CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
June 9, 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.

A motion was made by Mr. Siembab, seconded by Mr. Knepp, and carried to excuse Mr. Steininger.

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

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
Mike Reed, Bob Jurick, Tyler Amicon, Mick Oakes, Doug Degenhart

APPROVAL OF AGENDA
A motion was made by Mr. Siembab, seconded by Mr. Knepp and carried to approve the agenda for the June 9, 2026, Planning Board meeting.

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

APPROVAL OF MINUTES
A motion was made by Ms. Davenport, seconded by Mr. Knepp, and carried to approve the minutes 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

OLD BUSINESS
None

NEW BUSINESS
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.

Applicant: Arvind Goel & Sapan Bansal
Fairborn Estate LLC

Ms. Riggs said this is Conditional Use for the construction of a retail store with a drive-through located at 2021 Lawndale Drive within a Neighborhood Commercial zoning district. She said all drive-throughs are a Conditional Use and require Planning Board approval. Ms. Reviewed the site plan with the Board and stated the site is locates south of the Five-Points intersection. She said there are a total of four lots that make up this single site. Ms. Riggs said the surrounding uses include a mixture of commercial and residential.

Ms. Riggs said the site will remove the existing vacant car wash and add a 4200 square-foot retail building with a drive-through on .57 acres. She said the new site will use the existing access drive from Lawndale and create a new 2-way access drive to Wilson Avenue. She said the access from Wilson leads to the one-way drive aisle in the rear of the building which then leads to the drive through located on the west side of the building. She said the drive aisle can accommodate a secondary lane to drive around any stacking vehicles and parking is accessed from the north or south sides of the site. Ms. Riggs said a two-way drive aisle will extend around the front of the building; a five-foot wide sidewalk will extend around the building to the thirteen parking spaces. She said a crosswalk would be added from the existing sidewalk along Beaver Valley Road to the new building. Ms. Riggs said some additional improvements will also be added along Beaver Valley for safer pedestrian access; with the crosswalk that will be added at the intersection of Lawndale and Beaver Valley Road there will be a Rapid Flashing Beacon, as recommended by City's traffic safety committee. She said in the front of the building there will be ten parking spaces, sufficient for the retail and service use they are proposing; and there is ample space for stacking for the drive through. She stated the dumpster enclosure will be located on the south side of the site and will be updated to today's city standard, and the existing fence will be replaced with a 6-foot vinyl fence with landscaping added along this fence line. She said some of the landscaping is shown around the parking lot as a buffer, but some additional landscaping is required as part of the conditions. Ms. Riggs said the materials for the building include brick, EIFS and Hardie Plank with awnings. She said a light plan was received and is showing no light bleed onto the adjacent properties. Ms. Riggs said the hours of operation will be 6am – midnight with three people per shift.

Ms. Riggs said staff believe this request meets the standards for Conditional Use. She said it doesn't endanger public health or impede orderly development and traffic circulation on the site is good. She said I did receive a phone call from a notified resident who was not supportive of the use. She stated based on the standards for Conditional Use; Staff recommends approval with the listed conditions and asked the Board if there were any questions.

ALTERNATIVES:
1. Approve the proposed Conditional Use as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1122 & 1132, finding that they are consistent with the general criteria for approval.

2. Conditionally approve the proposed Conditional Use as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1122 & 1132, finding that, with the following conditions, they are consistent with the general criteria for approval:

1. A photometric plan showing zero light bleed on adjacent properties shall be approved by the City Planner.
2. An updated landscaping plan showing detailed plantings along parking areas and drive aisles and bike rack location shall be approved by the City Planner.
3. Civil plan of the site showing ADA ramps to the existing sidewalks at the intersections of Beaver Valley Rd. with Lawndale Ave. and Wilson Ave. Striping shall be added to connect the existing sidewalk along Beaver Valley Rd. to the retail store. Striping and crosswalk improvements, including a rapid flashing beacon, shall be added to the intersection of Lawndale Ave. and Beaver Valley Rd. The access drives shall be in accordance with City standards and all as approved by the City Engineer.
4. 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 Conditional Use as submitted by the Applicant based on the Board's ability to make the necessary determinations found in FCO Chapter 1122 & 1132, finding that they are inconsistent with the general criteria for approval.

Board Questions
None

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

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

Applicant
Mr. Goel stated right now this is a former carwash and the building is not adding any value to the city; this property was approved for a drive-through earlier and for some reason the previous owner did not build but we see potential there from our survey. He said we saw that the people who live in that area need a convenience store. He said the items we will sell are milk, bread, and butter; it is for the convenience of the community and once the building is there it will add value to the city.

Board Questions
None

Proponents
None

Opponents
None

Board Questions
A motion was made by Mr. Knepp, seconded by Ms. Davenport and carried to close the public hearing at 4:25 pm.

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

Board Action
A motion was made by Mr. Knepp, seconded by Mr. Clough, and carried to approve Case 2026-08 with conditions.

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

CASE #2026-09
An application has been received by the Planning Board requesting approval of 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 a portion of the vacated Enterprise Dr.) in a PUD Planned Unit Development Zoning District.

Applicant: Mick Oakes
PLK Communities

Ms. Riggs said this is a Final Planned Unit Development Modification for a multi-family development located on Commerce Center Boulevard; the applicant is Mick Oakes from PLK Communities. Ms. Riggs reviewed the site plan with the Board and stated the site is located in a Planned Unit Development zoning district and surrounded by other PUD zoning for multi-family and commercial uses as well as Light Industrial and Parkland. She said this site was approved by Planning Board last December and by Council in January and a majority of the approved sites stayed the same. She said the overall site is composed of three parcels equaling a little over 15.8 acres and site still includes fourteen residential buildings with a reconfiguration that includes the removal of the six duplex cottages located along Commerce Center Blvd; the maintenance building and a clubhouse will remain. She said the two-hundred units on the site are composed of thirty-six one-bedroom units, with a minimum of 849 square feet, one hundred and twelve two-bedroom units, with a minimum of 1,025 square feet and sixty-four three-bedroom units, with a minimum of 1,242 square feet. Ms. Riggs said the amenities will include a clubhouse with an exercise room, meeting/event space, kitchenette and a leasing office. She said there is still a pavilion, swimming pool, mail kiosk and dog park. She said the pickleball ball court is now located by the front access drive and there are still three dumpster locations. Ms. Riggs said there are now four hundred and forty-three parking spaces, whereas the last approval had four hundred and twenty-seven parking spaces that will include three hundred and

ninety-seven open parking spaces, twelve EV charging stations, ten accessible spaces and twenty-four detached garage spaces in four separate garages.

Ms. Riggs the biggest change is the removal of the six duplex cottages along Commerce Center Boulevard; instead of the buildings the applicant has parking and landscaping with mounding and walking paths. She said the parking area around the wetland was moved from that location to the western side of the site. She stated that previously all the buildings had a courtyard in the middle but in order to accommodate the lost parking around the wetland, they reconfigured this western side and added parking in that area. She said the pickle ball court was relocated to the front near the entrance along Commerce Center Boulevard. Ms. Riggs said overall the parking on the site has increased from four hundred and twenty-seven spaces to four hundred and forty-three spaces and that is with the removal of the twenty-four parking spaces associated with the six cottages. She said there is still a detention pond located on the northwest side of the site with the two wetlands and the applicant will continue to work with the BW Greenway and Beavercreek Wetlands and adhering all the existing requirements as they complete their stormwater plans. She said there will still be a path connecting the Valle View Reserve South. Ms. Riggs reviewed the landscaping plans with the Board and said the entire site is buffered with plantings. Ms. Riggs reviewed the site plan and pointed out the pocket park, the two parking garages outlined in yellow and the twenty open parking spaces next to them. She said along Commerce Center Boulevard there will be a mixture of plantings and mounding to block the view of headlights. She pointed out the pickle ball court and access drive and stated the access drive was also moved as a recommendation from the traffic study. Ms. Riggs said the garage elevations will have a stone wrap around the bottom to march the residential and each garage is about nine by twenty-one in size.

Ms. Riggs stated when approving the Final PUD Plan, we look at all the criteria to decide; in this instance there are many of the criteria that can be met, but there are some that the applicant is not willing to meet. She said the proposed development complies with the intent and purpose of the Planned Unit Development zoning district and the use and the amenities follow the approved Preliminary PUD Plan but the layout is also not consistent with the approved Preliminary PUD Plan due to the fact the residential cottage units along Commerce Center were removed, the buildings on the west side of the development no longer have an internal courtyard and they have added an additional forty parking spaces, while removing units. She said this layout does not follow the City's Land Use Plan which promotes parking to be located to the rear or side of the buildings as the building should be oriented to the street. She said if you recall all of the residential developments that you have seen have buildings fronting the street such as the development on Beaver Valley Road, the developments on Trebein and the one you saw at the earlier work session. Ms. Riggs said in this case the Preliminary Plan and use have been approved. She said this decision tonight is solely the approval of the Final PUD plan. She said if there are any changes that you want staff to continue to work with this applicant, then you will need to provide that direction or approve the plan as submitted. She stated I do recommend you include these criteria in your rational for approval.

ALTERNATIVES:
1. Approve the proposed Zoning Map Amendment to PUD, 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 Zoning Map Amendment to PUD, 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:

3. Deny the proposed Zoning Map Amendment to PUD, 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

Mr. Knepp asked why there is a no for the matches PUD Preliminary Plan Uses which has density and layout. Ms. Riggs stated it is because the site does not match the original layout, which are the parking and the building along Commerce Center Boulevard that were approved with the Preliminary Plan and so it does not match that. Mr. Knepp said is that where the berm kind of hide that issue and Ms. Riggs said that is what is proposed to hide that parking with mounding and landscaping and to build that area up so they can have additional parking. Mr. Knepp said does the city agree with that or is it our decision to agree with that? Ms. Riggs said that would be your decision. Mr. Knepp on the rendering it looks like there is landscaping between the sidewalk and the street with some trees; is that normal to have landscaping and trees in the sidewalk area I thought that was something we generally don't do is have trees in that grassy area. Ms. Riggs said along Commerce Center between the sidewalk and the street there are existing trees that were planted when Commerce Center was upgraded. Mr. Knepp said it looks like when you are coming out of the exit the grass looks like they would be inhibiting your view. Ms. Riggs stated we will make sure there is no line-of-sight issue as this is all right-of-way so the city will control that.

Mr. Clough asked what the no for amenities was about. Ms. Riggs said that was about the design, like I said not having those buildings fronting Commerce Center, so the design and the garage don't add much architectural detail as far as facing one of our main streets. Mr. Clough said so the biggest concern is what it looks like from the street and the solution is the landscaping. Ms. Riggs stated that is the applicant's solution.

Applicant

Mick Oakes stated as previously discussed this was seen by Planning Board in December and approved by City Council in January. He said what we have done in the last four months since Council approval is to finalize the stormwater management plan which was a big topic of discussion at the previous hearings especially with the wetlands on site we wanted to ensure that those were protected and not impacted at all, we incorporated comments for the approved Traff Impact Study for the site, we updated street scaping and walking corridors along Commerce Center, we reduced the overall site density to 200 apartment homes, we made minor shifts in building locations to accommodate the finalized Civil Grading Plan, we added additional parking garage spaces and we completed our Civil permit drawings for submission. He said with the Stormwater Management Plan in order to limit all impacts to both the wetlands we have on site and to include the twelve cottages as discussed on Commerce Center Boulevard, the entire site would had to have been raised multiple feet across the entire property which was not a viable option so we had to make a choice as the developer and we opted to reduce the overall unit count to prevent any impact to the wetland on site. He said we reviewed several options to buffer that gap from the cottages with city staff, including multiple options. He said we landed on this berm and landscaping, but we went through fencing, additional garage

spaces, carriage houses and landscaping throughout, and we decided on this pocket park, a walkable amenity with a walking path and additional landscaping to shield any and all visibility from Commerce Center. Mr. Oakes said with the PUD criteria checklist primarily this design will be reducing density by the twelve units from the front of Commerce Center in response to a 7' grade condition change to the front of Commerce to where the parking is located; these deviations reflect lower intensity, a better buffer plan not a more aggressive one. He said these cottages that once faced the street are gone because the grade made it unbuildable without a retaining structure that we cannot justify and, in their place, we put a parking setback, mounding and landscaping which the adopted Land Use Plan encourages. Mr. Oakes reviewed the site plan with the Board going over the various changes. He said the two parking garages that are there you will only see the top pitch of the roof line, even if those garages were updated you would not see them from the street on the rooftop. Mr. Oakes reviewed the renderings with the Board and said this is a very wide drive approach apron and there will not be any line-of-sight issues. He showed the Board how the garages will not be seen from Commerce Center with the mounding, landscaping and pocket park.

Tyler Amicon reviewed the As-Builts and conditions with how it is today with the Board and said Commerce Center does sit up pretty high it is kind of level and then it starts to draw down in elevation as you move south; in this area it drastically falls off to the Beaver creek and the wetlands area. He said what you see here is that Commerce does sit up higher and wanting to raise the site up is going to be very costly and not doable with the wetlands so essentially, we are bring the grade down which creates a good elevation difference between Commerce and the proposed parking lot; even in the existing condition you can see a lot of the parking is not visible to begin with so in an effort to make it less visible, adding a mound and trees on top of that will better reduce visibility to anything lower than the second story but you will probably only see the pitch of the roof for the garage. He said with the wetlands you can see on the plans there are two large wetlands and these were the focal points to the overall civil design and through all the iterations the main goal has been to have no impacts to those wetlands in terms of disturbance and we have carried that throughout the entire project to where we are now. Mr. Amicon said the initial layout had those cottages along Commerce Center and parking was a little different and as we progressed and the grading had to come back those cottages were not viable while trying to eliminate any impact to the wetlands; in an effort to bring the grade down and better fit the site and not impact the wetland area this access drive sits up high on Commerce Center and comes down and keeps the grade low enough we are not impacting those wetland boundaries. He said the detention system will have a separate wet basin which will be permanently wet, all the stormwater from the roof, parking and sidewalks will be captured by the stormwater management system, conveyed into the lower part of the wet pond and when that attenuates up during heavier storm events it will back up into the wetland so the entirety of the detention basin encompasses that entire area. He said we are able to incorporate the wetland into the detention basin with feedback from the OEPA, so this actually benefits the wetland because we are not completely isolating the runoff. He said stormwater will still get into the wetland during when it rains but during bigger storm event it will backflow and go into the wetland and recharge what is there, in an effort to mitigate any kind of debris backwashing into the wetland we are proposing a rock check dam it will also act as a barrier maintenance when the detention basin is being mowed you won't be able to go past the rock check dam which will leave the wetland area undisturbed, it will act as two purposes, keeping the wetland clean and not having any disturbance from mowing. He said the wetland on the southwest will not be impacted in terms of stormwater leading to it, there is not a lot of drainage area on the property, we are reducing it slightly however not a large impact and with grading and disturbance we are fully outside of it. He stated another item that led to the removal of the cottages when we

submitted the first plan and working the city engineer, our original outlet point was going to be a storm sewer but overtime the engineer was not able to find that, we found it in our survey but they had no record of it in their plans so at their direction the discharge point was actually to go directly into the Beaver creek wetlands area in an effort to kind of make sure storm water was still getting into those wetlands and not going into an unknown outlet point; due to that the elevation raised up a couple feet and as that raised a couple feet it raised the entire site so in combination with this and the wetland and the changing of the outlet point is what made the cottages not feasible from a grading point. He said the Traffic Impact Study we did relocate that south entrance to the north and the reason for that is because of the Redwood entrance and there is not necessarily a turn lane but there is shared turn lane to go either direction so if there were left turns in either one, they would be conflicting so in an effort to give more storage between those entrances that is why we made the change. He said the other entrance is is vital to the overall grading as I mentioned Commerce Center sits up high so in an effort to get down to grade for the proposed development, we need that and there was no concern on the Traffic Study for that location.

Mr. Clough asked if that was the entrance location that we received feedback about where they wanted the entrance moved? Ms. Riggs said yes. Mr. Amicon said they have a future planned entrance road that is not installed yet adjacent to the right of this entrance and our setback is twenty-seven feet off the property line and this is supported by the Traffic Impact Study so even if we wanted to change it we would have to redo the traffic study; the neighbor has been very complimentary of this but there is no way to change this because the Traffic Study dictates that entrance. Mr. Amicon said I wanted to go into some of PUD checklist in three areas; he said the first is proposed development complies with the intent and purpose of the PUD zoning district, this development remains widely unchanged from the January Final PUD, it is the same Land Use, same building types and materials and unit mixes, this plan adds amenities for the residents and does not deviate from the intent or purpose of PUD zoning district. He said secondly the site plan includes appropriate buffering, access, utility connections and building design; per the previous exhibits the inclusion of the pocket parks, earth mounding, landscaping, walking paths, new additional seven plus feet of topo change from Commerce Center provides appropriate buffering, access utility connections and building design remain unchanged from the previous approval. The use of the site remains compatible with surrounding residential and commercial uses and provides adequate access to infrastructure. He said Commerce Center Boulevard is a mixed corridor rather than purely residential, the immediate nearby includes self-storage, RV and vehicle storage, Perimeter Fencing, Morris Warehouse, customer pick-up service areas, large, paved parking fields and underdeveloped frontage alongside residential uses. He said we believe the inclusion of this green space is a compatible addition to the project surroundings. Mr. Amicon said in summary we remain committed to providing a vibrant project inside the City of Fairborn, these additions are not a departure from approved project but a benefit to it by enhancing the residence experience, improving the Commerce Center corridor and adding value to the community, we are ready to move forward and continue collaborating with the city officials, community stakeholders and project partners to deliver the best possible project for the City of Fairborn. He said we are eager to start, our civil design in completed, we request approval for this project tonight which will allow us to apply for our civil permit next and break ground before the summer is over. He stated if we do not receive approval, we will lose our site contractor for the next several months and it delays this project even further; so, we hope that we have shown we have adequately worked with the city staff to review several options to create a buffer and we ask that we are approved tonight so we can proceed with this project.

Board Questions
Mr. Clough said the feedback that we received involving Redwood Living, the twelve units per acres is excessive; Mr. Amicon said that was a comment from the first meeting in December; I think their density is similar to that but that is what the zoning allows for.

Mr. Knepp said if my math is correct on the site layout we have thirty-six one bedrooms, one hundred twelve two bedrooms and sixty-four three bedrooms, my math shows two-hundred and twelve units, and you said two hundred? Mr. Amicon said yes, we had two hundred and twelve in December and we have reduced that to two hundred. Ms. Riggs clarified the mistake.

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

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

Proponents
None

Opponents
Doug Degenhart

- In favor of the project
- Against the curb cut on the northern property line
- Curb cut is too close together

Applicant
Mr. Amicon stated the Traffic Impact Study was completed in November of last year and approved which considered the existing curb and the new curb cuts proximity to it; the current curb but will be twenty-seven feet off the property line and was considered during the Traffic Impact Study.

A motion was made by Mr. Siembab, seconded by Ms. Davenport and carried to close the public hearing at 4:57 pm.

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

Board Action
A motion was made by Mr. Clough, seconded by Ms. Jack, and carried to approve Case 2026-09 with conditions.

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

OTHER BUSINESS
None

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

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

The meeting was adjourned at 5:20 p.m.