



City of Germantown, Ohio Planning Commission

MINUTES OF MEETING HELD ON AUGUST 27, 2025

(Prepared on September 3, 2025)

The City of Germantown Planning Commission met in regular session on August 27, 2025, at 7:00 p.m. in the City Building Council Chambers.

Members Present:

The following members were present at the Call to Order: Mr. Herner; Mr. Wiser; Mrs. Berry.

Members Absent:

The following members were not present at the Call to Order: Mrs. Izor; Mr. Rettich.

Mr. Herner asked to excuse the absent members.

Also Present:

Also present were Rod Morris representing Associates Construction; and Chad Adkins, the City Planner.

Meeting Summary:

This was not a formal public meeting and could have been approved administratively as a minor PUD update. However, it was determined to have the Planning Commission discuss the proposed change and to make a determination.

Approval of the Meeting Minutes from June 25, 2025

Mr. Herner asked if Mr. Wiser and Mrs. Berry reviewed the meeting minutes from the June 25 Planning Commission meeting. Mr. Hefner asked if there are any comments and there were none.

Mr. Wiser motioned to approve the minutes and Mrs. Berry seconded. All in favor vote, minutes approved at 7:02 p.m.



City of Germantown, Ohio Planning Commission

Broadhill Estates PUD Minor Update:

Mr. Herner asked for the staff presentation for a minor update to the Broadhill Estates PUD. The four parcels were previously approved for two attached units with zero setbacks, with two dwellings each, for four total dwelling units. The modification requested is to change from the two attached units to four detached units. The total number of four dwellings remains the same between the original PUD and the requested modification.

Staff Summary

Mr. Adkins provided an overview of the proposed modification with a review of the original PUD approvals. Currently, six parcels remain undeveloped in the PUD and Mr. Adkins reviewed the aerial photograph from Google Earth. The Broadhill Estates PUD development is a mixture of single-family detached homes and attached units. There is also a mixture of residences in the immediate area, with a multi-family development directly to the east.

Mr. Adkins reviewed the proposed layout with three 53-foot wide lots and one 65-foot lot. Each parcel would have a five-foot side yard setback for 10-feet of separation between structures. The structures would be 43 feet wide, as proposed, with a 49-foot wide structure on the wider lot.

Mr. Adkins noted that the applicant could go to a 7.5 foot side yard setback, if needed, but that would reduce the value of the homes. Mr. Adkins noted the zoning of the surrounding area and mentioned that a 5-foot side yard setback is a deviation from the standard 10-foot side yard setback for the R1-AA zoning. Mr. Adkins recommended approval of the variance requested after noting the minor update and that adding four new dwellings would be beneficial instead of vacant lots.

Applicant Presentation

Mr. Morris provided an overview of the proposed change and noted that they are proposing to go from zero setbacks to 10-feet of separation. This is something they are doing currently in Springboro which has worked out well. This will be similar to Hickory Pointe but a little bit bigger than those homes. The 43-foot wide homes provide for unique front elevation aesthetics. Mr. Morris also noted that the demographics have changed and duplexes are harder to sell and sometimes turn into rental units.

Planning Commission Discussions

Mr. Wiser noted that he cannot see four homes on the lots, but he could see two duplexes. Mr. Wiser suggested that the lots are combined into two lots to allow for two larger homes. Mr. Morris stated that the 53-foot wide lots are similar to Hickory Pointe and those turned out very nice.



City of Germantown, Ohio Planning Commission

Mr. Morris stated that they have built to a 6-foot setback in some developments for the foundation, with the soffits at a 5-foot setback. This would allow for a 41-foot wide building pad.

Mr. Herner asked about the utility easement that was abandoned previously. Mr. Morris clarified that this was investigated and the easement was vacated. Mr. Herner asked about the Fire Department requirements for access, and Mr. Adkins noted that it would be reviewed as part of the building permits. Mr. Herner asked about the previous plan and noted that a 7.5 foot side yard setback would make a narrow house. Mr. Morris noted that the depth of the lots is good and the homes would have walk-out basements. The homes are envisioned to be ranches with the finished basements. He also noted that there are larger homes in the development and wider homes would be best here.

Mr. Herner asked about the soffit setback verse a foundation setback, which is what they do in Springboro. Mr. Herner stated he prefers the soffit setback and Mr. Morris agreed that they could do a 5-foot soffit setback, which would equal about a 6-foot foundation setback.

There was no additional discussion.

Motion:

Mr. Herner moved to approve the minor update to the Broadhill Estates PUD with a 5-foot soffit side yard setback. Mr. Wiser seconded. Mr. Adkins called the vote:

- Mr. Herner, Yes.
- Mr. Wiser, Yes.
- Mrs. Berry, Yes.
- 3 - Yes, 0 - No. MOTION APPROVED by unanimous vote.

Adjournment:

Mr. Adkins provided a quick overview of the upcoming cases that may go before the Planning Commission in the next several months.

Mrs. Berry closed the meeting at 7:21 pm.

If you have any questions please contact Chad Adkins: chadkins@germantown.oh.us

End of Staff Report