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

Chair Gayheart called the meeting to order at 4:00 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, Cherise Schell, Development Services Director, Marie Gay, Planning Board Secretary

CITIZENS PRESENT
Lance Oakes, Adam Sweeney, Peter Buswinka

APPROVAL OF AGENDA
A motion was made by Mr. Steininger, seconded by Mr. Knepp and carried to approve the agenda for the March 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 Ms. Davenport, seconded by Mr. Knepp, and carried to approve the minutes 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

OLD BUSINESS
None

NEW BUSINESS
CASE #2026-04
An application has been received by the Planning Board Request approval for a Final Planned Unit Development (PUD) Plan to construct 47 single-family residential units with the extension of Wildflower Road and Cliffside Drive and the establishment of one (1) new street. This section of development will occur on approximately 13 acres located at 1838 Armstrong Road.

Applicant: Lance Oakes
Oakes Tree Development

Ms. Riggs said this is a Final Plat for Section 3 Hillside Meadows subdivision. Ms. Riggs reviewed the site plan, aerial view, and zoning map with the board. She said the zoning and Preliminary PUD Plan went into effect in October of 2022 for a total of 135 homes on forty acres built out in three phases. She said in July of 2023 the Final Plan was approved for Section 1 with the creation of up to forty-nine new lots on fourteen acres, then Section 2 was approved last June and now we have Section 3. Ms. Riggs said Section 3 is for forty-seven residential lots on about thirteen acres, 2 lots will be for open space 1 lot will be for a retention pond, the other lot will provide a new access to the Fairborn water tower. She stated there are a total of three streets, Wildflower Rd, Cliffside Dr. and Tall Grass Lane; at this time, Cliffside Drive will not connect to Cliffside Drive in the Deercliff neighborhood. She said the street network has been approved by our engineering, police and fire departments for emergency services. Ms. Riggs said most of the lots range in size of about 7500 square feet to 12, 000 square feet, there are a couple lots in the cul-de-sac that are a half-acre in size.

Ms. Riggs said this Plan does meet the conditions approved in the Preliminary PUD Plan and placed on the overall development, which include these lot standards. She said these homes will meet the architectural design requirements associated with the Preliminary PUD approval which is 25% of the front covered with brick or stone that wraps along the sides at least 2 feet in depth. She said as many of you know we recently approved architectural design guidelines in our zoning code, but those will not apply to this development as they will follow what was approved in their preliminary PUD plan that was approved three years ago.

Ms. Riggs said I have not received any feedback from the notices that went out, but based on previous feedback, the builder will be adding temporary fencing along the south and western boundaries to minimize any trash and debris from blowing on neighboring properties; also as with the last section that was approved we want to continue the same construction hours in order to limit the impact of the development.

Ms. Riggs said the timeline for this phase will take less than six months to finish the infrastructure roadway improvements and then the builder will begin to sell lots and the home construction phase will begin.

Staff recommends approval the following conditions:

ALTERNATIVES:
1. Approve the proposed Final PUD plan 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 Final PUD plan 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. Construction work hour operations should consider adjacent communities and residences' welfare. Infrastructure and home building work involving heavy operating

equipment should not begin or extend beyond the hours of 7:00 a.m. and 8:00 p.m. on Monday through Friday, 8:00 a.m. and 6:00 p.m. on Saturday, and 9:00 a.m. and 6:00 p.m. on Sunday except in case of weather delays or other unexpected circumstances, and then only with approval from the City Engineer and or the Chief Building Official.

2. Two (2) durable Mylar copies of the approved document shall be submitted to the City for signatures: both copies shall be signed and subsequently stamped as recorded within nine (9) months of City Council approval and one (1) Mylar copy shall be returned to the City of Fairborn's Engineering Division.

3. All remaining and unaffected provisions, restrictions, and requirements of Ordinance No. 26-22 shall remain in full force and effect.

3. Deny the proposed Final PUD plan 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

Any Questions?

Board Questions

Mr. Knepp in section two on the eastern side there were complaints about trash getting into the field for the animals and so that was all cleared up with the fence? Ms. Riggs said I believe so, we have not received any complaints for trash and that is usually how we know there is still a problem, but they do have a temporary construction and so we believe that has stopped a lot of the trash problems. Mr. Knepp said the new section for the right-of-way to the tower; will the city own that or is that a right-of-way or easement that is given? Ms. Riggs said the city has talked with the developer and the city will acquire that lot and will build an access drive to the water tower. She said we will own the lot so it will not be right-of-way but there will be a twenty-foot easement on the property when they record the plat to make sure access is always maintained but our goal is to acquire that lot.

Mr. Steininger said your comment about the connection between the two subdivisions; is this possible in the future? Ms. Riggs said this is a different property owner so the way they have configured Cliffside Drive is aligned so that in the future it could connect but this is just about the acquisition of land.

Public Hearing

A motion was made by Mr. Knepp, seconded by Mr. Siembab and carried to open the Public Hearing at 4:14 pm.

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

Applicant

Mr. Lance Oakes addressed the board and thanked Kathleen for her presentation. Mr. Oakes said he could answer some of the questions asked of Kathleen starting with the dead-end road at Cliffside Drive. He said the access road is going to stub to the property line and there will be a

small area left to connect; the city could do that at any time by means of eminent domain, not that they have intentions. He said there is some additional ground we have tried to acquire and have not been successful that would finish off the Deercliff subdivision with its remaining twenty-nine lots and so when that moves forward that street would then connect but we are not doing that today. He said with this phase this would finish out the Hillside Meadows subdivision, and we don't anticipate being able to acquire any more ground adjacent to it so this would be the last phase for this development at this time. Mr. Oakes said we don't anticipate doing any more clearing as we did that with phase two, there may be a couple of trees once we get into construction near the water tower; we have tried to avoid throughout the rest of the site, and all those trees will remain and we don't want to take any more trees down. He said there are mulch piles on the site leftover from the clearing we did with phase two and once ground conditions allow those to be removed. He said we plan to start construction around May of 2026 for the subdivision and pave around September depending on how we can work with Ohio Edison to get power into the community. He said you should see houses going up hopefully in the fourth quarter of this year but mostly likely first quarter of next year. He said we will be very cognizant of the neighbors in the Deercliff subdivision during the work hours; there is the tie in that we will have at the manhole installed in Phase One in the area where we hit rock and it was very difficult, luckily we didn't hit any rock on Phase Two and we don't think there will be any in Phase Three other than at that tie in connection with the sanitary so I will work with our excavators to be mindful of the neighbors and try to minimize any impact to them. Mr. Oakes said lastly, we will be donating that land to the city for the water tower access and will work with Staff to make sure that happens.

Board Questions
None

Proponents
None

Opponents
None

A motion was made by Ms. Davenport, seconded by Mr. Steininger and carried to close the public hearing at 4:18 pm.

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 Mr. Siembab, and carried to approve Case 2026-04 with conditions.

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

OTHER BUSINESS
Ms. Riggs said an email will be sent regarding the Volunteer Appreciation dinner.

ADJOURNMENT

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

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 4:21 p.m.