# CITY OF FAIRBORN
# PLANNING BOARD FORMAL SESSION
# February 10, 2026 - 4:00 p.m.

Chair Gayheart called the meeting to order at 4:02 p.m.

| **BOARD MEMBERS** | **Present** | **Absent** |
|---|---|---|
| Pam Gayheart, Chair | ☒ | ☐ |
| Kevin Knepp, Vice Chair | ☒ | ☐ |
| Bradley Clough, Board Member | ☒ | ☐ |
| Amy Davenport, Board Member | ☒ | ☐ |
| Jeannette Jack, Board Member | ☒ | ☐ |
| Gary Siembab, Board Member | ☒ | ☐ |
| Tim Steininger, Board Member | ☒ | ☐ |

Mrs. Gayheart led the Pledge of Allegiance.

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

**CITIZENS PRESENT**
Jason Woodard, Chris Widener, James Douglas

**APPROVAL OF AGENDA**
A motion was made by Kevin Knepp, seconded by Ms. Davenport and carried to approve the agenda for the February 10, 2026, Planning Board meeting.

| | | | |
|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**APPROVAL OF MINUTES**
A motion was made by Mr. Knepp, seconded by Ms. Davenport, and carried to approve the formal session minutes for the December 9, 2025, Planning Board meeting.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**ELECTION OF OFFICERS**
A motion was made by Mr. Knepp, seconded by Mr. Steininger, and carried to elect Mrs. Gayheart as Planning Board Chair.

| | | | |
|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

A motion was made by Ms. Davenport, seconded Mr. Steininger, and carried to elect Mr. Knepp as Planning Board Vice-Chair.

| | | | |
|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**FIVE-YEAR CAPITAL IMPROVEMENTS COMMITTEE MEMBER**

A motion was made by Mr. Steininger, seconded by Ms. Davenport, and carried to elect Mr. Knepp as Five-Year Capital Improvements Committee member.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**OLD BUSINESS**

None

**NEW BUSINESS**

**CASE #2026-01**

An application has been received by the Planning Board Request approval of the Preliminary Planned Unit Development (PUD) Modification Plan and Final Planned Unit Development (PUD) Plan for the construction of 54 multi-family units on approximately 3.156 acres located at 1901 Trebein Road in a PUD Planned Unit Development Zoning District.

**Applicant:** Chris Widener
ECBC Group LLC

Ms. Riggs said this is a modification to the Preliminary PUD Plan and Final Plat for the multi-family development approved last October on Trebein Rd. She said I think this project has greatly improved with this expansion. Ms. Riggs reviewed the site plan and zoning map with the board. She stated the overall site is composed of a portion of two parcels equaling a little over 3.15 acres; the addition is almost a mirror image of the original development approved last October. She said the developer, Chris Widener, was able to acquire additional land owned by CenterPoint Energy to expand this site westward. Ms. Riggs said this new proposal is for eighteen two story buildings and they are outlined in black and each set of buildings is connected with a staircase. She said the overall layout has four groups of four buildings and all are facing each other with a courtyard in the middle and a set of buildings on the western side of the site. She said each building has two one-bedroom apartments on the first floor and one two-bedroom apartment on the second floor, so there are a total of thirty-six one-bedroom units and eighteen two-bedroom units. She said the size of the units remains the same as the previous approval, the one- bedroom units are 692 square feet, and the size of the two-bedroom units are 977 square feet in size. She said the original approval had thirty-six assigned parking spaces, while this newest proposal has doubled the number of units, they have tripled the number of parking spaces. There is now a total of one hundred and six parking spaces with eight accessible spaces and said the parking spaces are circled in purple. She stated there continues to be a single access from Trebein Rd leading to this private drive through the site and this project still includes widening Trebein Rd to three lanes in width and the extension of the sidewalk, so it is also consistent with the roadway north of this site. Ms. Riggs said this

updated plan shows the sidewalks leading through the site to the sidewalk along Trebein Rd. She said the site includes two mailbox kiosks, highlighted in light blue, a shed located on the western side of the site which will be used for any equipment needs associated with the maintenance of the grounds and the units. She said there are a total of four dumpster locations highlighted in orange as well as a detention pond shaded in green; as with the original proposal there are gazebos proposed with each grouping of the four buildings, which are highlighted in a light green. Ms. Riggs shared the emergency services access plan and stated the Fire Department is satisfied with their accessibility to the site. She shared the colored renderings with the board and stated the buildings show the use of cultured stone on the fronts of all the buildings that wrap around the other three sides and the other main material is steel. Ms. Riggs shared with the board the internal view of the courtyards between the units with each containing a gazebo and the two floor plans of the units.

Ms. Riggs said as with the previous site, this is an overview of the Preliminary PUD standards which show 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; the land use plan calls for this area to be commercial, but with the same residential use located directly north, adding these multi-family residential units seems appropriate and compatible. She said this proposal meets the overall criteria of review.

Ms. Riggs said I did receive feedback from Stephanie Goff, Greene County Engineer, that has been included in the conditions below.

**ALTERNATIVES:**
1. Approve the proposed Modification to the 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 Modification to the 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 sidewalks shall extend from the parking areas to the units and shall be extended to connect to the proposed sidewalk along Trebein Rd.
2. All permits shall be obtained through Greene County and the City of Fairborn for right-of-way improvements.
3. Fire service mains and hydrants shall be built in accordance with the Ohio Fire Code and approved by the Fire Chief.
4. The new City Lot 9915 shall be combined with the existing 1.45-acre parcel #A02000200400002300 to form a new City Lot.
5. All remaining and unaffected provisions, restrictions, and requirements of Resolution No. 51-25 shall remain in full force and effect.
6. 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 Modification to the 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.

**Staff Recommends Alternative 2**

**Board Questions**

Mr. Knepp said the recommendation with condition one, that all permits shall be obtained through Greene County and the City of Fairborn for the right-of-way improvements; is that for the turn lane that you are referring to with Stephanie Goff that may have been proposed. Ms. Riggs said the developer will be required to apply for any improvements on Trebein Road, those improvements that will be required by Greene County, the applicant will be required to apply for right-of-way permits for those improvements and that is what I am referring to; any improvements whether it is our improvements like sidewalk that will be in the right-of-way that we may control or the street right-of-way improvements whether it is striping, additional pavement; those improvements will then be applied for with Greene County. Mr. Knepp asked if we know whether that will be a requirement; Ms. Riggs said I do not believe that it will be a requirement. Manuel Jacobs stated that he did not believe Greene County Engineer required a turn lane for this development. He said anything pertaining to a turn lane would come from a traffic impact study which given the size of the development I don't believe is was warranted, and that usually would be the tool that we would utilize to indicate whether a turn lane would be required but I don't believe it is required for this development. He said Stephanie Goff has jurisdiction on the roadway in terms of improvement, that section of road has no curb so any type of modification to it as we accommodate the entrance to this community would be seen through Greene County's inspection.

Ms. Davenport asked for clarification on the address. Ms. Riggs stated we used a temporary address to give people an idea of where this site is located; so, this is not permanent and we will not establish a permanent address until we receive building plans. She said the addressing will probably not be on Trebein at all because this will be a private drive leading to this development so I imagine those addresses will be taken from that private drive.

Mr. Steininger asked to see the parking and stated it appears we have added two more buildings without really adding additional parking; we kept roughly the same number of parking spaces. He said looking at each building has a parking in the middle and some on one side and the two buildings at the back have no parking. Ms. Riggs said initially with this proposal there were 36 parking spaces for 24 units, additional parking has been added, while there is only double the number of units, there is triple the amount of parking and so there are 106 parking spaces for 54 units, almost two spaces per unit and many of these units are one bedroom with one person. Mr. Steininger said the appearance of the buildings in the back have to walk across the lot to get to their parking, where the other buildings you can walk right out to the parking.

**Public Hearing**

A motion was made by Mr. Knepp, seconded by Ms. Davenport and carried to open the Public Hearing at 4:26 pm.

| | | | |
|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**Applicant**
Chris Widener reviewed the site map with the board and stated this project was originally approved with this being the property line, and to answer Mr. Steininger's question, Mr. Widener pointed out all the new parking spaces added to the development by the shear fact that it was being able to acquire off a driveway we already had previously planned in phase one. He said by changing the property line we are able to add these additional parking spaces to the overall complex; as was said we are very pleased to have your approval of the initial development and we are very pleased we were able to work with CenterPoint to acquire this other piece of parcel that really is not important their operations and we were able to convince them in several states so it has been a tedious process but now as 54 units it's very much a duplicate to what you saw and was approved in October. He said we are really excited about this as this is very similar in floor plan and elevation to a complex we have in Springfield and built over 25 years ago and the occupancy has been in the high ninety's ever since it was built; it seems like there is a large number of people that really like the one bedroom on the ground floor because it is very hard to come by and parking adjacent to or nearby the unit; the two bedroom is also very well received because the pitched ceilings and other features and we have a high occupancy and we felt like the City of Fairborn was a good place and this location is a good place for this type of building. He said there is a lot of growth in Fairborn with the University and WPAFB but we think there will be a lot of people interested in these types of units. He said our rental price will be very competitive with the market rents in Fairborn.

**Board Questions**
None

**Proponents**
James Douglas – Asked for information regarding rental prices.
Mr. Widener responded and stated that they are looking at around $1100 for the one bedroom and $1350 for the two bedrooms.

**Opponents**
None

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

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**Board Action**
A motion was made by Mr. Steininger, seconded by Mr. Knepp, and carried to approve Case 2026-01 with conditions.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**CASE #2026-02**
An application has been received by the Planning Board requesting approval of the Zoning Map Amendment from CI Civic/Institutional to PUD Planned Unit Development for the commercial

development of approximately 10 acres for retail/restaurant uses located at 3101 Colonel Glenn Hwy. in a CI Civic/Institutional Zoning District.

**Applicant:** Jason Woodard
Woodard Development

Ms. Riggs shared an aerial map with the board and stated the overall project area is currently a part of the Wright State University campus. She said the area highlighted in green is located in the City of Beavercreek and the area highlighted in orange is located in the City of Fairborn. She said in order to better plan for the future commercial development of this land, the owner is requesting to rezone this area to Planned Unit Development. Ms. Riggs reviewed the aerial and zoning map with the board. She said the zoning is currently Civic Institutional and surrounded by Civic Institutional associated with the Wright State University campus and Planned Unit Development for the surrounding commercial uses. She said the City of Beavercreek is located directly west of this site and we are collaborating as this development will cross jurisdictional boundaries and we want a site consistent across boundary lines.

Ms. Riggs reviewed the site map and said this is the overall project area for this new restaurant and retail development. She said while this current project is mostly centered around the area west of University Blvd. The PUD Rezoning will include that entire parcel that extends eastward across University Blvd. She said the plan for this entire concept includes the area just east of Presidential Drive. She stated Presidential Drive currently extends into an existing parking lot on Wright State's campus and the plan is for Presidential Drive to be extended over to University Boulevard, then all the new parcels south and east of Presidential Drive will be turned into developable lots. She said a new intersection will be developed at Presidential Drive and University Boulevard and it is depicted as a roundabout in this concept phase.

Ms. Riggs stated both Beavercreek and Fairborn are going through a similar rezoning process with a list of permitted uses; this list of permitted and conditional uses are listed specifically in exhibit A, with the overall development focusing on restaurant uses for this location. She said you are probably wondering why the list is so long. She stated that in order to better align with the surrounding commercial development, this list of uses incorporates the uses associated with the uses permitted in the various surrounding business districts; Wright State has specifically approved and supports the list of uses.

Ms. Riggs said today is just the rezoning of this land, so the development of the lots can begin and with the PUD zoning, each lot that is created and each site that is proposed within our jurisdiction will come before the Planning Board and Council for approval.

Ms. Riggs state there was no additional feedback from the notices that were sent and Staff does recommend approval of this Zoning Map Amendment with the condition of the approved Permitted uses listed in Exhibit A.

**ALTERNATIVES**

1. Approve the proposed Zoning Map Amendment as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that it is consistent with the general criteria for approval.

2. Approve the proposed Zoning Map Amendment as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that it is consistent with the general criteria for approval with the following condition:

1) Approved permitted uses listed in Exhibit A

3. Deny the proposed Zoning Map Amendment as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1123 & 1132, finding that it is inconsistent with the general criteria for approval.

**Staff Recommends Alternative 2**

**Board Questions**

Mr. Steininger said we have a Wawa coming to town on the north end and this looks familiar that we have the township in part of the parcel and we have all these jurisdictional lines, my questions is here you have a tiny triangle at the north end, is somebody going to build on that, I mean are we going to have that plus the big long lines? Ms. Riggs stated this entire site will be reconfigured and those lot lines will be erased and new lot lines will be created but when that happens that will come before the Planning Board in order to approve the new lot lines. Mr. Steininger asked if that would change the city limits and Ms. Riggs stated it would not and that is not in this proposal; the developers will work with their engineers on how to lay this site out.

Mr. Knepp said the space between the proposed roundabout and the road and the lot there is space there with land and that seems like isolated land; will that stay Wright State's land and not changing. Ms. Riggs stated that it is not changing at this time and if there are changes in the future when they want to expand this type of commercial development then we will be back for additional zoning amendment. Mr. Knepp stated it would be nice if you had one developer come in and build a shopping plaza or something like that. Ms. Riggs stated those uses are permitted, we would just have to wait to see what those site plans look like. Ms. Riggs said we are just changing the zoning and opening up the door to permit developments to come in.

**Public Hearing**

A motion was made by Mr. Knepp, seconded by Mr. Steininger and carried to open the Public Hearing at 4:45 pm.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**Applicant**

Jason Woodard stated this is the underlying permission to move forward as we approach national retailers, they would like the underlying zoning to be in place in the event Wright State does not own the property in the future. He said our general focus is west of University Boulevard, south of and east of Presidential as it loops around. He said because there are two jurisdictions involved and a private roadway, you could not get a more confusing map so what we have attempted to do is align the zoning so that while we will certainly pay attention to jurisdictional boundaries that one side of the development doesn't look drastically different than the other side. He said Beavercreek just approved their portion last night for the baseline zoning so we will be coming back in once this is developed. He said we do not know the individual users at this point but will be back in once those are in place. Mr. Woodard said the university

has gone through numerous changes through the years and part of their administration thought this was an opportunity to add some amenities that would be walkable from campus that supplement their food service operations that really are subsidized and limited to what they can provide so if we can open this up and it is accessible to the students and open to the public it will provide a wider variety.

**Board Questions**
Mr. Steininger asked if the land will be retained by Wright State, Mr. Woodard said that it will be user driven, the university owns the land.

**Proponents**
None

**Opponents**
None

A motion was made by Mr. Knepp, seconded by Ms. Davenport and carried to close the public hearing at 4:49 pm.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**Board Action**
A motion was made by Mr. Knepp, seconded by Ms. Davenport, and carried to approve Case 2026-02 with one condition.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**CASE #2026-03**
An application has been received by the Planning Board requesting approval of a Plat to establish Pierce Drive as a dedicated street and create two lots to separate the existing uses.

**Applicant:** City of Fairborn

Ms. Riggs said this is a parcel of land the city owns on Pierce Drive next to Fairfield Park. She said the purpose is to split off a portion of land where the groomer Wright Pets is located and sell it to the current tenants of the building. Ms. Riggs reviewed the site plan, aerial map and zoning map with the board and pointed out the two new lots to be created and the portion of Pierce Drive to be dedicated as a city street. She said the overall site is approximately 6.5 acres. And the proposal is to split off an acre in order to dedicate this portion of Pierce Dr. as a city street. She said we would then split off another acre of land to create new lot 9860, where the Wright Pets groomer is currently located. She said the rest of the land, the remaining 4.8 acres will then be platted as lot 9861. Ms. Riggs stated this larger lot is where the current water department is located as well as a building that the TNR organization currently uses. She said the new property lines along Pierce Drive will align

with the other property lines that are along Pierce Drive; the utility poles located on Pierce Drive will be located in the right-of-way.

Ms. Riggs said I received one phone call, so I provided some additional information and that person had no issues with the proposal.

**ALTERNATIVES**

1. Approve the proposed Dedication of ROW, Preliminary & Final Plat as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1132, finding that it is consistent with the general criteria for approval.

2. Approve the proposed Dedication of ROW, Preliminary & Final Plat as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1132, finding that it is consistent with the general criteria for approval with the following condition:

> 1) Two (2) durable Mylar copies of the approved survey documents shall be submitted to the City for signature: 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 Dedication of ROW, Preliminary & Final Plat as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1132, finding that it is inconsistent with the general criteria for approval.

**Staff Recommends Alternative 2**

**Board Questions**
None

**Public Hearing**
A motion was made by Mr. Knepp, seconded by Ms. Davenport and carried to open the Public Hearing at 4:51 pm.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**Proponents**
None

**Opponents**
None

A motion was made by Mrs. Gayheart, seconded by Mr. Knepp and carried to close the public hearing at 4:56 pm.

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**Board Action**

A motion was made by Mr. Steininger, seconded by Mr. Knepp, and carried to approve Case 2026-03 with one condition.

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| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

**OTHER BUSINESS**

**ADJOURNMENT**

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

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|---|---|---|---|
| Bradley Clough | Yes | Ms. Jack | Yes |
| Ms. Davenport | Yes | Mr. Knepp | Yes |
| Mrs. Gayheart | Yes | Mr. Siembab | Yes |
| | | Mr. Steininger | Yes |

The meeting was adjourned at 4:58 p.m.