CITY OF FAIRBORN
PLANNING BOARD FORMAL SESSION
September 8, 2026 - 4:00 p.m.

Vice-Chair Knepp 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	☒	☐

Mr. Knepp led the Pledge of Allegiance.

A motion was made by Mr. Siembab, seconded by Ms. Davenport, and carried to excuse Mrs. Gayheart.

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

STAFF MEMBERS PRESENT

Kathleen Riggs, City Planner, Cherise Schell, Development Services Director, Marie Gay, Planning Board Secretary, Meredith McDowell, Economic Development Department

CITIZENS PRESENT

James West, Brad Henrich,

APPROVAL OF AGENDA

A motion was made by Ms. Davenport, seconded by Mr. Steininger and carried to approve the agenda for the September 8, 2026, Planning Board meeting.

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

APPROVAL OF MINUTES

A motion was made by Mr. Steininger, seconded by Ms. Jack, and carried to approve the minutes for the August 11, 2026, Planning Board meeting.

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

OLD BUSINESS

CASE 2026-11

An application has been received by the Planning Board requesting approval of a Zoning Map Amendment from SR Suburban Residential to PUD Planned Unit Development, a Preliminary Planned Unit Development Plan, and Final Planned Unit Development Plan for the construction of 80 multi-family units and a clubhouse on 6 acres located at 2047 Beaver Valley Rd. in a SR Suburban Residential Zoning District. The applicant has requested this case to be tabled until October 13, 2026.

A motion was made by Mr. Siembab, seconded by Ms. Davenport, and carried to table Case 2026-11 to the October 13, 2026, meeting.

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

CASE 2026-14

An application has been received by the Planning Board requesting approval for a Preliminary Planned Unit Development Plan, for the construction of a new residential community to be known as The Villas at Copperleaf with 114 multi-family units and a clubhouse on 15 acres located at 1524 Commerce Center Blvd. in a PUD Planned Unit Development Zoning District. The applicant has requested this case be tabled until September 15, 2026.

A motion was made by Ms. Jack, seconded by Ms. Davenport, and carried to table Case 2026-14 to the September 15, 2026, meeting.

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

NEW BUSINESS

None

OTHER BUSINESS

None

ADJOURNMENT

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

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

The meeting was adjourned at 4:05 p.m.