. She said the site is located in a Planned Unit Development surrounded by additional Planned Unit Development for commercial and residential, Neighborhood Commercial, Suburban Residential and Medium Density Residential. Ms. Riggs said the new lot that will be created has similar lot lines to the neighboring lot that houses Donato's Pizza. She said the new lot will continue the share access with Donato's Pizza and CVS. Ms. Riggs stated she spoke with the owner of Donato's, Todd Rogers, and he wants to make sure that access on the adjacent parcel that exists today will remain and we want to support that, so that is the reason for ensuring the existing access remains and is recorded with Greene County.

Ms. Riggs reviewed the Preliminary PUD standards and said this is an overview which will show that all applicable standards for this site have been met; and the new lot is consistent with the zoning code for lot creation.

Ms. Riggs stated that Staff recommends approval with the following conditions:

1. Access agreements are to remain.
2. The lots shall be recorded with Greene County.

Ms. Riggs asked if there were any questions.

Board Questions

Mr. Knepp asked who will file those papers with Greene County for the access and who is responsibility and how do we know for sure that it is done. Ms. Riggs said the owner of the property will have that recorded in conjunction with the new lots that are created. She said they sign off on the record plan and the easement agreements. Mr. Knepp said with the way that is set up there are multiple ways into that area, is there another alternative if that doesn't work or if there is disagreement. Ms. Riggs said the way that shopping center is set up, the only access onto Dayton Yellow Springs Rd. is that access; while those two parcels do access and have frontage along Dayton-Yellow Springs Rd., creating new access points there is not the plan, the plan is to have internal access for all new lots that are created within the site.

Mr. Steininger asked for clarification on Donato's parking lot lines. Ms. Riggs said when you enter the Donato's there is one way entry whether going to the right for the drive-thru or

continue straight to the angled parking on both sides. She said this is a one-way drive aisle and you exit along the north side. Ms. Riggs said that property line is not changing. Mr. Steininger said so access to the lot doesn't change, and Ms. Riggs agreed. Mr. Steininger said the lot line that buts up against CVS and will not interfere with the drive-thru at CVS. Ms. Riggs said that there will be an access agreement between the property owners; there are existing access agreements for this site.

Dr. Cox said you mentioned easements related to that were those easements for Dayton-Yellow Springs Rd? Ms. Riggs said those are just access easements.

Public Hearing
A motion was made by Mr. Steininger, seconded by Dr. Cox and carried to open the Public Hearing at 4:11 pm.

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

Applicant
Zach Williams thanked Kathleen for her presentation and asked if there were any questions.

Board Questions
Mr. Steininger asked if he could speak about the future of that lot and Mr. Williams said he could not. Mr. Steininger asked if this would be the last lot split and Mr. Williams said there will be, but we don't want to move on that now because we don't know who is coming next.

Proponents
None

Opponents
None

A motion was made by Mr. Steininger, seconded by Mr. Knepp and carried to close the public hearing at 4:13 pm.

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

Board Action
A motion was made by Mr. Steininger, seconded by Dr. Cox, and carried to approve Case 2025-13 with conditions.

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

CASE #2025-14
An application has been received by the Planning Board requesting approval for a Zoning Map Amendment from Parkland to Medium Density Residential for five (5) parcels located at 490-528

W. Funderburg Rd. (city lots 1,2 & 3 of the Hail Plat, parcel # A02000200160052600 and parcel # A02000200160052700) in the Parkland Zoning District.

Applicant: City of Fairborn

Ms. Riggs said these parcels are located in the Parkland zoning district. She reviewed the aerial map and surrounding zoning districts with the Board. She said we recently updated our Land Use Plan, Zoning Code and Zoning Map; prior to this year, the last major update to these documents was completed in 2016 and 2017. She said this map displayed is our previous zoning map prior to 2017 and it does show these parcels as residential. What we want to do is support this application and to have those parcels be residential instead of parkland and have those residential uses again; the parkland zoning limits what can be developed on the site, so this is correcting an error which we have done in several cases previously to the zoning map. She stated that we would like to take it back to Medium Density Residential as you can see it is surrounded by the east, west and north with Medium Density Residential zoning.

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

Board Questions

Mr. Steininger had questions about how the school and fire department lot lines are laid out and access. Ms. Riggs said this site does not have any current access drives; there is access to the west but the driveway for the school and fire department is not associated with these parcels. Mr. Steininger said they will need to replat, and Ms. Riggs agreed that those lot lines would be removed, and the land would be platted.

Dr. Cox said you mentioned this came about due to an error. Ms. Riggs said in 2017 we updated our Land Use Plan and then the Zoning Code text was also changed as the map to match those land use districts that were created in 2016; when those updates were done these parcels ended up being joined with the Parkland district as they were undeveloped parcels and this changed the permitted uses so we are just changing them back to the uses they had prior to the 2017 Zoning Code update. Dr. Cox asked if it was an unintentional error and Ms. Riggs stated that it was.

Public Hearing

A motion was made by Mr. Knepp, seconded by Ms. Davenport and carried to open the Public Hearing at 4:19 pm.

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

Proponents

David Burkhart said I am a Senior Elder with the church, and the church owns the properties that were purchased over a series of years with the anticipation of building a much larger church. He said the thought is it would be better for the City of Fairborn to have that tax revenue generated either by residential or multi-family units. Mr. Burkhart said we have made a decision as the church to sell the property but to do that we would like to have it rezoned to be residential. He said that is our goal and we hope to provide more revenue.

Silas Hoskins said if this is approved will Fairfield Avenue be extended as an access road or will the access be from Funderburg Road? Ms. Riggs stated it could possibly connect but we do not

have any development plans but Fairfield does dead end into those parcels so that could be an option in the future, but we would have to see a site plan for review.

Opponents
None

Board Comments
Dr. Cox asked if the City owns the property above the park section as well as the park section identified. Ms. Riggs said the City does not own these parcels, they are owned by a neighboring church, but the City was the applicant in this situation just to rectify the problem we caused when we changed the zoning, but we own the park property.

A motion was made by Mr. Steininger, seconded by Mr. Siembab and carried to close the public hearing at 4:31 pm.

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

Board Action
A motion was made by Mr. Knepp, seconded by Dr. Cox, and carried to approve Case 2025-14.

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

CASE #2025-15
An application has been received by the Planning Board requesting approval for a Preliminary Planned Unit Development Plan, and Final Planned Unit Development Plan for the construction of a 95,800 square foot Independent Senior Residential Facility with 120 studio and one-bedroom units on four floors to be known as Green Oaks of Fairborn, located on 5.974 acres at 2124 Exchange Ct. (city lot 9674) in a Planned Development Zoning District.

Applicant: Evergreen Real Estate Group

Property Owner: Timothy Albro/Fairborn TBA LLC

Ms. Riggs said this is a proposal for a new senior residential facility to be known as Green Oaks of Fairborn. Ms. Riggs reviewed the aerial, zoning and site maps with the Board and said the property is approximately 6 acres and is surrounded by additional residential and commercial Planned Unit Development districts as well as Light Industrial and General Commercial. She said this about a 96,000 square foot four-story building; it will have 120 units with both studio and one-bedroom apartments. She said the parking will be located in the front and the south side of the site for 70 parking spaces; there will be outdoor amenities where they have a couple gazebos and a walking path. She said access to the site is directly off Exchange Court with one access point, there is a detention pond proposed on the south side of the site to accommodate the storm water requirements. She said emergency services accessing the site can maneuver around the site in case services are needed so whether that is a fire truck or a delivery truck they can access this site appropriately. Ms. Riggs reviewed the landscaping plan and said they are trying to keep some of the native trees that have grown over time on this undeveloped lot, anywhere from fifty to seventy-five percent along those property lines. She said if they are

unable to keep those trees they do plan on planting some evergreen trees along those borders on the northern and eastern sides as well as additional screening along Exchange Court and along the parking area, so the parking lights don't shine on the apartments across the street. Ms. Riggs reviewed the elevations and stated the building will include architectural elements such as projecting bays and gable roofs to emphasize that residential feel of what that facility if really going to be and the character of the building; the materials will include brick, hardi-plank lap siding, hardi-plank board and batten siding; the proposed colors are a mixture of beiges and greys throughout the building. She said there will be a covered canopy so when you circle through for drop off or pick up it will be easier. Ms. Riggs reviewed the floor plan with the Board and said there are a total of 120 units, 67 units are proposed to be studio apartments with 53 one-bedroom apartments, the size of the studio apartments will range from three hundred and fifty four to three hundred ninety seven square feet; the one-bedroom apartments are five hundred to six hundred and fifty square feet. She reviewed the entire building floor plan and amenities with the Board which will include a fitness room, library, activities room, clinic, sunrooms, bistro and laundry facilities. Ms. Riggs said they propose to employ fifty full-time staff during the busiest shift, which is the day shift where they expect to have approximately 25 employees. She said the timeline for the project is the break ground this next spring and be completed within two years.

Ms. Riggs reviewed the Preliminary PUD Plan standards and stated we feel those standards were met and the conditions below:

1. All public infrastructure shall be constructed according to city standards and approved by the City Engineer.
2. Establish and record easements over public water lines leading to fire hydrants and over existing public infrastructure as approved by the City Engineer.
3. Fire service mains and hydrants shall be built in accordance with the Ohio Fire Code and approved by the Fire Chief.
4. Documents recorded with Greene County

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

Board Questions

Ms. Davenport asked for clarification on how the site is situated on the site and Ms. Riggs reviewed the site plan for clarification.

Mr. Knepp said we have 120 units with only 80 parking spaces, and you may have 25 employees during the day and you may have visitors, so parking seems low to me. Ms. Riggs said I had that same concern and you are correct; the research from the applicant stated they have about 3% of their tenants own a vehicle; it is a very small number so those parking spaces should be able to accommodate the staff as well as visitors.

Mr. Steininger said from experience it won't be the residents who will have a problem parking, it will be the auxiliary support services, hospice care, nursing staff and physical therapists.

Dr. Cox said you mentioned a bistro; is there going to be a restaurant inside? Ms. Riggs said there will be a restaurant for those people who live there. Dr. Cox said they will be able to cook for themselves if they want or they can come to the bistro or there is a full-service dining hall. Dr. Cox said when you are talking about access for emergency vehicles, can a fire truck come

up the corner where the bistro is; is that enough access for the fire department? Ms. Riggs stated they approved of these plans and did send back comments, and the builder will have to meet all the building code requirements associated with this size structure.

Public Hearing
A motion was made by Ms. Davenport, seconded by Mr. Knepp and carried to open the Public Hearing at 4:40 pm.

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

Applicant
Kevin Disselhorst thanked Kathleen for all the months of meeting and collaboration with this project. He stated we are seeking approval of a new assisted living facility in Fairborn; we have been in the town a few times now and are really impressed with the community and we think this is a really good fit. Mr. Disselhorst introduced his team and their qualifications. He said seniors have a huge need as is housing as one of our fastest growing populations in the state and this facility is a great way to allow seniors of Fairborn to continue to age in place. He said there is significant economic impact; this will be roughly a 30-million-dollar investment, over 100 construction jobs and 50 full-time jobs. He said assisted living is a low intensity care setting, all 120 units are individual sleeping units, so residents do not share rooms with other residents. He said the project will provide additional services with activities of daily living support but those are optional and include three meals a day, transportation, housekeeping and things of that nature but it is a relatively low intensity care as opposed to the traditional nursing home. He said we have a unique funding model that allows residents with varying levels of income to live in this community. Mr. Disselhorst said this is a 4-story building, 120 units, and we spent a significant amount of time thinking through the design and continuing through the process with Kathleen working collaboratively to build an architecturally appealing building that complies with the city guidelines but also fits within the community. He said there will be a dining room, a game room, bistro, physical therapy room, gazebos and tons of amenities to allow residents to maintain their independence while still getting them to interact with others. Mr. Disselhorst reviewed the site plan with the Board and how it blends with the neighboring businesses.

Connor Chelmecki thanked Kathleen for all the productive collaboration efforts over the months. He reviewed the site plan and how the building fits into the community and said we are saving as much of the natural screening as possible and enhancing with native plantings. He said even though the building is 4 stories we are still respectful of the surrounding neighborhood. He when we looked at the architectural design guidelines one of the major changes we made through working with Kathleen was to increase the amount of brick and masonry on the front of the building; we added up to 50% of masonry across the entire Exchange Court facing elevations, additionally we are using three different types of brick. He said we will be using neutral earth tone colors to blend with the natural landscaping. He stated with this type of assisted living and to encourage healthy lifestyles we have several opportunities to be outdoors, we have a covered front porch for drop off and outdoor seating, in the rear we have a walking path area and resting zones with shading. Mr. Chelmecki reviewed the elevations of the with the Board and interior views of the building and activities for residents.

Board Questions
Mr. Siembab said on the south side of building there are trailers that park there; are you going to buffer this area? Mr. Mark Smolley said some of the trees will remain but the difficulty with the

site is going from the front to the back, we have about 11 or 12 feet of relief. He said the land slopes up quite a bit so effectively we are going to end up bowling our building into the hillside with excavation that will provide some screening on the south but there is no requirement for us to screen the south, if we have a nuisance view of the neighbor the owner will handle that. He said we are very heavy on landscaping and when we come in with the final landscaping plan you will see many more foundational plantings around the building.

Mr. Smolley stated everything is in place on Exchange Court; we have our storm water discharge, water supply and sanitary and to your question on fire access, one of the prior plans does show fire truck maneuverability and we have reviewed this with the Fire Department and they have confirmed they have the hose length distance needed so our fire coverage is good for emergency access.

Mr. Siembab asked what the price range would be. Mr. Disselhorst stated we work with Medicaid; we have private pay residents and there is insurance that can cover some of the costs; there is not a definitive answer to this.

Dr. Cox stated that politically right now Medicaid is at risk, do you have an alternative in your funding model for support that might not remain? Mr. Disselhorst said we do allow private pay residents to come and our general opinion on Medicaid overall is the target isn't just for seniors but more for discretionary programs. Dr. Cox said about the plantings that were being added do you plan on using Ohio natives predominantly. Mr. Disselhorst said we will be using native plantings and will be complying with the code when we come in with our full construction plan review; it will include a full landscaping plan with schedule of actual species. Dr. Cox said the percentage of the trees that are currently there you intend on keeping what percentage? He said we are keeping approximately seventy percent of the trees in the northern frontage and fifty percent on the eastern frontage. He said our goal is to keep as many trees as possible unfortunately to get our parking in place, we are cutting into the hillside, so we have to excavate and bowl out the area to get a flat plain for the building so the only impact we are proposing is for grading. Dr. Cox asked if there are any wetlands in the area and Mr. Disselhorst stated we have performed due diligence on the property and civil engineering and there are no ecological areas of concern with endangered species or wetlands, and we have also performed a full-phase one environmental site assessment of the property. Dr. Cox said this is adjacent to an industrial site and what kind of industry? Mr. Disselhorst stated that it is a storage facility and warehouse. Dr. Cox asked if the company done assisted living and this is not the first? Mr. Disselhorst stated this is our fourth site for this team and we also have multiple facilities in Indiana and Illinois as well.

Proponents
None

Opponents
None

Board Comments

A motion was made by Mr. Knepp, seconded by Ms. Davenport and carried to close the public hearing at 4:58 pm.

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

Board Action
A motion was made by Dr. Cox, seconded by Mr. Steininger, and carried to approve Case 2025-15 with conditions.

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

OTHER BUSINESS
None

ADJOURNMENT
A motion was made by Mr. Steininger, seconded by Mr. Knepp, 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 5:01 p.m.