GERMANTOWN

# City of Germantown, Ohio
# Planning Commission

## MINUTES OF MEETING HELD ON AUGUST 26, 2026

**(Prepared on September 16, 2026)**

The City of Germantown Planning Commission met in regular session on August 26, 2026, at 7:00 p.m. in the City Building Council Chambers. The principal agenda item was a workshop session to discuss the proposed preliminary plan for Ron Heights Section 11.

No action on the proposed subdivision was scheduled for the workshop.

### Members Present:

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

### Members Absent:

All members were present.

### Also Present:

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

### Organization of the 2026 Planning Commission:

Because this was the Commission's first meeting of 2026, the Commission completed its organizational business before beginning the workshop.

- Chairperson: Ms. Izor was nominated to serve as Chairperson and accepted the nomination. The Commission voted unanimously in favor.
- Vice Chairperson: Mr. Wiser was nominated to serve as Vice Chairperson. The nomination was approved, with Mr. Wiser abstaining from the vote on his own nomination
- Approval of the Planning Commission By Laws. The by laws were approved without revision.
- The 2026 meeting calendar was also approved.

## Approval of the Meeting Minutes from October 22, 2025

The Commission reviewed the minutes from the October 22, 2025 meeting. Two corrections were identified: Ms. Izor was to be included under Members Present, and a reference to "Mr. Izor" under the approval of the September 24 meeting minutes was to be corrected to "Ms. Izor." The Commission approved the minutes with the corrections.

## Meeting Summary:

## Ron Heights Section 11 - Major Subdivision Workshop:

### *Staff Summary*

Mr. Adkins introduced the proposed Ron Heights Section 11 development as a major subdivision consisting of 48 single-family homes and extensions of Daniel Drive and Wesley Drive into the undeveloped portion of the Ron Heights subdivision. Mr. Adkins explained that the workshop was an information-gathering session and that the Preliminary Plat was not before the Planning Commission for a vote. Additional engineering information, particularly the traffic study, was still required before formal Preliminary Plat review.

Mr. Adkins also noted that the property had previously been before the Board of Zoning Appeals (BZA) regarding a variance for three lots only, which resulted from the City's request for a potential future street connection to the west. The subdivision review would continue through the City's multi-step major subdivision review process.

### *Applicant Presentation*

John Bills, representing DDC Management, stated that the proposal is intended to complete the previously planned Ron Heights development. The applicant plans to develop the former Sections 11 and 12 as one section with approximately 48 single-family lots. No zoning change is requested, and the applicant stated that the development is intended to comply with the existing zoning requirements, except for the previously considered lot-size variance associated with the future western street connection.

Mr. Bills explained that the western street stub was added at the City's request to preserve the possibility of a future connection if adjoining property is developed. The applicant does not own the adjoining property and stated that it has no current plans to develop it.

The applicant explained that stormwater standards have changed since the original Ron Heights plans were prepared. The current concept therefore includes two stormwater basins to collect,

treat, and control runoff before discharge to the creek. The applicant anticipated that the basins would likely be wet ponds, subject to final engineering, with grassed surroundings, safety shelves, outlet structures, and no perimeter fencing. The ponds and other common open-space areas would be maintained by a homeowners association (HOA).

The recorded conservation easement along the creek was also reviewed. The applicant stated that vegetation within the easement cannot be removed or disturbed and that the natural corridor will remain protected. Existing conservation-easement signage would be supplemented with similar signs along the new development.

Traffic was identified as a primary issue requiring additional study. The applicant stated that a traffic study was in process and that the scope had been coordinated with the City's engineer. Traffic counts were intended to occur after school resumed so that normal school-related traffic could be captured. The study will be reviewed by the City's engineer before the subdivision returns for formal review.

The applicant stated that DDC is a land developer and would sell finished lots to a homebuilder. Ryan Homes was identified as the anticipated builder, although no builder was under contract at the time of the workshop. The anticipated home-price range discussed at the meeting was generally from the upper $300,000s to approximately $600,000, with an average near $500,000, subject to market conditions and the eventual builder.

### *Planning Commission Discussions*

The Commission conducted a detailed review of the preliminary concept and focused on public safety, infrastructure, stormwater, environmental protection, utilities, traffic, and long-term maintenance. Major discussion points included:

- Traffic and access. Existing traffic conditions within Ron Heights, parking on both sides of residential streets, access to Farmersville Pike, emergency access, and the potential future western street connection were discussed. The Commission emphasized that the traffic study should provide the information needed to evaluate existing and projected conditions.
- Conservation easement and natural area. The Commission reviewed the creek corridor and conservation easement and discussed maintaining the protected area in its natural condition. The applicant stated that the easement is recorded and cannot be disturbed.
- Stormwater management. The Commission discussed the two proposed basins, their relationship to the ravine, appearance, safety, maintenance, and discharge to the creek. The Commission encouraged a naturalized, landscaped appearance so that the basins function as both infrastructure and a neighborhood amenity.

- HOA responsibilities. The applicant stated that the HOA would be established before residents move into the development. The developer would initially fund any operating deficit and would transition control to residents as the subdivision is completed. The HOA would maintain common open space and stormwater facilities; individual homeowners would maintain their private lots.
- Utilities and easements. Existing water and sanitary sewer infrastructure was discussed. The applicant stated that the existing water line is active. The sanitary sewer line would be inspected before use, including camera inspection, and replaced or repaired if necessary. Standard utility and stormwater easements would be established through the subdivision process.
- Fire and emergency access. Preliminary Fire Department review was discussed. The plan is intended to meet fire-apparatus access requirements, with future review to address hydrant spacing, water supply and flow testing, turning radii, roadway widths, and applicable fire-code requirements.
- Sewer and water capacity. Information presented at the workshop indicated remaining sanitary sewer capacity after adding the proposed 48 homes. Water-flow and fire-flow testing remained part of the detailed engineering review.
- Flooding and drainage. The Commission requested additional information concerning the flood map, drainage through the ravine, and responsibility for addressing obstructions such as debris or beaver dams that could interfere with drainage. The applicant indicated that preliminary grading and utility work anticipated gravity-flow sanitary sewer service.
- Street and lot design. The Commission reviewed lot configurations, street extensions, the western stub, sidewalks, open-space areas, and the relationship of the new section to the existing neighborhood.

## Public Comments:

The Commission opened the public comments at approximately 8:08 p.m. Residents raised questions and concerns regarding the proposed subdivision and existing conditions in Ron Heights. The comments were primarily focused on traffic, access, stormwater, drainage, road conditions, safety, and environmental impacts.

Joe Davilli, 530 Tara Court, asked about the proximity of the stormwater basins to the ravine, how the basins would drain, maintenance responsibilities, and whether public streets would remain the City's responsibility for road repair and snow removal. The applicant stated that the area between the basins and ravine would remain open/landscaped, the basins would ultimately discharge to the creek, the HOA would maintain the common stormwater facilities, and the streets would be public

streets maintained by the City. Mr. Davilli also discussed parking on both sides of existing streets and the effect on traffic movement.

Rhonda Roberts asked for clarification regarding HOA responsibilities. The applicant clarified that the HOA would maintain common green space and stormwater facilities, while individual homeowners would maintain their own yards.

Residents discussed whether ongoing construction on Farmersville Pike could distort traffic counts by causing drivers to use alternate routes. The Commission and project team agreed that traffic counts should represent typical conditions and discussed whether the timing or scope of the study should be adjusted.

Heather Andres raised concerns about the importance of the Lindell Drive, Daniel Drive, and Scott Court area as an access point for the neighborhood and the consequences if that route were blocked. Additional discussion addressed existing drainage and sewer backup concerns in the Lindell area and the need to understand how the proposed development could affect existing infrastructure.

Lindsay Piles, a resident near Jill Road and Scott Court, discussed using alternate routes to avoid existing traffic and expressed concern about increased traffic at the neighborhood intersection. She also raised safety concerns regarding the proposed stormwater ponds, particularly for children. The applicant described the anticipated visibility of the ponds and the safety-shelf requirements that would be incorporated into final pond design.

Nicholas Shetter, 109 Wesley Drive, commented on wildlife in the undeveloped area, including deer, foxes, and beavers, and expressed concern regarding the loss of habitat as development occurs. The Commission acknowledged the concern and noted the importance of the protected conservation area and environmental review.

Additional residents expressed concern about traffic speeds on Farmersville Pike, the hours and methodology of the traffic study, the width and condition of Daniel Street, construction-truck access, on-street parking, and whether a second access point should be required for the proposed development. Staff and the Commission stated that these issues would be considered as the traffic study and engineering review proceed. The existing condition of Daniel Street and the potential effect of construction traffic were also identified for further consideration.

## Next Steps

Staff stated that the next Planning Commission meeting was scheduled for Wednesday, September 23 at 7:00 p.m. The intent was to return with the Preliminary Plat after completion and City review of the traffic study. If the study was not completed in time for adequate review, the subdivision would be delayed to a later meeting.

Staff summarized the remaining major subdivision process: Planning Commission review of the Preliminary Plat; revisions by the applicant as necessary; subsequent review of the Final Plat; and final action by City Council. Based on the anticipated review schedule discussed at the workshop, final approval would not occur until 2027.

## Adjournment:

The workshop was adjourned at approximately 8:33 p.m.

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

End of Staff Report