CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
October 14, 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.

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

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

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

CITIZENS PRESENT
Chris Widener, Todd Rogers, Jack Keeton, Abbe Keeton, Matt Hill, Wally Boyd

APPROVAL OF AGENDA
A motion was made by Mr. Steininger, seconded by Dr. Cox, and carried to approve the agenda for the October 14, 2025, Planning Board meeting.

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

APPROVAL OF MINUTES
A motion was made by Mr. Knepp, seconded by Mr. Siembab, and carried to approve the minutes for the September 9, 2025, Planning Board meeting.

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

OLD BUSINESS
None

NEW BUSINESS
CASE #2025-16

An application has been received by the Planning Board requesting approval for a Preliminary Planned Unit Development (PUD) Modification Plan and Final Planned Unit Development (PUD) Plan for the construction of a 950 square foot building with a drive through to be known as Dutch Brothers Coffee, located on .82 acres at 220 E. Dayton-Yellow Springs Rd. (city lot 9908) in a Planned Unit Development Zoning District.

Owner: Cobblestone Capital

Applicant: Wally Boyd
Ventures LTD

Ms. Riggs said this is a Preliminary and Final PUD Plan; last month we approved the lot split, so this is the next step for the quick service restaurant, which will be Dutch Brothers Coffee. She said the owner of the property is Zach Williams with Cobblestone Capital, and the applicant is Wally Boyd of Highland Ventures who is here this afternoon.

Ms. Riggs reviewed the aerial map and site plan and stated the property is located in a Planned Unit Development Zoning District and is surrounded by additional commercial & residential uses with Zoning Districts that include Planned Unit Development, Neighborhood Commercial, Suburban Residential and Medium Density Residential.

Ms. Riggs said the site is to have a 950 square foot building with 2 drive aisles for pick-up with stacking for up to 21 vehicles. She said there is a menu board, or a customer can order ahead on the app and drive-through and pick up their order. There is also a walk-up window on the west side of the building, for those who want to park and pick up or order. She said the site has 22 parking spaces for employees and customers; there is shared access between Donatos and CVS and the rest of the 4-acre parking lot to the south and west.

Ms. Riggs said there is no detention required for this site as they are reducing the amount of impervious surface and adding to the landscaping along Dayton-Yellow Springs Rd. as a buffer for those vehicular headlights in the drive-through. She said there will be an additional landscaping bed between Dutch Brothers and Donatos, as well as landscaping along the inside of the drive-through lanes and on the south side of the site; the landscaping consists of native plantings with deciduous and ornamental trees, as well as deciduous and evergreen shrubbery and grasses and perennials.

Ms. Riggs said emergency services staff are supportive of maneuverability through the site; access through and around this site is very important and this next slide shows truck access through the site; since Donatos needs this northern access route, it can accommodate the vehicle and delivery traffic. She said the property owner is still working to finalize access agreements and those will be recorded with Greene County.

Ms. Riggs reviewed the elevations of the building and stated this is a 2-toned brick building with metal canopies over the drive-through and pick-up windows as well as the front and rear doors. She said the floor plan has a fairly basic layout with a cooler, mechanical room, and a restroom and the rest of the space is used for production. She said the number of staff can range from 2-5 employees, depending on the time of day and the hours of operation will be approximately 5am -10pm and maybe staying open until 11pm on Friday and Saturday nights. Ms. Riggs said the site should be constructed next year.

Ms. Riggs reviewed the Preliminary PUD standards and stated that all applicable standards for this site have been met; the site includes appropriate buffering, access, utility connections and building design, and the use is consistent with the uses approved for this Preliminary PUD plan. She said open space and any design deviations are not applicable to this development, but all the other review criteria have been met.

Ms. Riggs said I did speak with the owners of Donatos, and he is supportive of the applicant as long as the access agreement is recorded with Greene County, which will have to be done before construction can begin on this site.

Ms. Riggs stated that Staff recommends Alternative 2.

Alternatives:

1. Approve the proposed Preliminary and Final PUD plans as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that they are consistent with the general criteria for approval.

2. Conditionally approve the proposed Preliminary and Final PUD plans as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that, with the following conditions, they are consistent with the general criteria for approval:

1) All remaining and unaffected provisions, restrictions and requirements of Resolution No. 43-25 shall remain in full force and effect.

3. Deny the proposed Preliminary and Final PUD plans as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that they are inconsistent with the general criteria for approval.

Ms. Riggs asked if there were any questions.

Board Questions

Mr. Knepp asked for clarification regarding exiting Donato's location. Ms. Riggs stated that if you are exiting Donato's, you have options, you can go through the Dutch Brothers site and exit onto Dayton Yellow Springs Rd. or you can exit through the Dutch Brothers site onto Beaver Valley Road and that is what the truck maneuverability plan show. She said I do not believe they want to encourage trucks to enter the CVS site, vehicles could access the CVS exit site but they really discourage trucks because they require a wide turning radius and when you turn out of CVS you can only turn right and making a 180 degree turn is fairly difficult so that is why they are showing the truck movements through the site. Mr. Knepp said that access going south towards the Storage Sense parking lot is still going to be viable for Donato's customers and that is the agreement they are working on and Ms. Riggs agreed.

Mr. Steininger asked if CVS had been contacted because as I look at the site the bottom corner of the lot comes up to the building. Ms. Riggs said that it will be a question for the application, CVS did receive notice, and I did not see a notice returned, they are notified for being within 250 feet of this property and I have not heard from them. Mr. Steininger said I have seen semis back up perpendicular to the CVS building at the northeast corner of the building as that is their open door for shipping and receiving. He said if the semi is parked perpendicular to that not only does it block the exit for a moment of time while unloading but it will infringe upon Dutch Brothers parking based on the lot, that semi will partly into the parking lot. He said if three cars are in the

CVS drive through lane, they could block the exit/entrance proposed on the west side. Ms. Riggs said they did show a plan where there will be striping on the lot which will provide additional direction for those vehicles if there is parking up against the CVS parcel. Mr. Steininger asked what will happen to the Dayton-Yellow Springs exit, will there be any changes to that? Ms. Riggs stated that there would not be any changes. Mr. Steininger said there is a possibility of other out lots here and do they have any agreements in place because the other entrances could go away because we are talking about an area where I don't hear agreements to prevent others from entering the property. Mr. Steininger said it appears the drive through window may be blocked. Ms. Riggs stated the applicant can better address their relationship with CVS and that drive up aisle as is shown on the site plan that it will be maintained; some of this property is in the drive aisle the site plan shows a drive aisle for the CVS and the drive-up window and also parking to provide some more direction. Ms. Riggs said additional signage could also guide drivers. Mr. Steininger asked whether Dutch Brothers could put up barriers which could prevent using the CVS drive up window. Ms. Riggs stated that it could not happen if this site plan is approved; the site plan is the Preliminary Plan, and they would not be permitted to change the site plan or change the direction of traffic and that is a zoning enforcement issue. Mr. Steininger asked if there would be any barriers in the parking lot. Ms. Riggs said there would not be other than parking blocks.

Public Hearing

A motion was made by Mr. Siembab, seconded by Mr. Knepp and carried to open the Public Hearing at 4:22 pm.

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

Applicant

Wally Boyd representing Hyland Ventures and Matthew Hill representing Legacy Commercial Property introduced themselves. Mr. Boyd said we are less than an acre and we are looking to develop this small lot in between the existing Donato's and CVS; our use or a use like ours are the only options to use this narrow strip of land so we are proposing a 900 square foot building; we are going to be the landlord and we are developing this for Dutch Brothers, so Dutch Brothers will be our tenant. He said we are looking to follow the standards set by the City of Fairborn; we followed the landscaping plan and updated the plan and there is going to be landscaping between Donato's and Dutch Brothers along with curb so there will be a physical barrier between the two business. He said between the CVS and our proposed building there will be open asphalt as it currently stands; and that is again for access ability for trucks to make the deliveries and exit. He said we can address them through striping and other means and introduce physical barriers to protect CVS' stacking for the pharmacy, but we can address those and it will not be an issue. Mr. Boyd thanked Kathleen Riggs for her presentation and asked if there were any questions.

Board Questions

Mr. Siembab asked how many cars are proposed per hour. Mr. Hill stated we have done traffic studies with Dutch Brothers, and we show on the site plan a stack around 20-22 but their peak is usually around 10 in the stack so although we prepare for more cars, but their average is not going to be a problem. Mr. Siembab stated I see the one across from Fairfield Commons and it is similar, and they have both lanes all the way around stacked. Mr. Hill said I know that traffic studies I have worked on are always around 8-10 at the peak and again we also have pick up window for Door Dash so not everyone is accessing the drive through, and we have 22 parking

spaces, so we are planning for plenty of parking. He said I think we are going to enhance this shopping center and the surrounding businesses.

Dr. Cox said it appears there is no dining in only take out. Mr. Hill said that is correct there is no interior dining room, they will probably have a table or two outside with a canopy particularly for Door Dash pickup and those people who are waiting for their order.

Mr. Steininger said regarding the entrance and exit from Dayton-Yellow Springs Road; he said if I recall you can turn in from Dayton-Yellow Springs Road to CVS but that will probably be your main exit, and I am concerned about that becoming congested. Mr. Hill stated that yes I understand your concern especially with the pick-up window if they have more than a two car stack at that time; from our design and what we expect for traffic coming into the site, most of that will be entering from the south and so my expectation is that if you are entering from Dayton-Yellow Springs Road you are going to have to go all the way around the west side of CVS and if there is a delivery truck or significant stack in the pharmacy drive through at that time they would then have to be routed to the south to come to the driveway through at that point. He said you mentioned a concern about an exit from that drive through; what we are proposing is that you have two primary exits, you can continue to go south and either exit on the east of Donato's or to the west but I think if you are wanting to exit east onto Dayton-Yellow Springs that you would take the existing exit by CVS. He said there is currently a concrete barrier that if you are leaving CVS drive through you cannot turn right into that parking lot from that window. We will have a large enough exit aisle to allow a turn right onto Dayton-Yellow Springs Road. He said we are open to any suggestions from the Board that you may have to alleviate proposed congestion there; I think probably in the beginning as people are learning the route for the site may be a concern but would be alleviated over time as people understand the layout. Mr. Steininger said outside of striping what type of directional lanes are you going to have, will there be barriers? Mr. Hill said it sounds like you would like us to provide additional signage along with striping instead of barriers. Mr. Steininger said that it would be up to the city, they know about traffic and the site. Mr. Boyd said we can definitely add curbing if that would help or increase the radius of the curbs and we do have three ways to exit the site. Mr. Hill said Dutch Brothers is very selective on where they locate so this specific site is was important to them to be on the south side of Dayton-Yellow Springs Road because they are looking at the same thing as Dunkin Donuts which is peak time morning traffic and you will see another peak time after school or after work; but that primarily was the driver for this site as they are seeing the majority of the traffic and business coming into the site and exiting east of Dayton-Yellow Springs Road towards I-675. Mr. Hill reviewed the reasons why this site was chosen, the peak hours and the stacking capability of the site.

Ms. McCauley said it seems like once business gets moving this will be something that may be adjusted in the future. Mr. Hill said most retailers would do that but considering the size of the building the expected volume, their goal is to move cars as quickly as possible to make this profitable.

Mr. Siembab asked how long from start to finish for this project? Mr. Boyd said it would be a four-to-five-month construction process.

Proponents

Todd Rogers said I think our businesses will be complimentary to each other and is a good use for that lot next to us, I am the property owner and business owner of Donato's. He said the only thing I ask is that it is critical for us because 68% of our business is on premise; from the beginning of any site work to construction we have a good solid plan for customers to be able to

exit our property so that they aren't deterred from doing business at my location. He said I would like to see that as part of the planning process documents that are presented to you for approval.

Terri Hobbs asked if they had talked to CVS because I am employed by them and I think I can help get you in touch with the right people, I do work at the pharmacy and drive through, and people can get upset. Mr. Boyd stated there is separation between the sites and given the comments from the Board we will address this, once we have a Civil Engineer in place they will address retaining wall and the radius properly and we work together to make sure everything meets the requirements of the city.

Opponents
None

A motion was made by Mr. Knepp, seconded by Dr. Cox and carried to close the public hearing at 4:41 pm.

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

Board Action
A motion was made by Mr. Knepp, seconded by Dr. Cox, and carried to approve Case 2025-16 with conditions.

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

CASE #2025-17
An application has been received by the Planning Board requesting approval of a Conditional Use for the conversion of an existing structure into a single-family dwelling unit located at 66 S. Central Ave (City Lots 161) in a DC Downtown Commercial Zoning District.

Applicant: Jack and Abbigail Keeton

Ms. Riggs said single family homes are now considered a conditional use in the Downtown Commercial District; this is a case to turn a structure that was previously a business back into a single-family residence. Ms. Riggs reviewed the aerial and zoning map with the Board and stated the zoning is Downtown Commercial and surrounded on three sides by Downtown Commercial zoning and to the west if Urban Edge Residential zoning. She said included with this application was some information about a commercial business associated with this review that is located in the existing accessory structure and that is not the focus of this review; any business use associated with this site shall be reviewed through the occupancy permit process. She said the focus today is to determine if the use as a single-family home meets the conditional use criteria.

Ms. Riggs reviewed the site plan and said this is a 12,375 square foot existing lot with a 2,018 square foot principal structure; there is also an 800 square foot accessory building. She said the site has direct access from Central Avenue and Iola Lane; the setbacks included a front yard setback of about 25 feet, side yard setbacks of approximately 22 and 13 feet and a rear yard

setback of 70 feet which all meet the minimum standards. Ms. Riggs reviewed the floor plans for the proposed dwelling and the accessory structure.

Ms. Riggs said, taking a look at the conditional use criteria, it does meet all the listed criteria; while the single-family dwelling use does not match the intent of the Main Street commercial district, which is meant for the principal buildings to be commercial uses, it does meet all the requirements in the zoning code. Ms. Riggs said I did receive one call from an adjacent property owner who wanted to know the impact of a residential use next door. She said there are minimal impacts now; if adjacent sites are redeveloped and the existing structure is no longer there and a new structure is rebuilt, then there may be some buffering requirements. She said it may impact food trucks that park in adjacent business lots, but the overall impact is minimal.

Ms. Riggs said staff recommended approval of the conditional use application and asked if there were any questions.

Board Questions
None

Public Hearing
A motion was made by Mr. Knepp, seconded by Mr. Siembab and carried to open the Public Hearing at 4:49 pm.

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

Applicant
Mr. and Mrs. Keeton thanked Kathleen Riggs for her presentation and asked if there were any questions.

Proponents
None

Opponents
None

Board Comments
None

A motion was made by Mr. Steininger, seconded by Mr. Knepp and carried to close the public hearing at 4:51 pm.

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

Board Action
A motion was made by Dr. Cox, seconded by Mr. Knepp, and carried to approve Case 2025-17.

Dr. Cox	Yes	Mr. Siembab	Yes
Mr. Knepp	Yes	Mr. Steininger	Yes

Ms. McCauley Yes

CASE #2025-18

An application has been received by the Planning Board requesting approval of a Preliminary Planned Unit Development (PUD) Plan and Final Planned Unit Development (PUD) Plan for the construction of 24 multi-family units on approximately 1.578 acres located at 1901 Trebein Rd. (parcel A02000200400002300 & A02000200400000300) in a PUD Planned Unit Development Zoning District.

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Applicant/ Owner: Chris Widener
ECBC Group LLC

Ms. Riggs said this is a Preliminary and Final Plat for multi-family development on Trebein Road. She said the overall site is composed of two parcels equaling a little over 1.5 acres, the smallest parcel is located in the ROW so there are only about 1.4 acres of developable land. She said this proposal is for eight two–story buildings, with each set of buildings connected by a staircase; the overall layout has two groups of four buildings all facing each other. She said each building is 2,361 square feet in size and has two 1-bedroom apartments on the first floor and one 2-bedroom apartment on the second floor; in total there are sixteen 1-bedroom units and eight 2-bedroom units; the size of the 1-bedroom units are 692 square feet and those are locate on the first floor; the size of the 2-bedroom units are 977 square feet in size and those are located on the second floor. She said there will be 3 accessible units on this site within those first floor 1 bedroom apartments. Ms. Riggs stated the overall site has 36 assigned parking spaces; each 1 bedroom unit will be assigned one parking space, each two bedroom unit will be assigned two parking spaces; we understand this doesn't quite meet our parking standards and it is a little less, so we wanted to make sure the people renting these units were well aware of the parking restrictions at this location because there is no parking along that private drive or along Trebein. Ms. Riggs reviewed the parking plan with the Board and pointed out the parking spaces for the units. She said looking at the site plan there is a single access drive from Trebein Road leading to this private drive; with this proposal are improvements to Trebein Road so currently north of this site in between Channingway and The Bluffs, Trebein Road is 3 lanes and then it tapers down to 2 lanes and then back out to 3 lanes towards Dayton-Yellow Springs Road. She said the applicant will be required to continue that 3 lanes tapering and the sidewalk from the north to the south; this road is in the jurisdiction of Greene County, the city will work with Greene County on permitting and they will adhere to the Greene County permitting process. She said we have had conversations with the Greene County Engineer who has provided feedback on this site.

Ms. Riggs said the buildings are setback approximately 50 feet from Trebein, consistent with the residential developments north of this site. She said this project includes widening Trebein Road to 3 lanes in width and the extension of the sidewalk, so it is also consistent with the roadway north of this site; the site includes a mailbox kiosk, a shed, and dumpster as well as a detention pond and there are 2 gazebos proposed, one for each group of buildings. Ms. Riggs stated this site was reviewed by emergency services and they are satisfied with their accessibility to the site. She said a landscaping plan will include some additional plantings along the sides of the buildings that are adjacent to parking, and this plan will also include all native plantings. She said the lighting plan will adhere to our proposed lighting changes and the landscaping plan will also include plantings and a decorative fence along Trebein Rd.

Ms. Riggs reviewed the elevations with the Board and stated the buildings show the use of cultured stone on the fronts of all the buildings and will wrap around the other 3 sides. The other

main material is steel, and the applicant has also proposed awnings to cover some of the windows. Ms. Riggs reviewed the floor plans with the Board and views of the site including the courtyard entryway and a view from the approach.

Ms. Riggs reviewed the Preliminary PUD Plan standards and stated most of the applicable standards for this site have been met. She said the site includes appropriate buffering, access, utility connections and building design. She said this site is on the edge of both commercial and residential development and the land use plan call for this to be commercial, but with the same residential use located directly north, adding these multi-family residential units seems appropriate and compatible and therefore the proposal meets the overall criteria of review.

Ms. Riggs stated that Staff does recommend Alternative 2 approval with conditions and asked if there were any questions.

ALTERNATIVES:
1. Approve the proposed Preliminary and Final PUD plans as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that they are consistent with the general criteria for approval.

2. Conditionally approve the proposed Preliminary and Final PUD plans as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that, with the following conditions, they are consistent with the general criteria for approval:

1. The landscaping and lighting plans shall be updated in accordance with the draft zoning code amendments for lighting and native plantings and approved by the City Planner.
2. The sidewalk shall be extended to connect to the proposed sidewalk along Trebein Rd.
3. All permits shall be obtained through Greene County and the City of Fairborn for right-of-way improvements.
4. Two (2) durable Mylar copies of the approved documents 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.

3. Deny the proposed Preliminary and Final PUD plans as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that they are inconsistent with the general criteria for approval.

Board Questions
Dr. Cox said you said Greene County has a role in this approval as well as Bath Township, why is it coming before Fairborn, is it in the city limits? Ms. Riggs said Green County controls that portion of Trebein Road, if the city is not located on both sides of the roadway, then Greene County is in control of that roadway. The City of Fairborn only controls the west side of Trebein at that location because the east side of Trebein is still in Bath Township. Dr. Cox said parking may be an issue with one bedroom only having one parking space and I don’t believe this is consistent with the outlines. Ms. Riggs said in our Zoning Code we are required to have two parking spaces per residential multi-family unit; we have had several multi-family developments where we have had less than the minimum requirement and have not had any problems at this point. She said Hawthorn Landing off Old Yellow Springs Road was approved without meeting

those parking lot requirements and we did have a lengthy discussion in our development review meeting and I have spoken with the applicant, so this was some resolution other than adding parking to the front of the buildings that would front Trebein Road and change the design and overall impact of what this residential enclave would look like so I think making sure that each of those units has assigned parking will help educate the individuals that are looking to rent a unit that if you need two parking spaces this would not be the location for you. Dr. Cox asked if that would be made clear to someone applying and would be pointed out to them and Ms. Riggs agreed.

Mr. Knepp said I am looking at the parking, and it appears there is not one single extra space. Ms. Riggs said there will be four depending on the requirements or needs of those accessible units; we have four accessible spaces, and they are required to have two, so there will be a few extra spaces.

Mr. Steininger said it is all about parking, you have a small site, and it is kind of an enclave and as long as the people are aware of the limited parking.

Ms. McCauley asked if Trebein would have three lanes in front of this site: Ms. Riggs said it would be three lanes up to the CenterPoint access road, which is the property line. Ms. McCauley said there is no issue with it, only being one way in and out and Ms. Riggs stated our Fire Department has a threshold for the number of units that require a second access point, and this does not meet that threshold. She said the applicant did contact CenterPoint to use that access road and that access was denied.

Public Hearing
A motion was made by Mr. Knepp, seconded by Dr. Cox and carried to open the Public Hearing at 5:30 pm.

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

Applicant
Chris Widener with ECBC Group said we have been working on this since June and appreciated city staff working on this. He said this project that we are planning we have built 25 years ago in Springfield. He said the complex has been very successful. He said we looked at several different site plans early and we have the units fronting the parking, but it didn't get us any more parking unfortunately and then Ms. Riggs contacted me and said we would like the first building to set back to the 50-60 foot like Channingway Apartments. He said we reoriented the buildings to face each other; the buildings are 40' apart and the residents feel like it is their own community because you can see your neighbor walk about and go to the parking lot. He said we came up with this site plan, twinning the buildings on either side of the parking area. He said the reason we thought of this product in Fairborn is because of these units, the single bedrooms on first floor and the two-bedroom units on the second floor, we have a 98% occupancy in our other development over the last 22 years. He said most of the units are rented by single people and occasionally the two bedrooms are occupied by two people. He said I asked the manager of my other apartment building if there are any parking issues and was told there are not; I have never had a complaint, and this model has worked out well. He said we have met the design guidelines, these units do really well, they rent well and stay occupied, and we thought this would be a great opportunity. Mr. Widener said it is a very small site; it is 229 feet back from Trebein and 279 feet along Trebein and Trebein is a connector road, and the

road will be improved with this development. Mr. Widener stated we are very excited about this development and asked if there are any questions.

Board Questions
Dr. Cox said I have a comment regarding native plants in your other developments going forward even if it is not required or encouraged, native plants require less maintenance. He said the landscaping plan had some labeling and asked if those are species. Mr. Widener said those are plantings from the approved landscape planting list. Dr. Cox asked if you would retain ownership of the property and Mr. Widener stated we do, and we will hire an on-site manager.

Ms. McCauley asked what the price point would be. Mr. Widener said they will meet the market through our research; it will be compatible with other surrounding units. Ms. McCauley asked if they are geared towards seniors or across the board. Mr. Widener stated that we don't market to any particular group, we seem to attract single people.

Proponents
None

Opponents
None

Board Comments
None

A motion was made by Mr. Siembab, seconded by Mr. Knepp and carried to close the public hearing at 5:30 pm.

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

Board Action
A motion was made by Dr. Cox, seconded by Mr. Knepp, and carried to approve Case 2025-18 with conditions.

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

OTHER BUSINESS
None

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

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

The meeting was adjourned at 5:33 p.m.