



City of Germantown, Ohio Planning Commission

MINUTES OF MEETING HELD ON SEPTEMBER 24, 2025

(Prepared on October 8, 2025)

The City of Germantown Planning Commission met in regular session on September 24, 2025, at 7:00 p.m. in the City Building Council Chambers. This was a workshop session to introduce four specific zoning-related projects to the Planning Commission.

Members Present:

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

Members Absent:

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

Mr. Herner asked to excuse Mrs. Izor.

Also Present:

Also present were several applicants and additional members of the public. Also present were Chip Wirrig, Public Service Operations Manager, and Chad Adkins, the City Planner. Michael Hafner from TEC was also present.

Meeting Summary:

This workshop session was to introduce three new projects and to continue with a previous Planning Commission case for Community Harvest Church. The cases are summarized below with the detailed minutes following:

- The Kolosik Property at 1020 Dayton Germantown Pike (Formerly Bear Creek PUD):
 - Change from PUD with 40+ homes, to a family compound with up to five single-family dwellings.
 - Asking for a private drive with custom homes for family members only.
 - Must be developed as if a subdivision, with access for fire and EMS.
 - Variances requested for a private drive (built to city standards), and to have multiple single-family residences (up to 5) on a large lot.



City of Germantown, Ohio Planning Commission

- The Hickory Pointe PUD Update for a Wendy's:
 - Traffic Impact Study for a Turn Lane from Northbound Route 4.
 - Future permits for Zoning and Building for the Wendy's.
 - Wendy's is a PUD Update and it must follow that process.
- The Weidle Property – Major Subdivision for 52 Homes:
 - Extension of the Ron Heights subdivision.
 - By-right development for R-1A.
 - Major subdivision and it must follow that process with dedicated Right-of-Way (ROW).
- Community Harvest Church – Replat:
 - Continuation from Planning Commission March 26, 2025 meeting.
 - It has been determined the lot consolidation is a Replat and it will follow that process.
 - Improvements to Weaver Road will be deferred to the future, when the public improvements are deemed necessary by the City of Germantown. Properties will be assessed accordingly at that time.
 - The Weaver Road Right-of-Way (ROW) will be dedicated in accordance with the City of Germantown Subdivision Regulations as part of the Replat and lot consolidation.

The minutes from the workshop are provided below, with Mr. Adkins providing an overview of each workshop item.

The Kolosik Property at 1020 Dayton Germantown Pike (Formerly Bear Creek PUD):

Staff Summary

Mr. Adkins provided a brief history of the project, with an overview of the project for five single-family homes on one parcel. Mr. Adkins reviewed the need for two variances, which would go through the BZA process. The first is to allow multiple dwellings on one parcel. The second variance is for a private road/drive to be built to meet the Fire Department standards. Mr. Adkins reviewed the layout of the property and the proposed homes, which would be laid out to meet the underlying R-1AA Zoning. Mr. Adkins mentioned one additional variance request for an accessory structure to be located across the private drive from the proposed homes, which is not allowed by code.



City of Germantown, Ohio Planning Commission

Mr. Adkins reviewed the conditions that were previously discussed with the Kolosik's, and what conditions would be suggested to the BZA for approval:

- The property would be preliminarily laid out to meet the Subdivision Regulations and roadway and safety standards, without an official replat or dedication of the ROW.
 - The Fire Chief provided comments which were provided to the applicant, with the roadway requirements.
- The dwellings would be connected to all utilities for water and sewer, which is provided along Dayton-Germantown Road.
 - This has since changed to request for septic systems for each dwelling, which was a late change to this project after repeated statements about the requirement to connect to water and sanitary sewer.
- Major Subdivision requirements would be triggered if any new development was proposed, with the official subdivision of land and dedication of the ROW.

Mr. Adkins then reviewed the application for a by-right development for the first single-family home on the property, which complies with R-1AA zoning. This house can be serviced by a private drive which would be connected to Dayton-Germantown Pike and does not require the full-length roadway until a second dwelling was constructed, if approved. Mr. Adkins concluded by stating staff's support for the project, as long as the road meets fire-safety standards and the houses are connected to the utility systems available.

Applicant Presentation

Mr. Kolosik provided an overview of the proposed project for a family compound, which came about once the family purchased the 94-acres adjacent to their current home. This would be a family compound, which would be a place for the Kolosik's children, grandkids, and in-laws. They have asked for five homes, but they only have plans for two. The first is for Mr. Kolosik's son and the second is for his in-laws.

Mr. Kolosik wants the development to be safe, and he reviewed the maps and properties. He reviewed the first two houses, with the additional three to be included as part of this process to provide future flexibility. Mr. Kolosik then reviewed the need for a 2,400 square foot accessory structure to be located across the private drive from the first two homes. This is needed for property maintenance and storage for tractors and other equipment.

Mr. Kolosik then reviewed the topography and the additional request for septic systems and not to connect to the public sewer system. Mr. Kolosik stated the houses are 700 feet from the sewer, and



City of Germantown, Ohio Planning Commission

this would cost \$100,000 to connect. This is too expensive for his private family home and none of the neighbors have connected, as stated by Mr. Kolosik.

Mr. Kolosik then stated they would do whatever is needed to maintain the roadway. As they develop, they will maintain what is asked. In the short term, it is about providing two homes for family members to enjoy the beautiful 94-acres. There is no intention of developing the land anymore than five dwellings and the land needs to stay natural.

Planning Commission Discussions

Mr. Rettich asked about the request to do septic and then asked about stormwater management for the roadway. Mr. Kolosik reviewed the proposed layout and the road, which shows where the storm water would drain. Mr. Rettich then stated that he likes this much more than 48 houses on the property and this was supported by several members of the public.

Mr. Herner asked about real estate taxes and how the County would handle this. Mr. Kolosik stated this would be a ground lease for each house, similar to a condominium. Mr. Herner asked about the construction loan, and Mr. Kolosik noted his process for the construction loan and how he will sell the homes to the family-members once construction is complete.

Mr. Wiser asked about the lots shown on the plan, and the second house may not have enough land area for septic. Mr. Kolosik noted the steep ravine and how the lot could be enlarged. The lots are the ground-lease, and Mr. Adkins noted this would be worked out with the County Auditor. Mr. Adkins also stated that the request to go to septic is a new request that staff has not looked at those requirements, and reiterated that the first two houses need to connect to the sanitary sewer system.

Mr. Herner asked about fire department turn-around requirement. Mr. Kolosik stated that the turn around would be provided in the short term and extended as all five houses are built. Mr. Herner asked what if the last house is decided to be built first, and Mr. Kolosik noted they would meet the requirements for any home no matter the location.

Charles Easted stated he was very vocal against the Bear Creek PUD development previously. He stated that he knew something would happen with this 94-acres, and as a neighbor he thinks this is the best option. Regarding the use of septic, he does not mind but he knows the City has requirements and it is provided along Dayton-Germantown Pike. He has not connected to the sewer system due to costs, and he is glad the land will be used. He supports the proposed development.



City of Germantown, Ohio Planning Commission

Mr. Adkins concluded that the applications would go through the BZA process as presented. Mr. Rettich asked about the first house, and Mr. Adkins stated that all development must go through the full permitting process for Zoning and Building codes.

There was no additional discussion on the Kolosik Property. Mr. Herner asked for the next agenda item.

Hickory Pointe PUD Update for a Wendy's:

Staff Summary

Mr. Adkins provided a review of the location for the Hickory Pointe PUD and the proposed location for a new Wendy's. In preparation for a new Wendy's, a Traffic Impact Study (TIS) was prepared for additional access from Route 4 to support Wendy's. The study concludes that a left turn lane is an opportunity for additional access from Route 4 onto Cottonwood Lane, without a signal. Mr. Adkins reviewed the proposed site plan for the left turn lane. The study shows how the left-turn lane provides additional access for the Wendy's and the turn lanes would meet ODOT requirements.

Mr. Rettich asked about the need to eliminate the left turn out of Walnut Hills, is that the case? Mr. Adkins noted that the TIS did not consider this and it is not in the report. Mr. Herner stated that would not be good. Mr. Herner continued and asked if one turn lane would support the rest of the development. Mr. Adkins noted that the traffic demands were considered as part of the initial PUD development, and stated he is not sure why this left turn was not initially provided at Cottonwood. The stop light to the north provides the primary access for the entire development. Mr. Rettich clarified that this proposed left turn is not required if the Wendy's goes in, and it is proposed by Wendy's.

Mr. Rettich asked to look into the potential elimination of the left turn out of Walnut Hills. The Traffic Engineer (Michael Hafner) from TEC stated that Walnut Hills was included in the study and there is limited space in this location along Route 4. There are no new left turns onto Route 4 from Hickory Pointe and the proposed left turn from northbound Route 4 will reduce demands on the traffic signal. Jason Oaks also spoke and stated that the left turn from Walnut Hills will be maintained and there are a fixed number of homes. The left turns into and out of Walnut Hills will not have any new conflicts, especially southbound along Route 4. Mr. Oaks reviewed the traffic movements on the proposed site plan and reconfirmed that Walnut Hills should not be affected.

Since the workshop, Wendy's representatives have informed the City they are no longer considering this location. There is no additional action needed at this time.



City of Germantown, Ohio Planning Commission

Introduction of the Weidle Property – Major Subdivision for 52 Homes:

Staff Summary

Mr. Adkins stated this is very preliminary and an introduction to this major subdivision, as an extension of the existing Ron Heights subdivision. The property has not been purchased yet and there are no applications. However, the preliminary plan is for 51 homes and Mr. Adkins reviewed the preliminary layout which complies with the R-1A Zoning District requirements. The home price is proposed to be higher than the previous development due to economics of today, if this moves forward.

The site plan was reviewed and Mr. Adkins noted the conservation easement and discussed the comments that staff provided back to the potential applicant. If this moves forward, it will be a by-right development for a Major Subdivision, and is several months out from a determination.

Mr. Rettich asked about the half cul-de-sacs and Chip noted the frontage requirements are driving that. Mr. Adkins noted that the plan would be updated and potentially phased and reviewed what that could look like, but this is all TBD at this point. Mr. Rettich noted the dead end on the plan, and Mr. Adkins noted this was commented on and cannot be approved as drawn.

Mrs. Berry asked who is the builder/developer? It was stated that it is Cristo Homes. Mr. Rettich noted that this extension has been planned for a long time. Mr. Herner stated that the road to the west should connect, and Mr. Adkins reviewed the aerial photograph and the opportunities to connect to the west. Mr. Adkins concluded by stating that coordination with the schools will take place if the application is received and opportunities public amenities (parks and trails) will be explored.

Mr. Rettich asked about the City limits in this part of the City and the discussion wrapped up.

Continuation of the Community Harvest Church Replat:

Staff Summary

Mr. Adkins provided a summary of this continuation from March as part of the church's expansion and how staff has worked with the applicant to determine the path forward. It is concluded that this is a "subdivision", but the best path forward is for a Replat. This does not require the public improvements to be made along Weaver Road at this time, and the City can determine when the improvements should be made and assess the adjoining properties accordingly. Mr. Rettich noted that this would be based on increased traffic and Mr. Adkins confirmed, and noted the importance to connect to the improvements made to the two subdivisions to the north along Weaver Road. Mr.



City of Germantown, Ohio Planning Commission

Adkins also stated the City is considering the need to conduct a traffic study to establish current traffic counts to help determine when the ROW improvements will be needed.

Mr. Adkins reviewed the proposed Record Plan, which was received earlier that day. Mr. Wirrig discussed the need for the water line easement and how the updated Record Plan includes this easement as required, along with all easements on the 16-acre property. This includes several sanitary sewer and access easements, which are shown on the latest Record Plan, as requested.

Mr. Adkins noted an additional curb cut along Weaver Road, and Mr. Morten, representing Community Harvest Church, noted this is a replacement curb cut and not a new curb cut. (*Note: The church has two existing curb cuts, and the expansion plan reviewed by Mr. Adkins shows three future curb cuts*). Mr. Adkins concluded the staff report.

Planning Commission Discussions

Mr. Herner asked if this triggered the subdivision requirements, and Mr. Rettich stated that there is a hardship in implementing the Weaver Road ROW improvements in the near term. Mr. Adkins noted this was agreed upon through legal representation and the Replat is the best path forward.

Mr. Herner asked if there were any comments from Community Harvest Church. Mr. Morten stated he was there to answer any questions from the Planning Commission. Mr. Herner asked about the proposed curb cut shown on the expansion plans, and Mr. Morten noted the existing curb cut would be moved, and there may be a third curb cut in the future.

Mr. Rettich asked two questions: 1) Does everything look accurate? Mr. Wirrig stated Yes. 2). Mr. Rettich noted the length of the process, and that this still needs to go to Council. Mr. Adkins said Yes, and Mr. Rettich asked if they can we vote on this tonight? Mr. Adkins said yes.

Motion:

Mr. Rettich made a motion to approve as proposed, and Mr. Herner asked for a second. Mr. Wiser seconded. Mr. Adkins called the vote:

Mr. Herner – No

Mr. Wiser – Yes

Mrs. Berry – No.

Mr. Rettich – Yes

This ended in a tied vote and was tabled to the next meeting. Mr. Morten asked for the concerns. Mr. Herner stated he feels that if the City does not act now, the improvements will never happen. Mr. Morten stated that the City has the right to assess for the improvements and the church is not exempt from that assessment. Mr. Herner stated the improvements should be made now, and Mr. Morten stated this does not connect to anything to the south, and continued by stating the City has



City of Germantown, Ohio Planning Commission

every legal right to assess the church in the future and the church must pay then. Mr. Herner stated he is not optimistic about the improvements being made in the future, and Mr. Morten said they would do it when assessed for the improvements.

Mr. Adkins closed the meeting saying this is a tough situation and the City may look at some short-term alternatives for public improvements to the full-blown roadway, utilities, and sidewalk improvements, which can be assessed at a later date.

Mr. Adkins mentioned the split zoning, and the need to coordinate this Replat with Montgomery County Auditor.

Since the meeting, the Replat was approved by City Council on October 6th, 2025.

Approval of the Meeting Minutes from August 27, 2025

Mr. Herner asked if Mr. Wiser and Mrs. Berry reviewed the meeting minutes from the August 27 Planning Commission meeting. Mr. Herner 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 8:10 p.m.

Adjournment:

Mr. Herner closed the meeting at 8:12 p.m.

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

End of Staff Report