CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
May 12, 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
Amy Temple, Josh Long, Jonathan Wocher, Bob Jurick, Bob Krohngold, Kyle Massie, Laura Powers, Sharon Lewis

APPROVAL OF AGENDA
A motion was made by Mr. Knepp, seconded by Mr. Steininger and carried to approve the agenda for the May 12, 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. Steininger, seconded by Ms. Davenport, and carried to approve the minutes for the April 14, 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 #2026-06
An application has been received by the Planning Board requesting approval for a Final Planned Unit Development (PUD) Plan and Final Plat for Phase Six (6), the final phase of the Arden Place residential subdivision for single-family dwellings. Phase 6 proposes the creation of

32 residential lots and 3 open space lots on 23 acres with the extension of Windemere Grove located at 1479 Trebein Rd. (parcel # A02000200460000800) in a PUD Planned Unit Development Zoning District.

Applicant: Greg Berling
Bob Krohngold
Commerce Center Development Company

Ms. Riggs said this is the Final PUD Plan for the final phase of development at Arden Place; she reviewed the aerial map and zoning map and stated the zoning is Planned Unit Development surrounded by additional Planned Unit Development for residential and commercial uses. Ms. Riggs said the Preliminary Plan Modification was approved last month, and the modification reduced the overall lots from 200 to 184 and removed the access to Trebein Road. Ms. Riggs stated Phase Six will include 23 acres of land and about half of this section will consist of 323 dwelling lots and the extension of Windermere Grove. She said the other half of land will consist of 2 open space lots that will contain a detention pond as well as the access easement required with the Preliminary PUD approval. She said the dwelling lots range in size from 8,000 to 14,000 square feet and meet the established lot standards; the lots located directly west of Trebein Road will be setback from Trebein Road approximately 325 feet and this setback will remain as open space maintained by the HOA. She said the area will be planted with a future tree line and seeded for grass. Ms. Riggs said the existing tree line that is located east of Heathgate Way and east of the existing detention will have minimal impact. Ms. Riggs stated that Section 6 follows the Preliminary PUD standards and architectural requirement and meets the development criteria for a Final PUD Plan. She said there was no feedback received from the notices that were sent; City Departments have reviewed the application, and all comments have been addressed. She said staff recommends approval with a few conditions, as I was going through the landscaping plan for some of those new trees and making sure those are native to Ohio. Ms. Riggs said we are still finalizing the drainage easement that is located on the eastern side of the Windermere lots; these lots have a drainage easement in the rear, and we are finalizing the exact location of the drainage easement and where access to storm will be located and that will be reviewed and approved by the City Engineer. She said the modification to the Preliminary Plan that was approved through Resolution 21-26 shall remain in effect and the lots are recorded with the County.

ALTERNATIVES:
1. Approve the proposed Preliminary 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. 1. Trees in the final landscaping plan shall be native to Ohio as approved by the City Planner.
2. The storm infrastructure associated with the drainage easement on Lots 15-24 shall be approved by the City Engineer.

3. 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.
4. All remaining and unaffected provisions, restrictions, and requirements of Resolution No. 21-26 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

Board Questions
Mr. Knepp said on the drainage easement, how will that effect those lot sizes as far as usability. Ms. Riggs said you could not put building on the easement, but it can still be used as land; we are trying to finalize that with the developer to see if we can have those drainage easements in the open space. Mr. Knepp asked if that will be a culvert or buried drainage with manholes. Ms. Riggs said there are storm drains in a few locations but not every lot.

Public Hearing
A motion was made by Ms. Davenport, seconded by Mr. Knepp and carried to open the Public Hearing at 4:12 pm.

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

Applicant
Applicant Bob Krohngold thanked Kathleen for a complete presentation, he said this is our last section in this community and we are anxious to deliver that to the customers. He said the issue we are discussing with the City Engineer for the drainage at the rear of the lots, the rear lots are collecting drainage by way of a pipe system, there are four catch basins that convey the pipe going west to the detention basin so we are adjusting the lot lines so we can satisfy some concerns about future maintenance and I think the lot line will be centered on those structures so they are able to be services from the open space area.

Board Questions
None

Proponents
None

Opponents
Amy Temple 1263 Heathgate Way – Concerns about detention pond and drainage easements in Phase 5 that have not been addressed and how these will be affected with new houses or if there is reclassification in the plans of making it from a detention pond to something the city would maintain because my detention pond is still holding water.

Applicant
Bob Krohngold stated the basin in Section 5 is designed as a wet basin, so water does store in there and water does move through the storm structure and discharges into a pipe system. He said Section 6 drainage will be independent of Section 5 and it will supply its own detention facility for the new section; the HOA is maintaining Section 5 and I have not heard of any problems with standing water or maintenance issues. He said we will always keep an eye on that and any communication from the city will be addressed. He said it is functioning as designed.

City Engineer Manuel Jacobs stated the we are taking the opportunity as we finalize this phase to set and establish the ownership maintenance agreement for all stormwater facilities of the Arden community that will not only establish the responsibility for the development at this time it will be the developer for Phase 6 and the HOA for the prior sections as indicated but will also provide a not just a fact sheet of every individual stormwater facility whether it's a dry basin, wet basin and other storm structures that need to be maintained by the community, it would also provide guidelines in terms of maintenance, inspections, it will provide inspection forms and a complete comprehensive guide of what they need to be doing and what the city needs to be doing and it is part of the ongoing effort the city is taking not just with Arden but with every stormwater community and system in the city. He said we are taking the opportunity with Section 6 to record this in place and put into effect for the entire community.

Board Questions
Mr. Knepp said we are here for Section 6 but I am worried about Section 5 and I do not know if we should be concerned or not but my understanding was the HOA right now is not the citizens HOA but the company's HOA so they are responsible for that current situation in Section 5 even though it is not our concern now; I don't want to build another issue in this new section. Manuel Jacobs stated that regardless of ownership as it is being transferred to the HOA whether it is the management company or the side developer at this point, I just wanted to interject and let you know that we are establishing the ownership and maintenance manuals that will provide the information for whomever is responsible in terms of what we approved whether it is a wet basin or a dry basin, how these need to be maintained so we are providing the information as required by our Stormwater Regulations for future maintenance and inspections. Mr. Knepp said so how does that apply to current Section 6 today and what might or might not happen with it. Mr. Jacobs said with Section 6 we are including everything for Section 6 but we are also taking the opportunity to get everything caught up for the other phases that do not have that in place. He said it was just an omission from prior phases and it being addressed now; the concern from the citizen on a prior phase that has not been done, we are addressing that concern, it is separate but we are all tackling that issue together and getting ahead of it on this phase that will have an ownership and maintenance agreement in place.

A motion was made by Mr. Knepp, seconded by Mr. Steininger and carried to close the public hearing at 4:21 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 Ms. Jack, and carried to approve Case 2026-06 with conditions.

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

CASE #2026-07
An application has been received by the Planning Board requesting approval for a Preliminary Planned Unit Development (PUD) Plan and Final Planned Unit Development (PUD) Plan for a proposed coffee shop, DBA 7Brew, located on Lot 1 of the Valle Greene Subdivision on .76 acres on Skyhawk Court (parcel # A02000200260006700) in a PUD Planned Unit Development Zoning District.

Applicant: Jonathan Wocher
McBride Dale Clarion

Ms. Riggs said this is a Preliminary and Final PUD Plan for a 7 Brew to locate on Skyhawk Court. The owner is CP Fairborn LLC represented by Josh Long and the applicant is Jonathan Wocher with McBride Dale Clarion who are here this afternoon. She reviewed the aerial and zoning maps with the Board and stated the last proposed development on this site was approved for a Sonic Restaurant in 2008. She said when this overall site was created an open space lot for a detention basin was included; this detention basin will account for all the runoff for all the future development on Skyhawk Ct. Ms. Riggs said this property is in a Planned Unit Development zoning district and is surrounded by additional Planned Unit Development commercial and residential uses as well as Parkland and Civic and Institutional zoning districts. Ms. Riggs reviewed the site plans and stated there are two building proposed; the 510 square foot building will serve for their production and serve area for drinks; the smaller 280 square foot building is the cooler. She said canopies will be located on both sides of the larger building covering their double doors used by staff for service. Ms. Riggs said there are 12 parking spaces, she reviewed the site plan and stated you can enter Skyhawk Ct. from either direction on E. Dayton-Yellow Springs Road, and there are turn lanes on Dayton-Yellow Springs from both directions, then exiting Skyhawk Court you will be able to turn right or left. She said traffic will be able to maneuver at the intersection of Skyhawk Court which is the same as it maneuvers today.

Ms. Riggs said there is one access drive that splits into two drive aisles that take you around the store; these two drive aisles can accommodate around twenty-three vehicles. She said on the western side of the store these 2 drive aisles expand into a 3rd drive aisle; this is intended to be a quick service restaurant. She said that staff will come out to your vehicle while you are in line, take your order as you move counterclockwise around the building, then pick up the order as it is delivered to your vehicle under the canopy. She said this brand is intended to provide more service to vehicles than pedestrians, but pedestrians can enter the site; a sidewalk will be added along Skyhawk Court with direct access to the site. She said for pedestrians, staff will also take their order and deliver their drink as there is not inside or window service. She stated this establishment also does not have an ordering speaker.

Ms. Riggs stated there will be improvements made to Skyhawk Court as the road was never finished, the street will be finished this year by the city, streetlights will be added and turn lanes striped and marked at the intersection of Skyhawk and Dayton-Yellow Springs will be completed.

Ms. Riggs reviewed the site plans that show the fire truck route on the left, which can maneuver around the canopy and through the site if necessary; the fire department has approved this layout. She reviewed the site and stated the stacking of vehicles meets our zoning code requirements; there is room for greater than twenty-three vehicles to stack on site.

Ms. Riggs reviewed the landscaping plan and stated there are various beds around the perimeter of the site along with grass framing the parking area; the intention for these low-level shrubs is to buffer the car lights from impacting neighbors and roadways, at maturity these shrubs should be about three feet in height, and all of these are native plantings. She said in addition to the landscape plan their lighting plan does meet the dark sky requirements and will be dimmed at closing. Ms. Riggs reviewed the building elevations and stated there would be two-tone brick panels with metal awnings; the canopy that extends to the right of the building will extend over one car fully and partially the second lane. She reviewed the floor plan and stated the larger area is production space to prepare the drinks, there is a restroom, mechanical and the other building is the cooler.

Ms. Riggs said we did find this site meets the PUD criteria for preliminary and final plans, there was a criteria that talked about design deviations that were justified and this is not really applicable in this case. She said I did want to mention the email I received with concerns about the traffic. She said there are other locations that have traffic issues; we did look into the traffic in this area and the daily traffic count for this area of Dayton-Yellow Springs Road is about 15,000 vehicles per day. She said there are approximately 25,000 vehicles per day on Fairfield Road near the mall and adjacent to another 7Brew, almost twice as many vehicles. She said we believe this site can accommodate the traffic planned for this location; we have plenty of drive through options along Dayton Yellow Springs Road that account for vehicular traffic, and we think this layout maximizes the stacking. She said we looked at other Drive Throughs along Dayton-Yellow Springs Road that serve coffee or fast food and how they account for drive-through traffic and also understand that when this first opens it may be busy, but we will definitely keep an eye on that. She said we have talked to the owner and developer regarding the overall site and they also understand with this site it does give management an opportunity, if for some reason traffic does start to backup on Skyhawk Court, management an go out and direct the traffic to circle around the cul-de-sac to then enter the site and that may happen in the beginning but we do not see traffic then backing out onto Dayton-Yellow Springs Road with the amount of traffic on Dayton-Yellow Springs Road on a daily basis.

Ms. Riggs said this application does meet the General Criteria for Review and the intent of the Zoning Code is that the location permits this commercial use and the development of how it is laid out how this site is proposed does reduce potential impacts to the environment. She said staff recommends approval.

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. Lighting shall dim at the close of business.
2. Signs shall comply with the Zoning Code as approved by the City Planner.
3. The pedestrian and vehicular access shall be in accordance with City standards and approved by the City Engineer.

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.

Staff Recommends Alternative 2

Board Questions

Mr. Clough said I agree with you about the Skyhawk Court traffic not backing up to Dayton-Yellow Springs; are there right turns from Dayton-Yellow Springs into Skyhawk Court. He asked where the concrete divider is located: Ms. Riggs said I can have our City Engineer talk more about this but there is a left turn lane on the westbound side of traffic on Dayton-Yellow Springs Road and there is also a right turn lane on the eastbound side. Ms. Davenport asked if you could turn left from Skyhawk Court. Ms. Riggs stated that you can turn left out of Skyhawk Court, there is merge lane for Dayton-Yellow Springs Road going west. Mr. Clough said there is a stop light in front of the former high school, because several cars looking to turn left will that cause any traffic problems. City Engineer Manual Jacobs said it's a short corridor from an intersection perspective we have a signalized intersection at the Middle School to the intersection of Skyhawk Court and then few hundred feet to the signalized intersection for the park entrance; the configuration of the intersection at Skyhawk Court was modified when we had a Dayton-Yellow Springs Road project two years ago, we removed some of the concrete medians and replaced them with striping so the configuration remains the same, it does allow for a left turn from Skyhawk to DYS it has the safe bay in between the westbound and eastbound lanes for you to cross half of DYS, stop and then find an opening before you enter the westbound lanes. He said with the stacking we are not looking to make any changes at this time, the intersection was built with Skyhawk with the intent of being built so it is already designed to account and accommodate traffic from Skyhawk Court its just the site was never developed for a long time; should we see a surge in traffic where stacking does become an issue on DYS we will reevaluate and make adjustments. He said this is one of the busiest sections of the city where we have about 15,000 cars west of I675 and about 25,000 east of I675. He said with the configuration we have now with the stacking and vehicular access will either be on the site itself or on Skyhawk Court; if we have an event at the park or the school there is going to traffic because this is a busy section of the city.

Ms. Gayheart said as you study traffic and see a consistent pattern of higher traffic trying to turn can you adjust the lights at the intersection. Mr. Jacobs said we do have some input because that ramp for I675 is handled by the state the Ohio Department of Transportation but we do work with them and if adjustments are needed, we can have that conversation.

Mr. Siembab said when you have the Sweet Corn Festival parking is at a premium and I see people trying to get down to the cul-de-sac to park when it is open so that should be a consideration too. Mr. Jacobs said the Sweet Corn, 4th of July Festival and events at the park, this road has been left vacant for a long time but we will keep working on enforcement from Police as we are looking at taking steps to finalize the street; this road does not have a surface coat and we are paving and finalizing it this year now that we have this development potentially

coming in so there a couple of steps we will be looing at to continue to improve the corridor on how it will be used.

Mr. Steininger said I believe the incoming traffic and the stacking is probably not an issue because we have all of Skyhawk Court, it's the exiting that could back up because they can't make it with a break in traffic and then there could be a backup trying to come in because the backup won't be on Skyhawk itself it will be at the intersection. Mr. Jacobs said once the street is striped there will be a 3 lanes, a right turn lane, left turn lane and the intake lane from the DYS so short of a signalized intersection which has come up in conversation and we are not supportive of at this time; we have a congestive signalized traffic hardware in this section so adding another light when we already have two within a couple hundred feet each way it will not help only exasperate traffic; we have not seen how this will function with businesses once fully developed but it was designed for this and we are not planning any improvements this year for the intersection but we can be reactive to it if we see issues we can make some changes. He said we are working on budgeting for localized intersection improvement projects.

Mr. Knepp said there is a light at the entrance to the park, how far down is that located. Mr. Jacobs reviewed the site map and showed the distance. Mr. Knepp said it will give a break once in a while to open up for people to make a left turn. Mr. Jacobs said we do have a signal at I675 and they are not necessarily linked so just between the nature of having signals that are stopping traffic you don't necessarily get the feeling that this is constantly moving, it does stop and create a break. Mr. Knepp said is there any way to synchronize the lights? Mr. Jacobs said we can make our signal line up to the ODOT signal, but it is not linked directly. Mr. Knepp said in downtown Fairborn there are sensors on the signal so could something like that be added to change the break point. Mr. Jacobs said on our local signal we already have that but I cannot answer to the extent of what a radar detection can do as far as looking farther down the intersection but on our local hosted hardware we would have more flexibility so it is something we can evaluate to make check the timings on our signal to provide more spacing and timing without negatively impacting the overall flow on DYS.

Mr. Steininger said another question is what else is going to go here because this is not the last development as there are two other lots. Ms. Riggs said at this point this is the only developable lot, the rest of this is a single lot; I think there have been four lots proposed on this entire site before but they were never recorded so at this point it is up to the property owner and I have not had those discussions regarding future development but we do believe with this site as it is developed that it will spur other development.

Public Hearing

A motion was made by Mr. Siembab, seconded by Mr. Knepp and carried to open the Public Hearing at 4:54 pm.

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

Applicant

Applicant Jonathan Wocher said we are asking for the Preliminary and Final Development approval; we feel this is a good use for this location for all the reasons staff has indicated in their criteria. He said I would like to review the functionality of 7Brew; they have a small building that provides hot and cold beverages. He said they sell a combination of coffees, lattes, mochas,

cappuccinos, hot chocolate, shakes, smoothie, lemonades, teas and energy drinks. He said they do not have food, so part of the model is to try and have a quick turn around with no food just beverages only; part of that model has to do with how they staff and operate. He said the model would be to have staff come to the vehicle with a touchpad to take your order while you are in the queue and as you come around the west side staff would bring your drink to you. He said there are situations where the order is quick and if that happens you can use the bypass lane and exit; it is an intentional design to keep customers flowing. Mr. Wocher said we feel this site layout works because of configuration of Skyhawk Court, we are not proposing new driveways on Dayton-Yellow Springs, we have our access point at the rear of the site and as was mentioned if we do have heavy traffic we have the ability to modify the queue and use the cul-de-sac. He said we think this is a good use for this location because it is not going to generate high food volume and high traffic volume in that way; we do have the ability to turn right in as there is a dedicated right turn lane and the plan would be to have a right and left turn out; we think having the right turn lane reduces our queue on Skyhawk Court and then the ability to make that unique left turn into a waiting spot and then onto Dayton-Yellow Springs Road. He stated we are confident that we have a good design and have no objections to the staff recommendations but would like you to consider a directional sign that is slightly larger than what is allowed. Mr. Wocher passed out a rendering of the directional sign to the Board and stated our store will have wall signs that comply with code and menu boards but the sign I put in front of you is a four square foot sign and the code allows a two foot square foot sign and I know that is a minor element but because of our nationwide design and sign package we are asking that you allow the four square foot sign; we don't feel that is a huge deviation from the sign code and it will provide clear direction at the entrance from Skyhawk. He said we will work with staff on pedestrian access, and I would like to point out when we asked our corporate team, the business model is set up that less than 1% of the customers are pedestrians so we do not expect nor do we typically have pedestrians at the site. He said we can work with staff to include that pedestrian access. He said I think we have a good use for this property; we meet the criteria and are excited to start this project.

Board Questions

Mr. Steininger asked where the sign will be located and Mr. Wocher said it will be located at the entrance to the business at Skyhawk Court and not on Dayton-Yellow Springs Rd. Mr. Wocher said with this plan we do not have a freestanding sign because we do a pole sign and you do not allow pole signs so this would have wall signs only and if we change our mind we would meet code for that. Mr. Steininger asked when the expected opening day would be. Mr. Wocher said best case would be late 2026 or early 2027.

Proponents

None

Opponents

Kyle Massie

1. Concerned about traffic at the intersection of Skyhawk and DYS.
2. Concerned about the noise from the removal of natural barriers.
3. Concerned about the noise from music.
4. Shared an article from Cleveland 19 website regarding fines for drivers backing up onto public roads for a 7Brew.
5. Not a good spot for this business, they open at 5am and close at 10pm both times when we are asleep.

6. Concerned about cars backing up with the windows down, playing music during a time when we are asleep.
7. More suitable for community not this business, a dentist's office, doctor office or something that closes at a reasonable time.

Sharon Lewis

1. Concerned about this being a 7Brew compared to the Fairfield site.
2. Heard from businesses in that area about the noise.
3. Researched through AI and found complaints about noise and music and 7Brew having a culture similar to a rave party.

Applicant

Josh Long said it is common practice to have music played at the site. Ms. Davenport asked if that is part of the culture like the opponent had stated. Mr. Long said that is the first time I have heard that; we have worked with 7Brew on multiple sites across the country and I am not aware of complaints. He said I was at a 7Brew today and there was music playing but there were other businesses that also had music playing and it is not uncommon compared to similar uses but I have never heard it as a culture.

Board Questions

None

A motion was made by Mr. Siembab, seconded by Ms. Davenport and carried to close the public hearing at 5:10 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 Ms. Jack, and carried to approve Case 2026-07 with conditions.

Bradley Clough	No	Ms. Jack	Yes
Ms. Davenport	No	Mr. Knepp	No
Mrs. Gayheart	No	Mr. Siembab	No
		Mr. Steininger	No

Board Rationale for Denial

Planning Board did not state the necessary determinations found in FCO Chapter 1123 & 1132, finding that they are inconsistent with the general criteria for approval.

Mr. Steininger stated my disagreement is with the traffic on Dayton-Yellow Springs Road but did not site the criteria for denial.

CASE #2026-08

An application has been received by the Planning Board requesting approval of a Conditional Use for the construction of a 4,320 square foot building to establish a retail store with a drive-through located at 2021 Lawndale Ave. (city lots 104, 105, 130, and 131) in an NC Neighborhood Commercial Zoning District.

The applicant has requested to table this case until the June meeting.
A motion was made by Mr. Steininger, seconded by Ms. Davenport, and carried to table Case 2026-08 to the June meeting.

Bradley Clough	No	Ms. Jack	Yes
Ms. Davenport	No	Mr. Knepp	No
Mrs. Gayheart	No	Mr. Siembab	No
		Mr. Steininger	No

CASE #2026-09
An application has been received by the Planning Board requesting approval for a Final Planned Unit Development (PUD) Modification Plan for 200 multi-family units on 15.804 acres located at 2285 Commerce Center Blvd (city lots 7265 & 7266 and the vacated Enterprise Dr.) in a PUD Planned Unit Development Zoning District.

The applicant has requested to table this case until the June meeting.

A motion was made by Mr. Knepp, seconded by Mr. Steininger, and carried to table Case 2026-09 until the June meeting.

Bradley Clough	No	Ms. Jack	Yes
Ms. Davenport	No	Mr. Knepp	No
Mrs. Gayheart	No	Mr. Siembab	No
		Mr. Steininger	No

OTHER BUSINESS
None

ADJOURNMENT
A motion was made by Mr. Siembab, seconded by Mr. Steininger, 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 5:16 p.m.