



**CITY OF FAIRBORN**  
**PLANNING BOARD FORMAL SESSION**  
**May 9, 2023 - 4:00 p.m.**

Chair Dodd called the meeting to order at 4:00 p.m.

**BOARD MEMBERS**

Brian Dodd, Chair  
Marilyn McCauley, Vice Chair  
David Cox, Board Member  
Melody Gast, Board Member  
Pam Gayheart, Board Member  
Jerry Guess, Board Member  
Tim Steininger, Board Member

	<u>Present</u>	<u>Absent</u>
Brian Dodd, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marilyn McCauley, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Cox, Board Member	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Melody Gast, Board Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pam Gayheart, Board Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jerry Guess, Board Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Steininger, Board Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A motion was made by Mr. Guess, seconded by Ms. McCauley, and carried to excuse Dr. Cox.

Mr. Dodd	Yes	Mr. Jerry Guess	Yes
Ms. Melody Gast	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Tim Steininger	Yes

Mr. Dodd led the Pledge of Allegiance.

**STAFF MEMBERS PRESENT**

Kathleen Riggs, City Planner, Michael Gebhart, Assistant City Manager, and Marie Gay, Planning Board Secretary

**CITIZENS PRESENT**

Daniel Whitley, Jeff Jones, Ethan Lynch, Kim Kreiger, Sheila Keeton, Mike Bocko, Cathy Bocko, M.J. Price

**APPROVAL OF AGENDA**

A motion was made by Ms. McCauley, seconded by Mr. Guess, and carried to approve the agenda for the May 9, 2023, Planning Board meeting.

Mr. Dodd	Yes	Mr. Jerry Guess	Yes
Ms. Melody Gast	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Tim Steininger	Yes

**APPROVAL OF MINUTES**

A motion was made by Ms. McCauley and seconded by Mr. Guess and carried to approve the minutes for April 11, 2023, Planning Board meeting.

Mr. Dodd	Yes	Mr. Jerry Guess	Yes
Ms. Melody Gast	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Tim Steininger	Yes

**OLD BUSINESS**

**CASE #2023-02**

Request for approval for a Preliminary Planned Unit Development Modification Plan and Final Planned Unit Development Plan that includes a Replat and Vacatin of Right-of-Way for a portion of Skyhawk Court for the construction of a 6,138 square foot building for retail sales and

restaurant with a drive through and vehicle fuel sales to be known as GetGo and a 3,635 square foot building for a car wash to be known as WetGo located on approximately 5 acres at 720 Skyhawk Court (city lots 1, 2, & 3 of Valle Greene West Section 6) in a PUD Planned Unit Development Zoning District.

The applicant has requested this case be tabled until the June 13, 2023, meeting.

**Board Action**

Mr. Guess made a motion and stated that we advise the applicants of Case Nos. 2023-02 and 03 that this is the third and final extension that the Planning Board will give them. They have had 90 days. Ms. McCauley seconded the motion.

Mr. Dodd	Yes	Mr. Jerry Guess	Yes
Ms. Melody Gast	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Tim Steininger	Yes

**New Business****CASE #2023-03**

Zoning Change from Neighborhood Center to Preliminary Planned Unit Development, a Preliminary Planned Unit Development Modification Plan, and Final Planned Unit Development Plan for the construction of a 5,919 square foot convenience store with vehicle fuel sales to be known as Wawa located on 2.2 acres at 600 E. Dayton Yellow Springs Rd.

The applicant has requested this case be tabled until the June 13, 2023, meeting.

**Board Action**

Mr. Dodd stated this is the case we just voted on and the applicant has requested this case be tabled until the June 13, 2023, meeting. Mr. Gebhart asked if this was the second case to be tabled; this is the Wawa case and different from the first case. Mr. Dodd agreed and stated this is the second case. Mr. Guess stated that the motion was for cases 02 and 03 to be tabled and ended as far as an extension. Mr. Gebhart said I misunderstood the new case; I thought the motion was only for the first case. Mr. Steininger asked how long the first case has been around; is this the second or third request. Ms. Riggs stated the first case was originally scheduled to come before the Planning Board in March and was tabled until April, and then it was tabled until today so this will be the third request to table. Ms. Riggs said this is the first request to table for Case 2023-03. Mr. Steininger said the ninety-day rule Mr. Guess was talking about would apply to Case 2023-02 but not 2023-03. Mr. Steininger said the motion was for both, that they only had one more time to come back; however, in the second case, this is only their first reading. Mr. Dodd asked for a motion to change Mr. Guess' motion. Mr. Guess made a motion that Case 2023-03 be extended. Ms. Gayheart seconded the motion.

Mr. Dodd	Yes	Mr. Jerry Guess	Yes
Ms. Melody Gast	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Tim Steininger	Yes

**CASE #2023-03**

Preliminary Planned Unit Development Modification Plan and Final Planned Unit Development Plan for Phase 1 in order to expand the use of self-storage and add a drive through access to the existing 84,180 square foot building located at 224 E. Dayton Yellow Springs Rd. (city lot 9331) and demolish the existing building for the addition of a 40-foot-wide drive aisle located at 256 E. Dayton Yellow Springs Rd.

**Owner:** Gator Five Points Partners LLLP  
7850 NW 146TH ST, 4TH FLR  
Miami Lakes, FL 33016

**Applicant:** Zach Williams  
Cobblestone Capital  
1550 Western Street  
Bowling Green, KY 42104

Ms. Riggs stated there is one clarification regarding their request. Initially, this was a request for both city lots 9331 and 9332; the applicant has since learned some additional information regarding lot 9332 and at this time they do not plan to include the demolition of the former Kroger building and the building on the lot 9332 until they can further evaluate the lot and determine how they want to move forward. This case is about city lot 9331, the former Kmart lot and looking at that use.

Ms. Riggs said the owner of the building is Gator Five Points Partners and the applicant is Zach Williams with Cobblestone Capital, and the applicant is here this evening.

Ms. Riggs reviewed the aerial and zoning maps, site views, site plan. She said the site consists of 2 parcels with a little over 15 acres. The parcel we are looking at consists of 9 acres which is the location of the former Kmart site. In June of 2021 the building was approved with 62,000 sf being used for self-storage and 4 multi-tenant spaces associated with the site for the rest of that space. The applicant would like to increase the storage use and use the entire building for storage along with office space. The total amount of storage would be 607 units with 530 on the first floor and 77 on the Mezzanine level. They are proposing a 1-way drive through component where vehicles can drive in to load and unload and have access to those units. The typical hours for indoor storage are from 7am to 8pm. This site would have an office that would be open from 9am to 6pm; this overhead door to access the overhead component will only be open when staff is present on site. When staff are not on site there will be a garage door that will come down and vehicles will not be able to enter the building. When staff is on-site individuals will only be able to access those doors through a keypad and they will also have access to a call center if they have any questions or problems getting into their unit. This site will be monitored with motion sensors and cameras focusing on the interior of the site as well as the exterior entrance ways. There will be ample lighting on the interior for the cameras. All the existing access drives along Beaver Valley and Dayton Yellow Springs will remain. There will be a dumpster added to the south side of the site. There is an addition to the landscaping adding some maple and oak trees in those landscape islands, but they would also like to add landscaping strips along the drive aisles. To the south there is existing landscaping and that will remain; they are proposing a security fence and we are finalizing the details of where that will be located to make sure it does not cause a line-of-sight issue with the neighboring property owner as people are exiting the site on Beaver Valley. Ms. Riggs stated the elevations show a black and grey schematic, the building will be painted grey with hardy plank siding added and some aluminum siding along with trim. With the addition of red garage doors, this is the entrance for the drive-through component.

Ms. Riggs said a few phone calls were received inquiring about what the use would be and about the project. They seemed supportive of the project but had concerns about the parking lot being repaired but did not seem to be opposed to the use or expanding the indoor storage at the site. There was the question of whether there would be a shared parking easement with those

associated adjacent commercial businesses such as Donato's and the bank; those agreements still exist.

### **Recommendation**

Staff recommends approval of the Preliminary Planned Unit Development Modification Plan and Final Planned Unit Development Plan for Phase 1 with conditions.

- Parking lot be milled, filled, and restriped with fire lanes and pedestrian access defined in accordance with the Fire Code.
- Repair curbing on the south side of the site and paint yellow for no parking as approved by the City Engineer.
- No flammable materials are permitted in the storage units and hours of operation be limited between 6:00 am – 10:00pm.
- Dumpster enclosure required on the south side of the building.
- Proposed security fence material and type on the south side of the side adjacent to the residential use shall be approved by the City Planner.

### **Board Questions for Staff**

Mr. Steininger asked if the north section of Lot 3301 would be paved. Ms. Riggs said the condition includes the entire site; this applicant has proposed additional out lots on the site that will come in additional phases. If those phases don't move forward, we expect those lots to be paved.

### **Public Hearing**

The Public Hearing opened at 4:16 pm.

#### **Applicant:**

Daniel Whitley, Arnold Consulting Engineers stated he did not have anything to add to the presentation but would be happy to answer any questions.

#### **Board Questions for Applicant**

Ms. Gayheart asked if the front area is not used will that be paved right away. Zach Williams said in regard to the paving, the main entry ways will be our first concern to get those addressed and permanently fixed. The areas you spoke of that are obviously hazardous, we want to mend those in some way without breaking the bank. Our intention is to sell these as outlots, so we know that the pavement will be removed at some point. Mr. Williams pointed out on the site plan how the phase one paving would take place and the rest would be temporary solutions as we try to sell those out lots. Ms. Gayheart clarified that the answer is no.

Ms. McCauley stated you are saying the driveways will be permanently repaired because the documentation says parking lots and I'm afraid it will be read literally, and you will just do the parking lots and the driveway will remain with potholes. I am concerned that all the main driveways will be permanently repaired. Mr. Williams said we will be paving these drive lanes or driveways and we will identify large potholes and fill with cold patch or hot patch; not a complete mill and repave because we know that eventually that will be torn up but we do what to make it safe. Ms. McCauley

Mr. Guess if you have any current or future plans to have external storage units in the parking lot area or rent trucks or vehicles. Mr. Williams said they do not have plans for exterior storage; or traditional drive-up storage. Mr. Williams said our intent was to just tear down the other building. We were going to look at how we could utilize this space; but our survey just came back and we found a sewer and utility easement that takes up a lot of that land so now we are

having to take a step back and figure out how to move forward. We did not want to tear that down in case we completely renovate it for another use. He said I can promise it is not going to be staying the same; we will come up with a plan and bring that back in. Mr. Williams so there will not be any exterior storage or truck rental.

Mr. Dodd said the business is open until 10pm and if there is nobody physically there to open the center door how will they get into the building. Mr. Williams pointed out that on the site plan they are adding additional entry doors and every door will have a personal pass code that time stamps in and out. He said the drive aisle, the reason we do not have accessible without someone working is in the event someone was to wreck the door or leave it open and the building could be open to vandals or animals. He said we make the drive through inaccessible when there is not someone in the office to foresee all the activity going on. Mr. Dodd said he was concerned how someone would be able to enter the building. Mr. Williams said they will know how many access doors will be available when they submit plans.

Mr. Gebhart asked if the previous condition of no exterior storage and no truck or trailer leasing was a condition and will that carry over to this. Ms. Riggs said it will because this is a modification to a previous approval and those conditions would remain in effect.

#### Proponents

None

#### Opponents

None

The Public Hearing closed at 4:27 pm.

#### Board Action

A motion was made by Mr. Steininger, seconded by Mr. Guess, and carried to approve the Preliminary Planned Unit Development Modification Plan and Final Planned Unit Development Plan for Phase 1 in order to expand the use of self-storage and add a drive through access to the existing 84,180 square foot building located at 224 E. Dayton Yellow Springs Rd.

Mr. Dodd	Yes	Mr. Jerry Guess	Yes
Ms. Melody Gast	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Tim Steininger	Yes

#### Other Business

None

#### Adjournment

A motion was made by Ms. Gayheart, seconded by Ms. McCauley, and carried to adjourn the meeting.

Mr. Dodd	Yes	Mr. Jerry Guess	Yes
Ms. Melody Gast	Yes	Ms. McCauley	Yes
Ms. Gayheart	Yes	Tim Steininger	Yes

The meeting was adjourned at 4:31 p.m.