CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
July 14, 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. Steininger, seconded by Ms. Davenport, and carried to excuse Mr. Siembab and Ms. Jack.

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

David Helmers, Josh Long, Joe Miller, Kyle Massie, Rick O'Connor, Catherine Calhoun, Shawn Treat

APPROVAL OF AGENDA

A motion was made by Mr. Knepp, seconded by Mr. Clough and carried to approve the agenda for the July 14, 2026, Planning Board meeting.

Bradley Clough	Yes	Ms. Davenport	Yes
Mr. Knepp	Yes	Mrs. Gayheart	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 June 9, 2026, Planning Board meeting.

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

OLD BUSINESS
None

NEW BUSINESS
CASE #2026-11
An application has been received by the Planning Board requesting approval for a Zoning Map Amendment from SR Suburban Residential to PUD Planned Unit Development, a Preliminary Planned Unit Development (PUD) Plan, and Final Planned Unit Development (PUD) Plan for the construction of 80 multi-family units and a clubhouse on 6 acres located at 2047 Beaver Valley Rd. (parcel #A02000200090033400) in an SR Suburban Residential Zoning District.

Applicant: Jeremy Jordan
North of Jordan LLC

Ms. Riggs said the applicant has requested to table this case until the August meeting.

Board Action
A motion was made by Mr. Knepp, seconded by Mr. Clough, and carried to table Case 2026-11.

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

CASE 2026-12
An application has been received by the Planning Board requesting approval of a Final Planned Unit Development (PUD) Plan for a proposed 510 square foot drive-through beverage shop with a 280 square foot detached cooler doing business as 7 Brew, located on Lot 1 of the Valle Greene Subdivision on .76 acres of Skyhawk Court (parcel # A02000200260006700) in a PUD Planned Unit Development Zoning District.

Applicant: Jonathan Wocher
McBride Dale Clarion

Ms. Riggs said this is a Final PUD Plan for the 7 Brew to be located on Skyhawk Court; the owner is CP Fairborn LLC represented by Josh Long from Casto and Jonathan Wocher from McBride Dale Clarion who are here this evening. Ms. Riggs reviewed the aerial and zoning maps with the board and stated the property is located in a Planned Unit Development Zoning District and surrounded by additional Planned Unit Development Zoning for a mix of commercial and residential uses as well as Neighborhood Center and Medium Density Residential and to the north there is also Parkland and Civic/Institutional zoning districts. Ms. Riggs stated on May 12, 2026, Planning Board meeting a couple of residents spoke about concerns with traffic, the hours of operation, noise from vehicles waiting in line, the noise from the music playing at the business, the new City streetlights, and smells from the dumpster. She said Planning Board recommended denial of the application in a 6-1 vote. She said at the June 15, 2026, City Council meeting, several residents questioned the rationale for the outdoor music and the traffic counts associated with the site's previous approval for a Sonic Restaurant. She said according to the applicant, the music is intended to provide entertainment for customers waiting to pick up their orders, while remaining at a volume that does not interfere with the ordering process. She said staff explained that traffic counts on Dayton-Yellow Springs Road have decreased slightly since 2015. Ms. Riggs stated that overall, City Council asked several questions regarding traffic

but expressed confidence that, if traffic issues arose, staff would reevaluate the situation and make adjustments as needed. She said Council members also indicated they were unaware that the outdoor music had been a concern but appreciated the applicant's proposed modifications to the conditions to address residents' concerns. She said they also noted that the City's noise ordinance is in place to address any noise-related issues. Ms. Riggs stated that City Council subsequently approved Resolution 32-26, adopting the Preliminary PUD Plan.

Ms. Riggs reviewed the site plan with the board and stated this is a restaurant with a drive-through that was approved by City Council. She said everything is the same as was submitted with the Preliminary Plan approval. She stated this site plan is overlayed onto an aerial map to show a current perspective of how the site fits into the existing environment; the lot is three quarters of an acre in size. She said they are proposing two buildings that are outlined in red; the 510 SF building will serve for their production and service area for their drinks, the smaller 280 square foot building is their cooler. She said canopies are outlined in blue on both sides of the larger building covering their double doors used by staff for service; circled in purple are the 12 parking spots with the dumpster in orange. She said as for the site itself there is a single access from Skyhawk Court that splits into 2 drive aisles that take you around the building; these 2 drive aisles can accommodate more than 27 vehicles, on the western side of these 2 drive aisles expand into a 3rd drive aisle. She said this is intended to be a quick service restaurant; the intent is 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. Ms. Riggs said this brand is intended to provide more service to vehicles than pedestrians, but pedestrians can enter the site by using the sidewalks that are highlighted in green by using a sidewalk that 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 but there is not inside, or window service and this establishment does not have an ordering speaker. Ms. Riggs stated that Skyhawk Court has already been paved with the turn lanes onto Dayton-Yellow Springs Road have already been marked. She said the landscaping will be completed with native plants. Ms. Riggs stated the plan shows the 2 drive aisles extending around the site and then a 3rd drive aisle emerging on the western side of the site, the drive-through aisles provide the stacking for over 27 vehicles. She said emergency services reviewed the plan and are supportive of this submittal and can maneuver around the site. Ms. Riggs reviewed the location of the speaker and stated they are under the canopy on both sides of the building projecting the sounds on the northeast sides of the building and adhering to the condition associated with the approved Preliminary Plan. Ms. Riggs reviewed the elevations with the board and said the materials include a 2 toned brick and metal for the building with added canopies. She reviewed the floor plan with the board and pointed out the production and cooler layout. Ms. Riggs said 7 Brew is scheduled to be completed this year, typically operating Sunday through Thursday 5am – 10pm and Friday-Saturday 5am – 11pm with 2-5 employees working during peak hours and 2-4 employees at nonpeak times.

Ms. Riggs stated this site meets the Planned Unit Development Criteria; there are no design deviations so that criteria is not applicable. She said that in Resolution 32-26 City Council confirmed the Preliminary PUD Plan met the following criteria: the proposed development is in conformity with the goals, policies, and applicable recommendations of the Fairborn Comprehensive Land Use Plan and meets the intent and spirit of the Zoning Ordinance and the Planned Unit Development District established by Ordinance 40-79; the proposed development promotes a harmonious relationship with surrounding land uses, utilizing adequate buffers, screening, and landscaping where necessary; the proposed development is accessible from public thoroughfares adequate to accommodate the anticipated traffic, and the proposed

access, internal circulation, drive-through stacking, and parking are adequate to serve the proposed use and minimize pedestrian and vehicular conflicts; adequate public utilities and infrastructure are available to serve the proposed development without imposing an undue burden on public services and facilities; the proposed development is not likely to result in significant adverse impacts upon the natural environment, including stormwater, noise, and vegetation, or such impacts have been or will be substantially mitigated; and the proposed development activates a vacant parcel and is consistent with the intent and purpose of the Planned Unit Development District.

Ms. Riggs said this application has been reviewed by public utilities and city staff, including Engineering and the Fire Department, and finds the proposal meets all applicable standards and is the same as approved by Resolution 32-26. She said I received one call from a resident to discuss the process. She said based on the Criteria for review this application continues to meet the above criteria outlined in Resolution 32-26, matches the approved Preliminary PUD Plan and the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.

Ms. Riggs stated that staff does recommend approval with the following conditions:

1) Signs shall comply with the Zoning Code as approved by the City Planner.
2) The pedestrian and vehicular access shall be in accordance with City standards and approved by the City Engineer.

Ms. Riggs asked if there are there any Questions?

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:
Signs shall comply with the Zoning Code as approved by the City Planner.
The pedestrian and vehicular access shall be in accordance with City standards and approved by the City Engineer.
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. Clough said I drove the turnaround before I came here today and did not have any problems so anyone who had concerns about the traffic flow, I did not have any my biggest concern was the left turn out and there is even a land that can accommodate several cars that you can turn left into so I had no concerns with that. He said I know at the last meeting there was a noise concern and you mentioned when we looked at the site plan that there are two speakers, but I think in the document that was sent to us said three speakers and that the music won't be

directed to the south but what about to the west. Mr. Clough said the drive through speaker is on the western side. Ms. Riggs said originally there was a speaker proposed on the southern side of the site and that has been removed and the intent is to have these speakers directed to the northeast and are elevated under the canopy, but they will be directed to the northeast away from the residential neighborhood. Mr. Clough said the memo also says it will comply with the city's noise regulations, which if correct is 70 decibels in a commercial area during daytime hours; 70 decibels isn't super loud, so those speakers will not be louder than 70 decibels. Ms. Riggs said they will not, they will have to adhere to our noise ordinance that is in place. Ms. Riggs said I did visit one location and within 50 feet the music was not loud at all, and I think that depended on the direction of the speaker; having the speakers pointed away from that residential development will make a big impact. Mr. Clough said I have a friend in Miamisburg and there is a 7 Brew and they live right behind it and I did not hear anything. He said you can see the 7 Brew from their house and I couldn't hear anything.

Ms. Gayheart stated that our current Middle School is at the intersection of 675 and Dayton-Yellow Springs Road, now that will change in 2027 when they open the new school opens on Commerce Center but my concern is traffic especially in the morning at the start of the school day so my question would be what are we looking at if there is a huge backup of traffic in the morning are we going to have police out there in the morning directing traffic or how is that going to work? Ms. Riggs said if there is a traffic backup there will probably be police presence at that location and then we will also have to re-evaluate if there are any changes that need to be made in the future to address those traffic concerns. She said when any new business opens it is usually a little chaotic and it may be at this location also, I know they do anticipate having staff helping direct traffic, they can have close to 30 cars on site and I understand the stacking on Dayton-Yellow Springs Road and then pulling into the site as well as exiting, so I think we would work wit the applicant to mitigate any of those issues that may arise.

Ms. Davenport said I did have similar concerns, but I feel better about them, addressing it with what City Council told them with the lights, the music and the traffic.

Public Hearing

A motion was made by Ms. Davenport, seconded by Mr. Knepp, and carried to open the Public Hearing at 4:27 pm.

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

Applicant

Josh Long from Casto thanked staff and said we have been working on this project with feedback from Engineering and Planning and I think at this point everyone has heard about our operations; we do believe this will be a top notch operator, the drive through concept of drive though only with no indoor seating, the employees are very active as they come out to meet you at your car and made to move people quickly through the line and we are excited to invest in the community. He said just a couple points, we heard the feedback from this board and the from the meeting here on the music and we went to staff and self-imposed the music condition and from the City Council meeting we took it one step further by removing a speaker so typically a 7 Brew has 3 speakers and this site will have 2 purposefully moving the third speaker that is on the south side of the building, those speakers are on the bottom of the canopy pointing down and not necessarily pointing out so those are going to be focused on keeping the music within

the site so there is not noise outside of the site. He said removing the speaker on the south side of the building probably further enhances the ability to meet those regulations. He said we feel we are here to be aligned with the Preliminary approval and we do feel we meet the requirements.

Board Questions
None

Proponents
None

Opponents

Kyle Massie	Concerned that residents were not notified of the June Council meeting. Concerned that the original plan had a detention pond and would remove mature tree line and remove the natural barrier to sound, light, privacy. Concerned with the pond and mosquitoes, Concerned about amplified music based on the 7 Brew brand. Concerned stacked traffic with exhaust and headlights and noise. Compared this development to existing sites in other communities regarding stacking vehicles in the public street, traffic chaos, imposing fines for stacking traffic on public streets. Not against development, would welcome a professional/medical office, quiet 9-5 neighbor.
Catherine Calhoun	Concerned about lines of traffic and interfering with traffic on Dayton-Yellow Springs Rd. Concerned about noise from the speakers and traffic. Concerned about property values, don't like the idea of commercial development with that much traffic. Would like to see something that has fewer steady streams of traffic. Would like clarification of areas being rezoned for housing and parking.

Applicant
Mr. Long stated this is not being rezoned and it planned for commercial and we are under the threshold for needing a traffic study, and the city has spent time money and resources to invest in this intersection and design it the way it is now for commercial development; we worked with staff on that exact information. He said the mature trees are planned to stay and we would keep them; we are only cleaning that pond that was previously designed to accommodate storm water for that site it has been a challenge for us as the property owners and the owners before to develop the site.

Board Questions
Mr. Clough asked if the pond is a retention or detention pond. City Engineer Manuel Jacobs stated that I believe it is a detention pond and Mr. Long agreed. Mr. Jacobs confirmed that this is a detention pond. Mr. Long said it will not be planned to always be wet, it will dry out and move south towards the highway.

A motion was made by Mr. Knepp, seconded by Mr. Clough and carried to close the public hearing at 4:42 pm.

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

Board Action
A motion was made by Mr. Knepp, seconded by Ms. Davenport, and carried to approve Case 2026-12 with conditions.

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

CASE 2026-10
An application has been received by the Planning Board requesting Request for approval of a Conditional Use for the retail sales, distribution and outdoor storage of propane, doing business as Letterman's Propane, located at 160 Glaser St. (city lot 3095 & 3096) in an LI Light Industrial Zoning District.

Applicant: David Helmers
Glaser Property LLC

Ms. Riggs said this is a conditional use application for the retail sales, distribution and storage of propane to be known as Victory Propane; the owner of this currently vacant site is Glaser Property LLC. And David Helmer is the applicant for Victory Propane. Ms. Riggs reviewed the aerial and zoning map with the board and stated the site is located in a Light Industrial Zoning District, surrounded by Light Industrial uses. She said this is a 1.28-acre site which has an existing overgrown gravel storage lot and existing 4000 square foot metal building with an additional 400 square foot building being proposed. She said there are 2 access points to the site; the access to the site on the south side is for 5 customer parking spaces and the access to the north will be surrounded by a 6-foot fence and for employees only. Ms. Riggs said there will be 6 delivery vehicles, 2 1,000-pound propane tanks used for customers to fill up small propane tanks and 1 30,000-pound propane tank that will be used for off-site delivery for residential and commercial uses; There will be a storage area of empty 20-, 500-and 1000-pound propane cannisters. She said besides the new owners cleaning up this site and paving the parking lot, they will add a new 400 square foot metal storage building, enclosed on 3 sides and open to the north.

Ms. Riggs stated that Victory Propane has been around since 2015 and they were located in Brookville and unfortunately need to relocate; Our staff did reach out to the Brookville Fire Department who have a good working relationship with this group and pass all required safety inspections; they have 24-hour surveillance of the property. She said this company is relatively small, they currently have 6 employees but would like to grow to 9 at this location; their hours of operation are 8-4 for the public; their drivers typically start their routes at 5:30 in the morning throughout the week.

Ms. Riggs stated that staff believes it does meet the standards for Conditional use; it doesn't endanger public health or impede orderly development, traffic circulation on the site is good and it follows the spirit and intent of the light industrial district in that area. She said it is based on these standards that staff recommend approval of this conditional use. Ms. Riggs said we did not receive any feedback from the notices that were sent out; the engineering and the fire

department also believe this proposal meets all their applicable standards and based on the standards for Conditional Use, staff does recommend approval with a condition that the landscape plan be updated with plants native to Ohio.

Ms. Riggs asked 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. The landscaping plan shall be updated with plants native to Ohio and approved by the City Planner.

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. Steininger, seconded by Mr. Knepp, and carried to open the Public Hearing at 4:50 pm.

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

Applicant
David Helmers stated that we have been working with city staff to plan this property and this tenant has the right business type which would allow them to locate here; I am impressed with the safety of their staff but I think with all the comments we are in agreement and what is required and we are excited about this project.

Board Questions
Mr. Knepp asked if there is a known record of safety issues that they never blow up or any numbers for that. Mr. Helmers said the laws that are written for that, and preventative measures have been taken in the design of these, we follow all of those and we have talked with the fire department and building department and everybody who would have concern and so far, we are all in agreement. Mr. Knepp asked at some point, do you think natural gas vehicles will apply to your facility to be refilled or are you going to stay away from that business?

Proponents
None

Opponents
None

Applicant
Mr. Shawn Treat, representing Victory said natural gas and propane are two different types of gas and there are vehicles out there that run on propane, but CNG is a different fuel than what we do, we do not get involved with that. He said we follow Pamphlet 58 which gives us explicit guidelines we have to follow and meet to make those tanks safe; we have nematic valving with plastic airlines that if there were a fire or a pull away that would be removed so the internal valves close instantly, therefore there is not a huge gas release. He said all those guidelines are adhered to.

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

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

Board Action
A motion was made by Mr. Steininger, seconded by Mr. Clough, and carried to approve Case 2026-10 with one condition.

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

OTHER BUSINESS
Community Reinvestment Area Board Appointee
MR. Steininger made a motion, seconded by Ms. Gayheart and carried to appoint City Planner Kathleen Riggs to the board.

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

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

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

The meeting was adjourned at 4:57 p.m.