



City of Vandalia Planning Commission

Regular Meeting Agenda

November 11, 2025, 6:00 p.m.

Council Chambers, Vandalia Municipal Building

[View this meeting online via Zoom](#)

1. Call to Order
2. Attendance
3. Approval of Minutes
 - a. Planning Commission Minutes: October 28, 2025
4. Swearing in of attendees wishing to speak before the Commission
5. Old Business
6. New Business
 - a. **PC 25-0015 – PUD Amendment – 175 Northwoods Blvd.**
 - b. **PC 25-0017 – Record Plan – Stonequarry Crossings, Sec. 15**
 - c. **PC 25-0018 – Conditional Use (Warehouse) – Stonequarry Crossings, Sec. 15**
 - d. **PC 25-0020 – Code Amendment – Procedural Updates**
 - e. **PC 25-0021 – Code Amendment – Thoroughfare Plan Update**
7. Communications
 - a. 37th Annual Miami Valley Planning & Zoning Workshop, December 5th 2025
8. Adjournment

Please note revised Zoom link and update your bookmarks

Next Scheduled Meeting – Tuesday, December 9, 2025, 6:00 p.m.

Minutes of the City of Vandalia Planning Commission
October 28, 2025

Members Present:	Ms. Kristin Cox, Mr. Lucious Plant, Ms. Kelli Back, Mr. Robert Hussong, Mr. Marcus O'Brien
Members Absent:	None
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager Kurt Althouse, City Manager
Others Present:	Eddie Hunt, Addison Properties Christopher Vanderhorst, Amy Vanderhorst, Jon Back, Phyllis White, Donna Plant, Ed Kelker, Barbara Spurgeon, Ed Burke, Tammy Weatherhead, Robert Shanahan, Barbara Breisch, Susie Betts

Call to Order

Ms. Cox called the meeting to order at 6:00 p.m.

Attendance

Ms. Cox noted that all members were in attendance. She noted that the Commission had a full quorum, and welcomed new members Mr. O'Brien and Ms. Back.

Approval of Minutes of the Planning Commission

Mr. Hussong made a motion to approve the September 23rd, 2025 minutes. Mr. Plant seconded the motion. The motion was 5-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.¹

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

¹ Members of the public who arrived after this point in the meeting were sworn in at the podium prior to addressing the Commission. No one addressed the Commission without first being sworn.

New Business – PC 25-0014 – Final PUD Plan – Riverdale Section One

Mr. Hammes introduced Case PC 25-0014. The applicant, Addison Properties, seeks approval for the Final PUD Plan for Section 1 of the Riverdale Subdivision, as well as approval of the associated Final Record Plan.

Mr. Hammes explained that the PUD zoning and preliminary plan for the Riverdale Subdivision had been approved by Council in March 2025. The preliminary plan includes the entire development across all 84+ acres of the site, all 167 residential lots, open space, roadways, and other amenities. The approval of the preliminary plan included standards and requirements for landscaping, structural standards, and a traffic study.

Mr. Hammes discussed the process of approving a Planned Unit Development. By approving the preliminary plan, the question of whether the development should happen was answered, and the developer is obligated to follow that plan. Now, the developer must submit a final plan to show how they will execute the plan that was approved in March 2025. It is the task of the Planning Commission to determine if the final plan complies with the approved preliminary plan.

Mr. Hammes presented an overview of the final plan for section 1. He pointed out that the location of section 1 had changed due to the requirements of Montgomery County with regard to water and sanitary services. He noted that the order in which lots are constructed does not strictly matter, so long as the new arrangement is logical from an engineering perspective. In this case, the new location for section 1 is an incidental change.

Mr. Hammes reported that the design and location of specific lots matches the lots indicated in the preliminary plan. Each lot included in section 1 has the appropriate dimensions and size, and the lots that have wider minimum frontage requirements satisfy those requirements.

Mr. Hammes reviewed the detailed maps provided with the final plan beginning at the south end of the site. He pointed out that stormwater retention south of Riverdale Place had been deleted from the final plan for this section, mainly because the lots served would be built with a later phase. Stormwater retention originally intended for later phases was added at the north end of the site to account for this change in the phasing plan.

Mr. Hammes pointed out that new street names had been assigned to the development, replacing Proposed Road A, B, and so on. He also noted that Riverdale Place is across from Deerhurst Drive, and Pendleton Place is across from Foxfire Trail. The existing street names were not carried over to prevent confusion. He offered the example of someone visiting the Foxfire neighborhood ending up in Riverdale, because they turned onto that part of Foxfire Trail.

Mr. Hammes pointed out that there would be a small reserve lot at both Riverdale Place and Pendleton Place, each of which would have a sign. Both streets would also have 60' right-of-way, as opposed to the standard 50'.

Mr. Hammes discussed properties along Archibald Place moving north. He pointed out the wider lots along the west side of that street, noting that these wider lots meet the standards of the preliminary plan.

Mr. Hammes discussed the Archibald Place cul-de-sac, and noted that the design matches the preliminary plan.

Mr. Hammes discussed the next cul-de-sac to the east at Montana Place. He explained that this cul-de-sac and lots further east were the lots added to this section of the development. He pointed out incidental changes involving access to the stormwater basin at the cul-de-sac where an access point had been moved.

Mr. Hammes discussed the landscaping plan for this section. He pointed out that Council had required an adequate landscape buffer that meets the requirements of the Zoning Code. Mr. Hammes confirmed that the proposed landscaping at the entranceways, around the proposed signs, and along South Brown School Road meets those requirements.

Mr. Hammes reported that the applicant had provided a list of every change between the preliminary plan and the final plan. Staff reviewed each deviation from the preliminary plan and determined that the changes were incidental in nature. Each lot proposed in the final plan has the same dimensions and acreage as the approved preliminary plan, for example. The roadways in the preliminary plan match those proposed in the final plan. There are no changes from the preliminary plan that would require a major or minor amendment to the preliminary plan.

Mr. Hammes explained that the approval of the final plan also includes approval of a record plan. A copy of the record plan is provided in the packet. He reported that the arrangements of lots and roadways in the record plan meets the standards of the Zoning Code.

Mr. Hammes discussed the Traffic Impact Study. He noted that the preliminary plan required that a) the applicant complete a Traffic Impact Study, b) the City's third-party engineer review that study and provide recommendations, and c) the final plan include those recommendations, to the extent possible.

Mr. Hammes reported that Mannik-Smith Group performed the traffic impact study over the course of Summer 2025, and a copy was provided in the meeting packet. The study indicated that deficiencies currently exist at the intersection of Little York Road and South Brown School Road. The study further indicates that the development of the Riverdale subdivision would make the problem marginally worse.

Mr. Hammes discussed the recommendations of Choice One Engineering, the City's third-party engineering firm. Choice One recommended that the applicant contribute a fee-in-lieu to cover a portion of the cost of improvements to the intersection. Mr. Hammes noted that the City had not had the study long enough to have put the project out for design or conduct the appropriate engineering to perform the project.

Mr. Hammes explained that a fee-in-lieu allows the developer to contribute part of the cost of the project in advance of that engineering and design. He added that projects of this type and scale would typically be done by the City (or ODOT), not by the developer.

Mr. Hammes referred to the proposed schematic for the proposed improvements. He reported that the proposed fee-in-lieu would comply with the requirements of the preliminary plan.

Ms. Cox opened the floor for questions from the Commission.

Mr. Plant asked about the logistics of getting from the study to a viable project, and asked why there had not been a study before now.

Mr. Rob Cron addressed the Commission. He explained that that intersection was improved by ODOT in the late 1990's. Since that time, the Foxfire subdivision was constructed and the City added a traffic signal. The intersection has not been studied since. He added that the Zoning Code did not require a traffic impact study for the Foxfire subdivision, and would not have required one for Riverdale but for the requirement set by Council as part of the PUD.

Mr. Cron discussed the process of reviewing the study. The applicant's engineer performed the study, which was then given to the City's third-party engineering firm for review. Mr. Cron pointed out that the deficiencies identified by the study were mainly found in the left turn lanes along eastbound Little York Road and southbound South Brown School Road. Widening both roads would allow for additional storage space in the turn lanes.

Mr. Cron added that the deficiencies identified by the study were part of the present conditions at that intersection. Additional homes in Riverdale would worsen those deficiencies. The proposed improvements would need to be properly designed and engineered.

Mr. Plant noted that there are frequent backups up to Poe Avenue, and that multiple residents had informed the Commission and Council that this is a problem. He suggested that the study did not go far enough to include these other issues. He argued that the City should consider how to fix this now for the long term, not for 20 years from now.

In response to Mr. Plant, Mr. Hammes noted that the reference to 2047 refers to future projections of traffic levels, not to improvements scheduled for calendar year 2047. Traffic levels are evaluated for current conditions and for estimated conditions in 20 years. Any improvements resulting from the study would be scheduled much sooner than that.

Mr. Plant asked if the proposed improvements are in the Capital Improvement Plan. Mr. Hammes replied that the schematic had been received less than 48 hours before the meeting. More engineering would be necessary before the project (in whatever form it takes) is added to the Capital Improvement Plan.

Mr. Hussong noted that the Traffic Impact Study, while important, is a small piece of the final plan under review. He asked for clarification about what the Commission is voting on with regard to the study.

Mr. Cron replied that the Commission is being asked to determine whether the final plan complies with the approved preliminary plan, and whether the applicant performed a traffic study and included recommendations from that study in their final plan.

Mr. Hammes read the text of the condition into the record. "Prior to the approval of any Final Development Plan, an independent traffic Study meeting the requirements of the City Code shall be completed, with any recommendations of the traffic study being addressed as part of the Final Plan to the extent approved by the City's traffic engineering consulting firm." Mr. Hammes confirmed that the traffic study does meet the requirements of the Zoning Code with regard to methodology and process. He added that a number of engineers would need to work on the project before any work is performed at the intersection itself.

Mr. Plant thanked staff for their comments, and asked if Council had received a copy of the traffic study. Mr. Hammes replied that they would receive a copy with the application materials from the Planning Commission, if they had not already.

Ms. Cox invited the applicant to address the Commission.

Mr. Eddie Hunt, of Addison Properties, addressed the Commission. He made himself available to answer any questions the Commission may have.

Hearing no further questions, Ms. Cox opened the public portion of the meeting.

Public Hearing

Ms. Susie Betts, of 3333 Woodland Meadows Drive, asked whether the builder could proceed with the project if the City disagrees with the plan for improvements. Mr. Cron replied that no, they could not build the development until an agreement is reached regarding improvements and fees, as recommended.

Mr. Ed Burke, of 2337 Upper Trent Way, asked if the traffic study would be made available to the public. He identified himself as an engineer dealing with material handling and high-speed traffic flow, and stated that the proposed improvements would not solve the problem. He identified problems with the timing of traffic lights along Little York Road.

Mr. Hammes reported that the complete Planning Commission packet is available on the City's website, and that the traffic study is included in that packet. Mr. Burke stated that he had read the report, but that he wanted to know about the inputs. Mr. Hammes confirmed that the entire report, including the data, was posted online.

Ms. Cox noted that she had also experienced issues with traffic signals along Little York Road. Mr. Cron replied that the City had recently identified timing problems with those signals, and that the City's signal contractor is working to resolve the problem.

Ms. Barbara Breisch, of 898 Deerhurst Drive, addressed the Commission. She noted that she had repeatedly addressed Council and the Commission arguing that the proposed streets should not be placed directly across from Deerhurst Drive and Foxfire Trail. She reported that motorcycles race up South Brown School Road, which did not happen 30 years ago.

Ms. Breisch reported that her husband reported that one of the traffic engineers performing the study said that a traffic light would be installed at the top of the hill.

Ms. Breisch suggested that other builders could have designed a less dense development for this site. She recommended that the entrances be moved north so that they do not create a conflict with existing roads. She characterized the current layout as a nightmare, and said that she was appalled that no one else had noticed this issue. She added that the existing conditions were dangerous, and would only get worse with a dense development going the other way.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

Planned Unit Development Final Plan Review Criteria

For the benefit of new members, Mr. Hammes asked that members who disagree with any of the criteria, or who may have concerns relating to that criterion, provide as much detail as possible about their concerns. Knowing that a member disagrees is more useful if the record can reflect *why* that member disagrees.

Ms. Cox introduced the Final Plan review criteria. Prior to Planning Commission recommending in favor of or City Council approving a final development plan for a planned unit development each body shall find that:

- A. The final development plan conforms to and is consistent with the approved preliminary plan;

Staff Comment: Staff feels that the proposed Final Development Plan is consistent with the approved preliminary plan. Staff adds that all deviations from the approved preliminary plan are incidental in nature and have been approved administratively.

The Planning Commission agreed with the staff comment by a vote of 5-0.

- B. The final development plan complies with any and all conditions that may have been imposed in the approval of the preliminary plan;

Staff Comment: Staff feels that all relevant conditions imposed upon this development have been met. Staff notes that standards relating to structures will be evaluated as part of the building permit process.

The Planning Commission agreed with the staff comment by a vote of 5-0.

Planned Unit Development Final Plan Review Criteria (Cont'd)

- C. The final development plan complies with the requirements of Section 1214.08 and Chapter 1222 – Planned Unit Developments.

Staff Comment: Staff feels that the proposed final development plan complies with the relevant provisions of the Zoning Code.

The Planning Commission agreed with the staff comment by a vote of 5-0.

Major Subdivision (Final Plat) Review Criteria

In reviewing and making recommendations and decisions on final plats, the Planning Commission and City Council shall take into consideration the following criteria:

- A. That the proposed subdivision complies with the preliminary plat review criteria established in Section 1214.09(d)(1);

Staff Comment: Staff feels that the proposed record plan meets this criterion.

The Planning Commission agreed with the staff comment by a vote of 5-0.

- B. That the final plat complies with all applicable provisions of this code;

Staff Comment: Staff feels that the proposed record plan meets this criterion.

The Planning Commission agreed with the staff comment by a vote of 5-0.

- C. That the final plat and construction drawings substantially complies with all specific requirements, the purposes, intent and basic objectives of the preliminary plat, and any commitments made or conditions agreed to with approval of the preliminary plat, and any applicable regulations in this code.

Staff Comment: Staff feels that the proposed record plan meets this criterion.

The Planning Commission agreed with the staff comment by a vote of 5-0.

Major Subdivision (Final Plat) Review Criteria (Cont'd)

- D. That applicable review agencies have no objections that cannot be resolved by the applicant; and

Staff Comment: Staff notes that the proposed record plan has been reviewed and approved by the Montgomery County Engineer, Montgomery County Environmental Services, and the Vandalia Director of Public Service. Staff has no evidence that the applicable review agencies have any unresolvable objections to the proposed record plan.

Ms. Cox, Mr. O'Brien, and Ms. Back agreed. Mr. Hussong and Mr. Plant disagreed. The Planning Commission agreed with the staff comment by a vote of 3-2.

Mr. Hussong argued that the concerns regarding traffic must be dealt with appropriately, and that all options are explored to correct the issue.

Mr. Hammes thanked Mr. Hussong for his concerns. He clarified that the agencies listed in this criterion all review a different aspect of the record plan. The Montgomery County Engineer reviews the accuracy and precision of the survey itself. Montgomery County Environmental Services reviews only the utilities for which they are responsible. With the roads being City roads, the Director of Public Service is responsible for approving their design and construction. He added that Mr. Hussong's concerns are valid and would be noted in the record, but that they may not strictly apply to this specific criterion.

Mr. Plant argued that there should have been a traffic impact study done before the approval of the preliminary plan. He concurred with the comments provided by Mr. Hussong.

- E. That the final plat is in full compliance with the approved preliminary plat, where applicable.

Staff Comment: Staff feels that the proposed record plan meets this criterion.

The Planning Commission agreed with the staff comment by a vote of 5-0.

Recommendation

Ms. Cox asked whether a motion would be required for each approval, or if one motion could apply to both the final plan and record plan. Mr. Hammes replied that a single motion would work so long as the member making the motion explicitly includes both approvals.

Ms. Cox reported that staff recommended approval of both the Final Development Plan and Final Record Plan for Section 1 of the Riverdale Subdivision.

Mr. Hussong made a motion to approve both the Final Development Plan and Final Record Plan for Section 1 of the Riverdale Subdivision. Mr. O'Brien seconded the motion.

Ms. Back, Ms. Cox, Mr. Hussong, and Mr. O'Brien voted in favor of the motion. Mr. Plant voted against. The motion was carried by a vote of 4-1.

By a vote of 4-1, the Planning Commission recommended **Approval** of the Final Development Plan and Final Record Plan for Section 1 of the Riverdale Subdivision. Mr. Hammes noted that the recommendation of the Planning Commission would be placed on the November 3rd Study Session agenda for further review.

Communications

Mr. Hammes welcomed Mr. O'Brien and Ms. Back to the Planning Commission, and stated that he looked forward to working with them.

Mr. Hammes reported that there would be a meeting on Tuesday, November 11th. For the benefit of the new members, he added that the Commission traditionally does not hold meetings during the 4th week of November or December.

Mr. Hammes invited the members of the Commission to attend the 37th Annual Miami Valley Planning & Zoning Workshop on December 5th. Members wishing to attend should notify Mr. Hammes before the November 11th meeting.

Ms. Cox added that she had attended previous workshops. She encouraged members to attend if possible.

Adjournment

Mr. Hussong made a motion to adjourn. Mr. Plant seconded the motion. The vote passed 5-0.

Ms. Cox adjourned the meeting at 7:06 p.m.

Chair

STAFF MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: November 7, 2025
SUBJECT: PC 25-0015 – PUD Major Amendment – 175 Northwoods Blvd.

General Information

Owner/Applicant: Pilot Travel Centers
Joshua Copeland, Project Manager
5508 Lonas Drive
Knoxville, TN 37909

Existing Zoning: Planned Unit Development (PUD)¹

Location: 175 Northwoods Blvd.
B02 00721 0029

Acreage: 13.15 Acres +/-

Previous Case(s): PC 12-08 – Preliminary PUD Plan
PC 12-10 – Final PUD Plan
PC 13-12 – Minor Amendment (Signage)
PC 17-11 – Minor Amendment (Signage)
PC 17-26 – Major Amendment (Accessory Structure)

Requested Action: Recommendation to City Council

Exhibits: 1 - Application
2 - Project Drawings
3 - Sample Photographs

Application Background

Joshua Copeland, on behalf of Pilot Travel Centers, has submitted an application requesting a Major Amendment to an existing Planned Unit Development. The request involves one parcel totaling 13.15 acres located at 175 Northwoods Blvd. in the City of Vandalia. If approved, the proposed amendment would allow for the construction of an additional 1,232 square-foot accessory structure and associated signage within the existing Planned Unit Development. The application was submitted by Pilot Travel Centers.

¹ The PUD was established in 2012 as an overlay. The original underlying zoning for this site was I – Industrial.

Application Detail

Pilot Travel Centers operates a truck facility at 175 Northwoods Blvd. The facility is part of a Planned Unit Development established in 2012.² Two minor amendments were approved in 2013 and 2017 to permit changes to the signage approved for the site. A subsequent major amendment approved the construction of an additional accessory structure.

Pilot Travel Centers has proposed the construction of a new accessory structure to complement its new Electric Vehicle chargers. The structure would be a canopy located west of the existing building, located over the proposed EV chargers.

The addition of a new structure requires a major amendment to the approved planned unit development.

Several additional signs are also proposed for the new EV Canopy. These are included as part of the proposed major amendment, rather than as a separate application.

Proposed Accessory Structure

The applicant proposes a 1,232 square foot canopy to be installed west of the primary structure, as shown. While the style of the canopy matches exiting canopies for gasoline and diesel fueling, additional lighting elements would be provided for a distinctive look.

The applicant has provided photos of similar installations at other locations, for reference. The signage shown in those photographs largely matches what is proposed for this structure.

A copy of the site and construction plan is included for your review.

Staff notes that the EV Chargers themselves are not part of this review, as they are considered equipment under the standards of the Zoning Code. This amendment is triggered by the addition of a structure not already included in the approved final plan.³

² See also Ordinance 12-12, approving the Preliminary Plan, and Ordinance 12-15 approving the Final Plan.

³ Vandalia Zoning Code Section 1214.08(b)(2)F, emphasis mine. Significant changes to the site include, but are not limited to, "The development of improved land in which existing structure(s) are substantially removed or significantly altered **for purpose of constructing one or more new structures** or major exterior remodeling..."

Planned Unit Development Major Amendment – Review Criteria

In the case of Major Amendments to a Planned Unit Development, the proposed amendments must meet either the preliminary or final plan criteria, as appropriate. In this case, the final plan criteria would apply to the proposed amendment.⁴

Prior to Planning Commission recommending in favor of or City Council approving a final development plan for a planned unit development each body shall find that:⁵

- A. The final development plan conforms to and is consistent with the approved preliminary plan;

Staff Comment: Staff feels that the proposed amendments to the Planned Unit Development District and Final Plan are consistent with the approved preliminary plan.

- B. The final development plan complies with any and all conditions that may have been imposed in the approval of the preliminary plan;

Staff Comment: Staff feels that all relevant conditions imposed upon this development were met prior to this application, or do not apply to the amendments proposed.

- C. The final development plan complies with the requirements of Section 1214.08 and Chapter 1222 – Planned Unit Developments.

Staff Comment: Staff feels that the final development plan, as amended, complies with the relevant provisions of the Zoning Code.

Recommendation

Having reviewed the existing Planned Unit Development district, the proposed Major Amendments to that district, the proposed revisions to the Final Development Plan, and the application materials provided, staff finds that the application meets the relevant criteria for approval.

Accordingly, staff recommends that Planning Commission issue a recommendation of **approval** for the proposed Major Amendment to the PUD and Final Plan for 175 Northwoods Blvd.

The recommendation of the Planning Commission will be forwarded to the November 17th Study Session for Council's Consideration.

⁴ The Final Plan criteria were also applied to the previous major amendment in 2017.

⁵ Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

September 5 2025

PFJ 97
175 Northwoods Blvd. Vandalia, OH 45377

RE: PFJ Store 97 Canopy installation response

Attn:

This property is a truck and car fueling station. There are two existing canopies in use today. One for large truck fueling and a 2nd for car fueling. We are proposing a 3rd Canopy to be installed and cover over the proposed EV (Electric Vehicle) charging area.

The purpose of the canopies is provide cover and protection for customers while fueling in Inclimate weather. To also add additional lighting during nighttime hours.

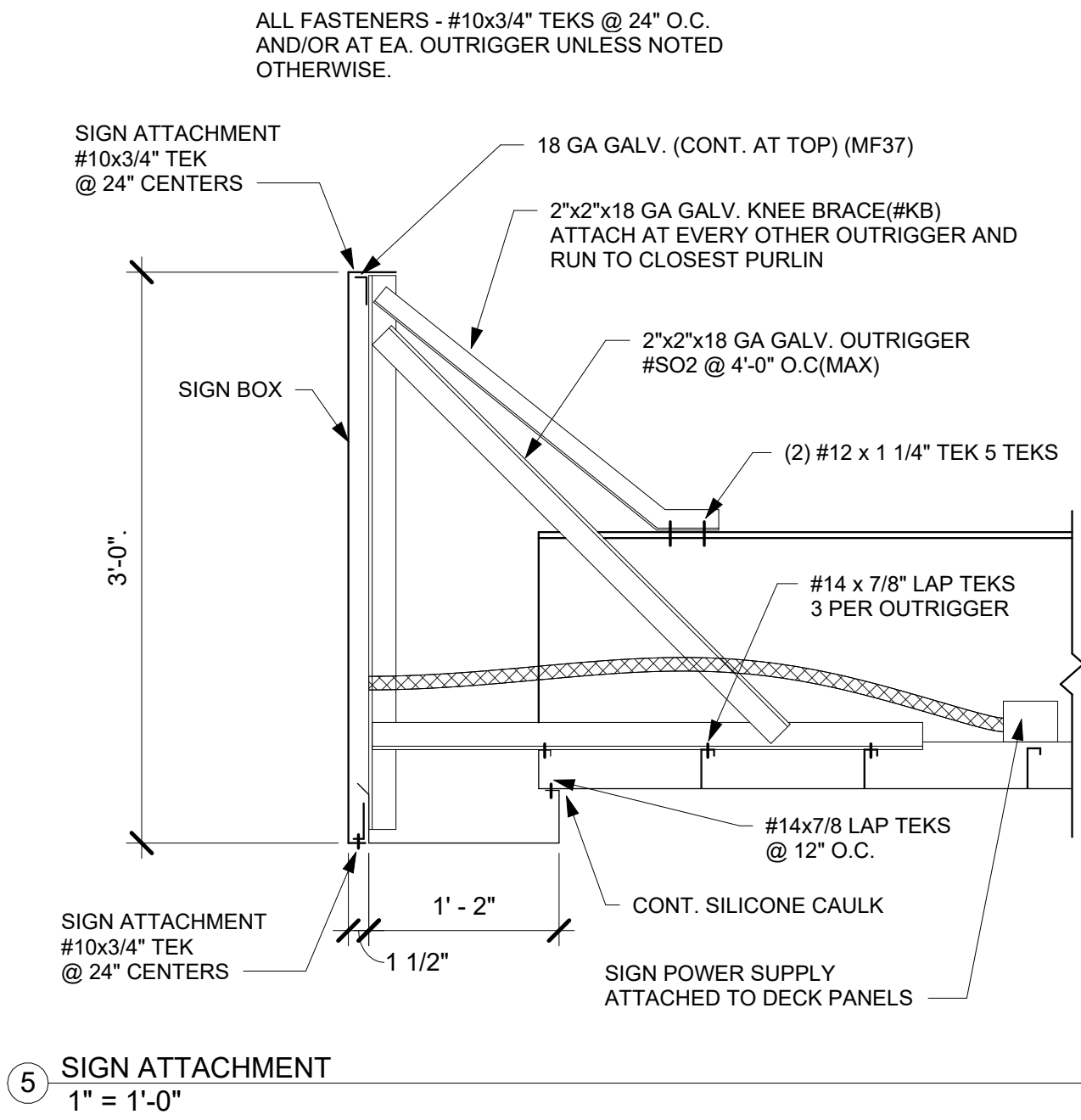
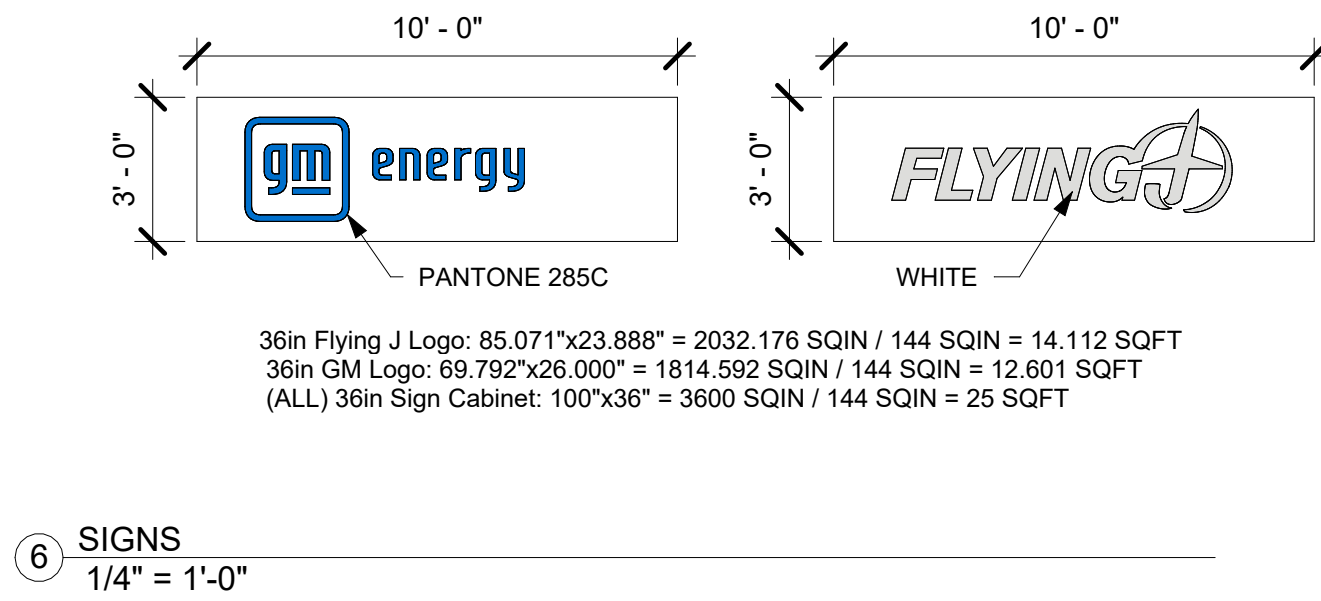
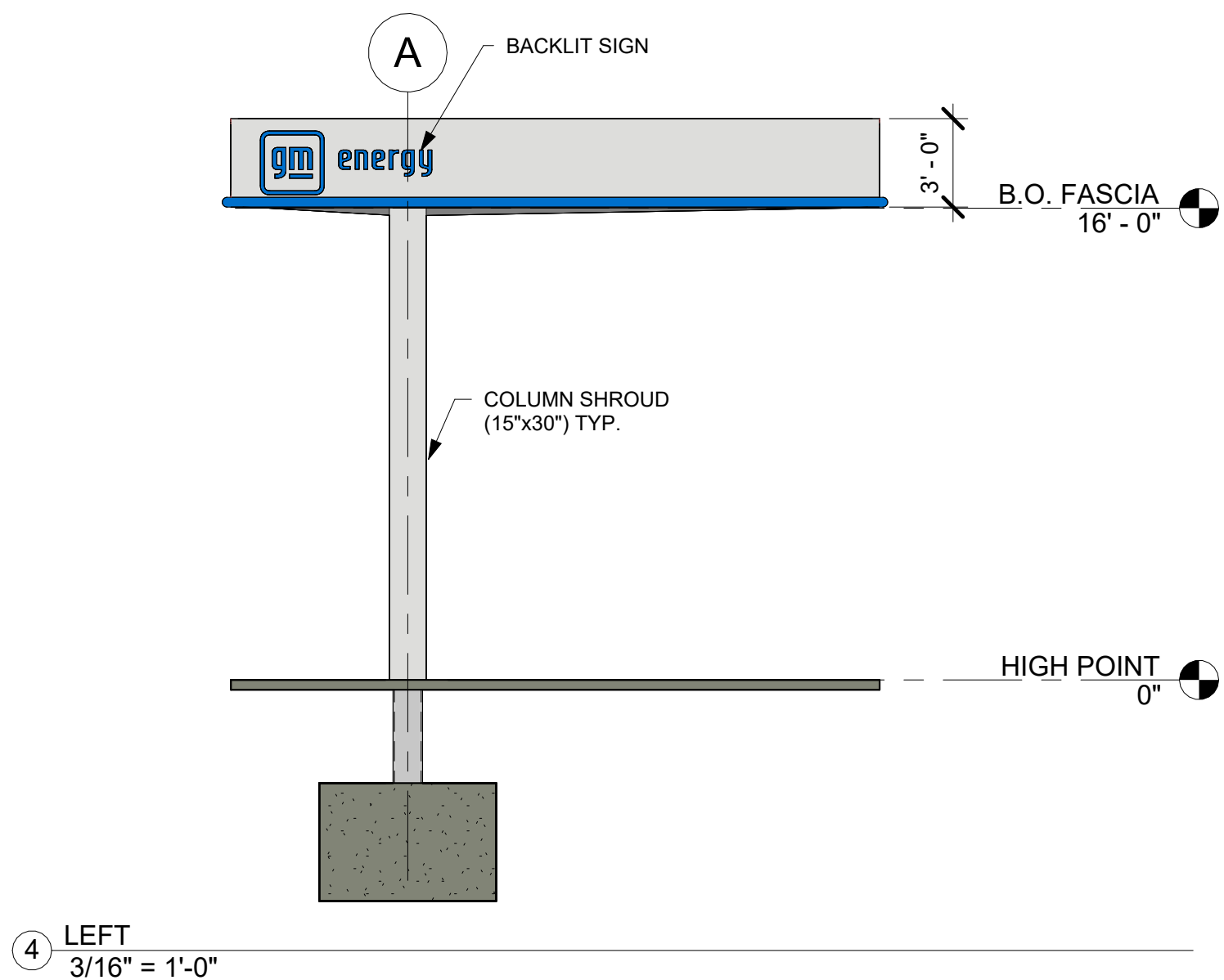
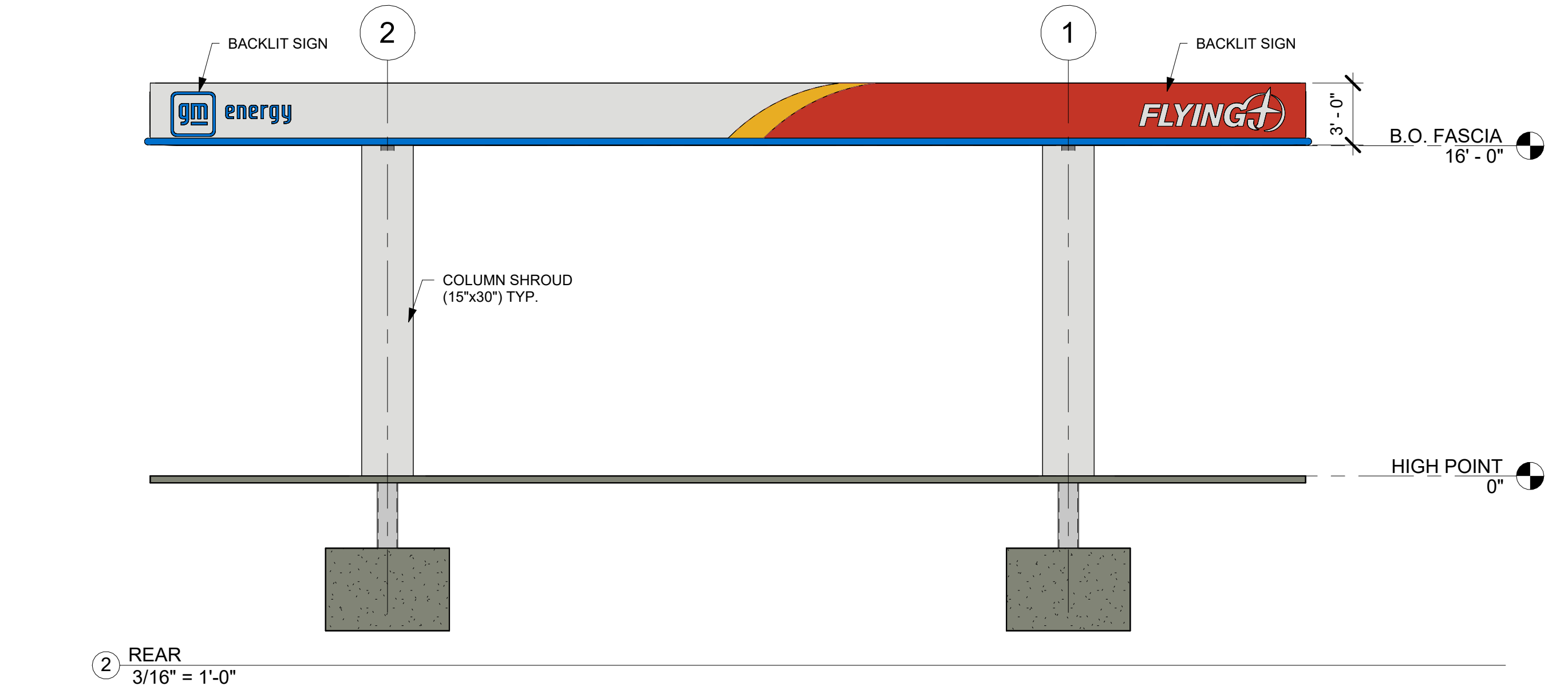
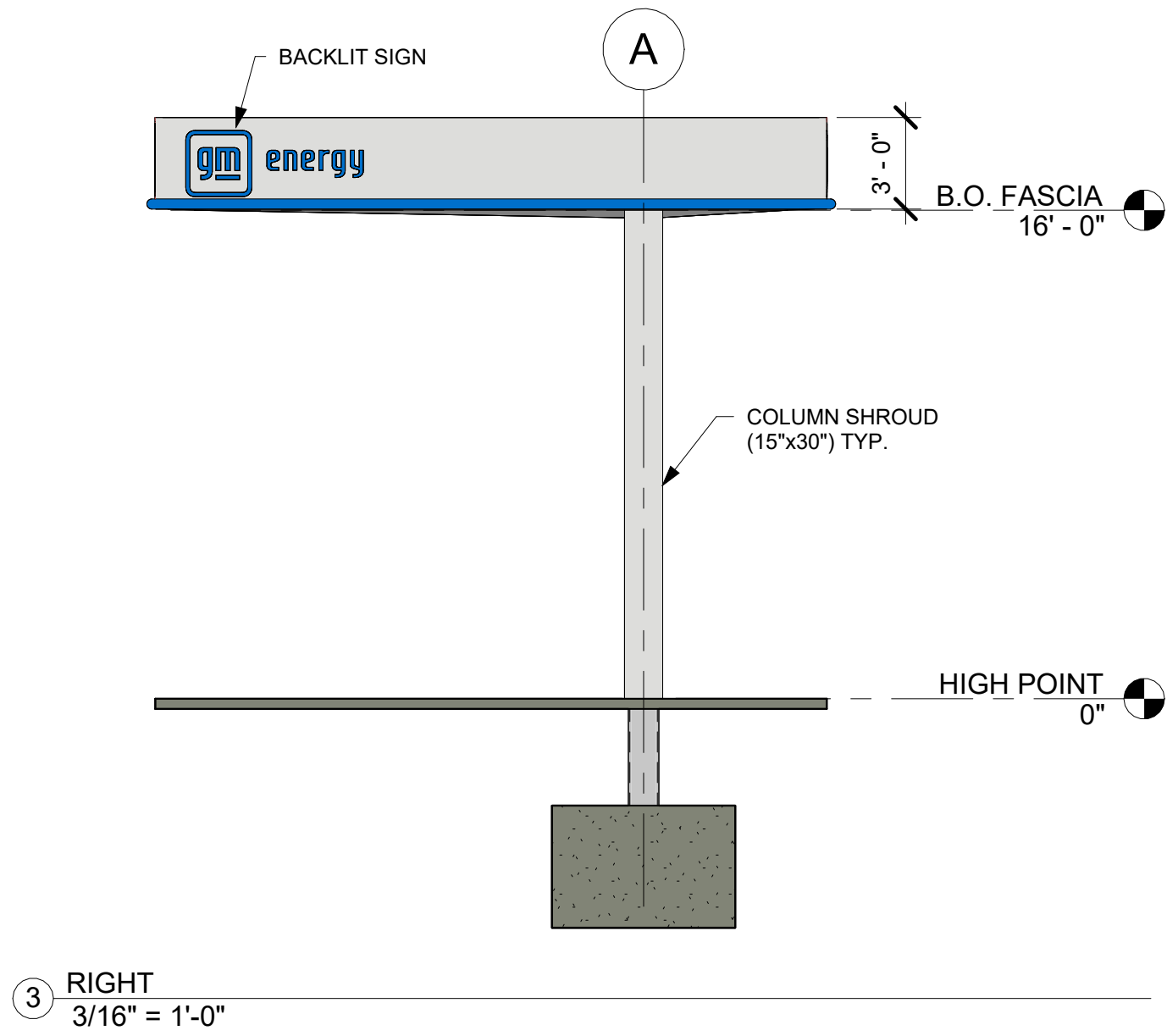
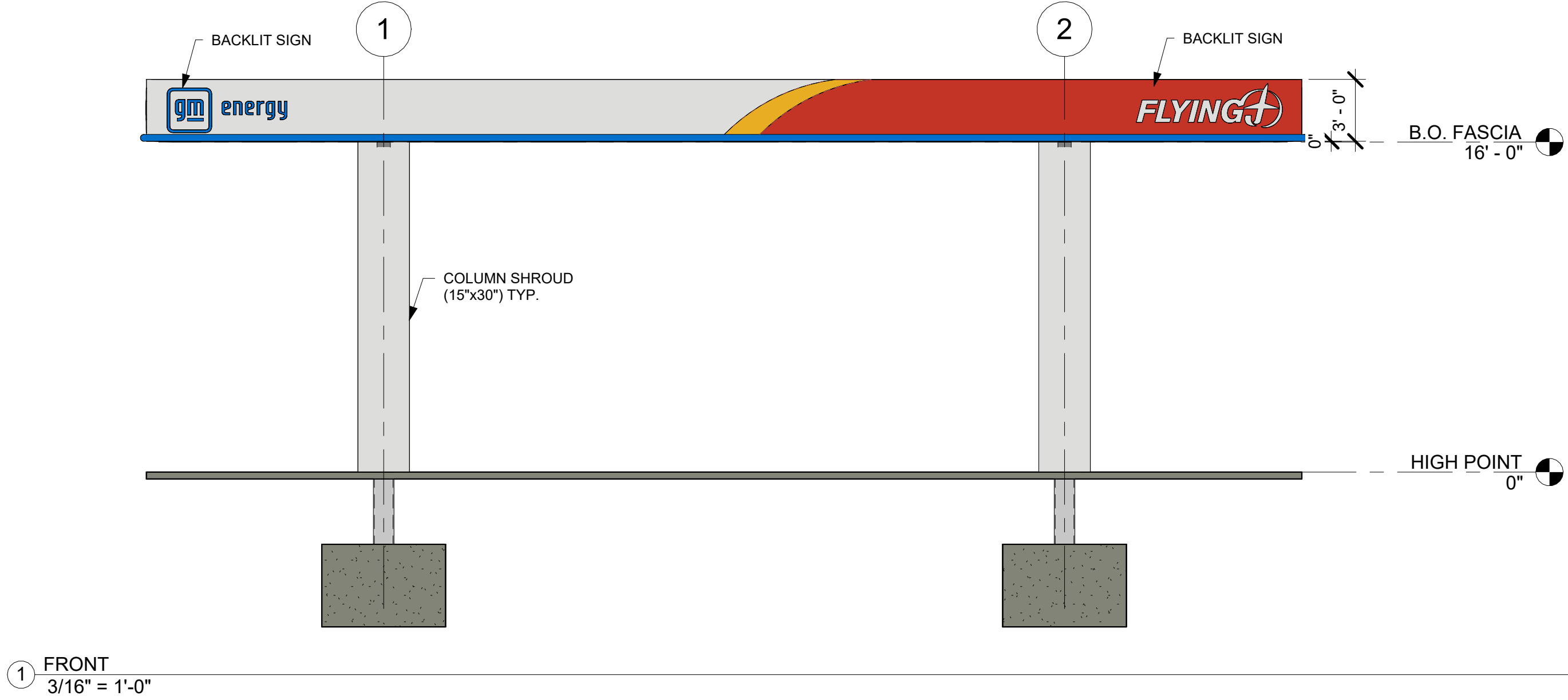
The Installation of the EV charging stalls and canopy will have no affect on any other property, Road, street etc outside of the PFJ property.

We trust this letter will assist with your approval of this project.

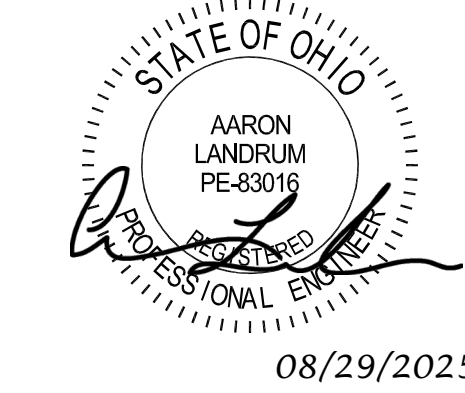
A handwritten signature in blue ink that reads "Phillip Jaminet". The signature is written in a cursive, flowing style.

Phillip J Jaminet
Director of Engineering

V:\Designs\Pilot EV Jobs\468180 Flying J #97 Vandalia, OH\468180 REV-D.rvt



REVISION HISTORY				DESCRIPTION
REV.	DATE	BY		



AARON LANDRUM, PE SE
1350 S Boulder Ave, Ste 1100
Tulsa, OK 74119
918.518-1124



1019 E. North Street
Ottawa, Kansas 66067
Phone: 785.242.8111

THESE PLANS ARE SUBJECT TO
FEDERAL COPYRIGHT LAWS
ANY USE OF SAME WITHOUT THE
EXPRESS WRITTEN PERMISSION
OF FASHION INC. IS PROHIBITED

SITE:
GM / PILOT EV-H #97
175 NORTHWOODS BLVD.
VANDALIA, OH.
22'x56'
PULL-IN CANOPY (EV-H)

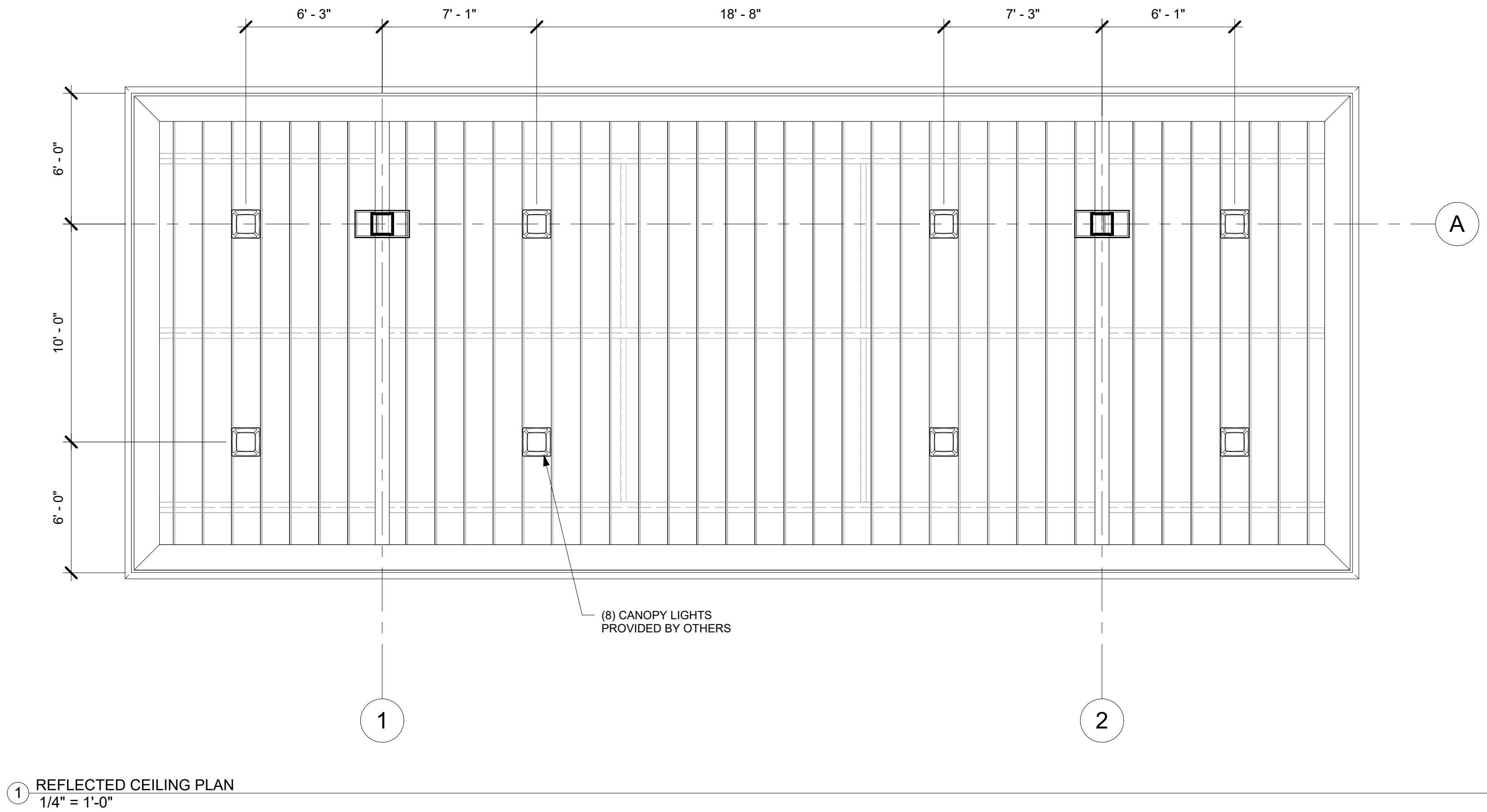
ISSUE DATE: 8/29/25
DRAWN BY: JLH
CHECKED BY: 360

JOB NUMBER: 468180

SHEET TITLE: ELEVATIONS

SHEET NUMBER: CA3

V:\Designs\Pilot EV\Jobs\468180 Flying J #97 Vandalia OH\468180 REV-D.rvt



REVISION HISTORY			
REV.	DATE	BY	DESCRIPTION



AARON LANDRUM, PE SE

1350 S Boulder Ave, Ste 1100
Tulsa, OK 74119
918.518-1124



1019 E. North Street
Ottawa, Kansas 66067
Phone: 785.242.8111

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OF FASHION INC. IS PROHIBITED

SITE:

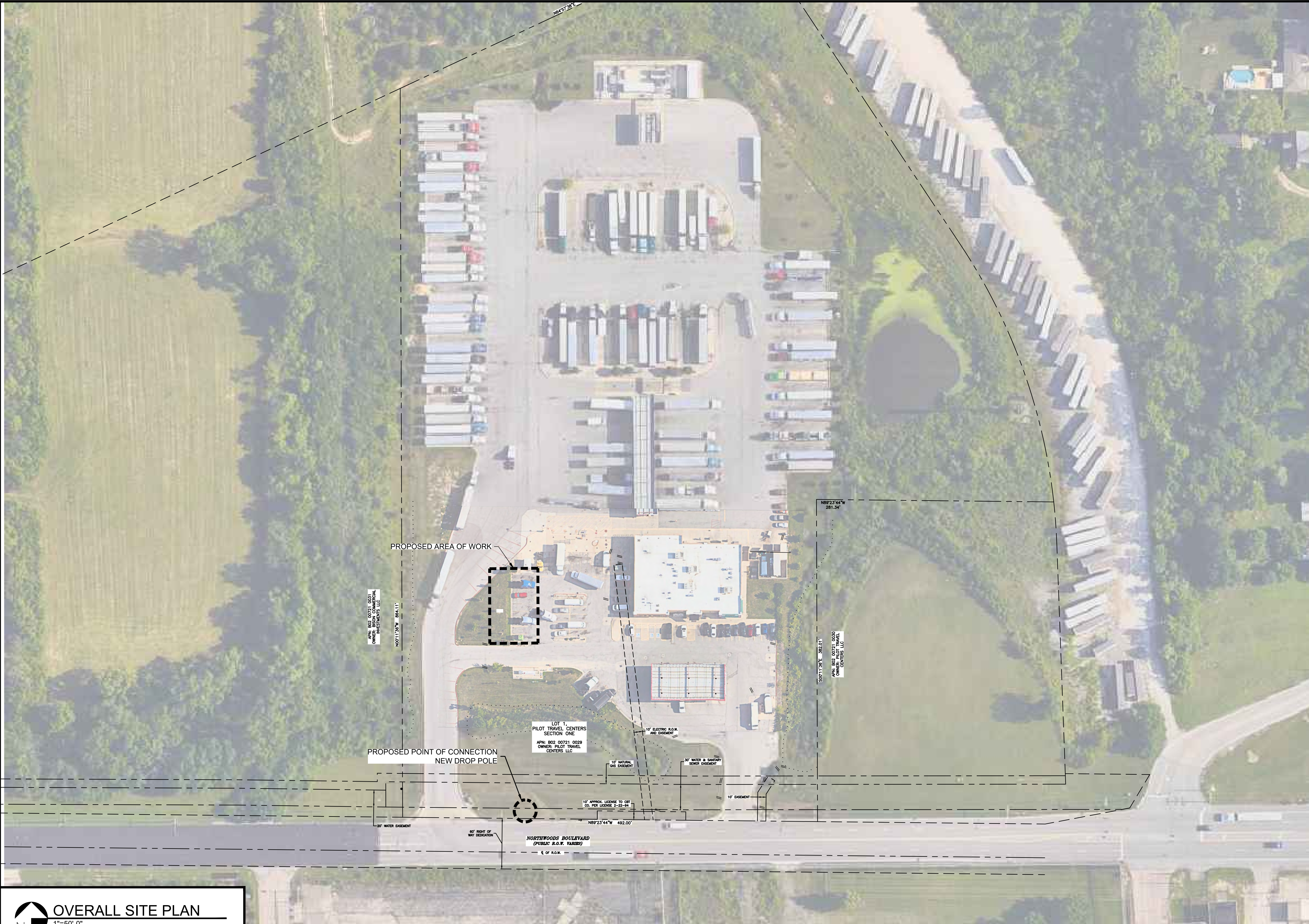
GM / PILOT EV-H #97
175 NORTHWOODS BLVD.
VANDALIA, OH.
22'x56'
PULL-IN CANOPY (EV-H)

ISSUE DATE:	DRAWN BY:	CHECKED BY:
8/29/25	JLH	360

JOB NUMBER:
468180

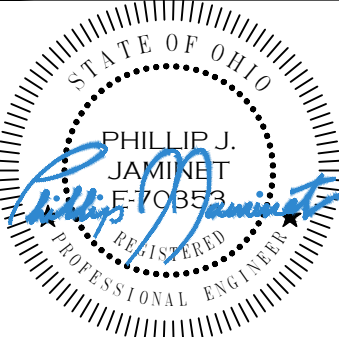
SHEET TITLE:
REFLECTED CEILING PLAN

SHEET NUMBER:
CA4





OVERALL SITE PLAN
1"=50'-0"



FLYING J TRAVEL CENTER 97
175 NORTHWOODS BLVD.
VANDALIA, OH 45377

NO.	DATE	REVISION DESCRIPTION
0	8/11/25	FOR REVIEW

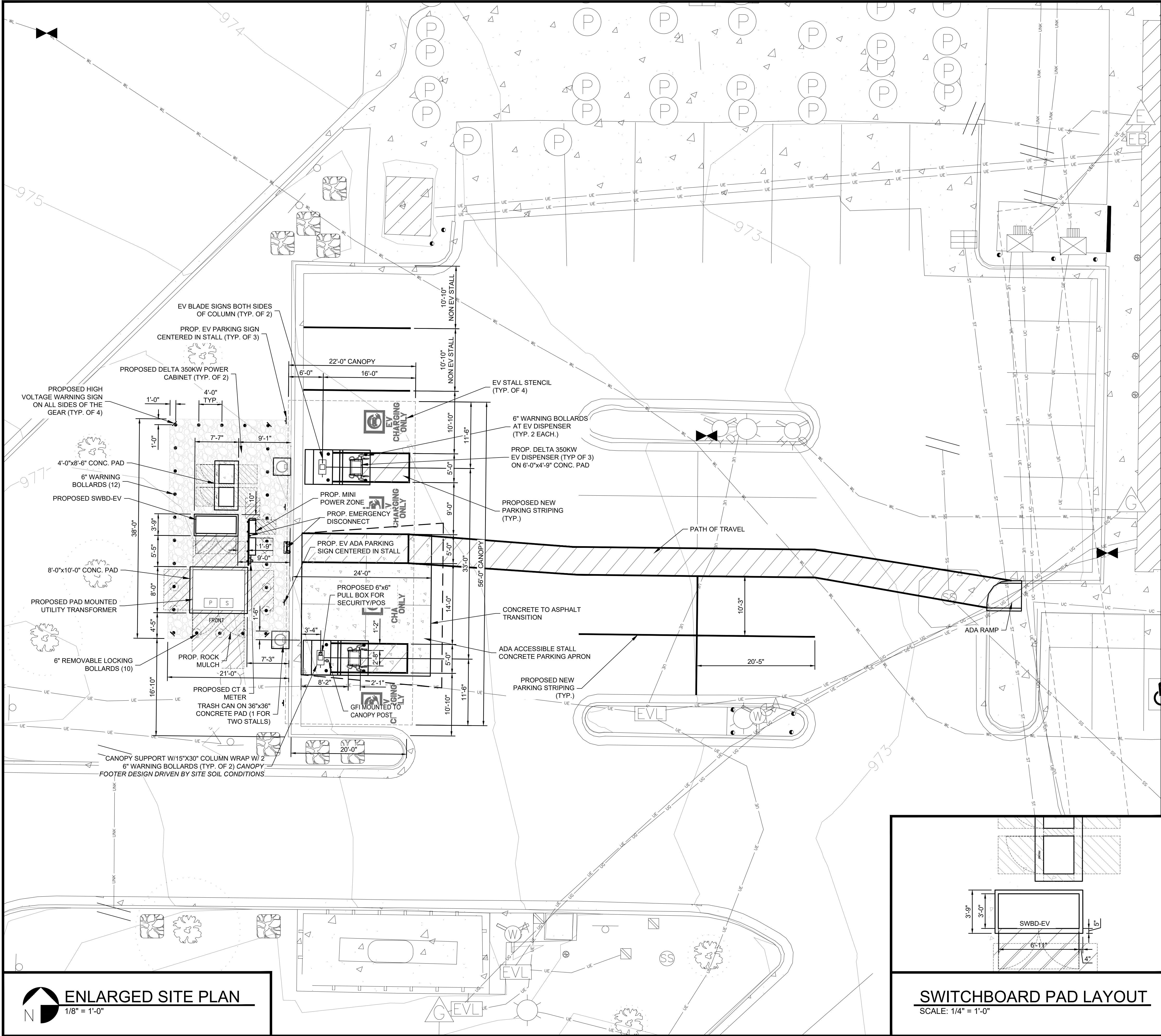
DATE 8/11/25

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-101



ENLARGED SITE PLAN
1/8" = 1'-0"

SWITCHBOARD PAD LAYOUT
SCALE: 1/4" = 1'-0"

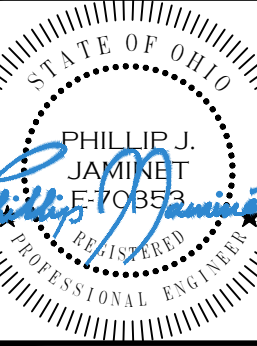
POWER CABINET PAD LAYOUT
SCALE: 1/4" = 1'-0"

PARKING STALL SCHEDULE

EXISTING STALLS	53
PROPOSED EV STANDARD STALLS	3
PROPOSED EV VAN ACCESSIBLE ADA STALLS	1
PROPOSED EV STANDARD ADA STALLS	0
NET STALL COUNT	-3

NOTES

1. CONTRACTOR SHALL PROVIDE SEAL COAT TO ALL ASPHALT IN AREA OF NEW CONSTRUCTION 2 FEET BEYOND ANY DISTURBANCE. ANY CRACKS TO BE SEALED BEFORE SEAL COATING TAKES PLACE
2. CONTRACTOR SHALL MATCH EXISTING SITE CURBING AS REQUIRED
3. THIS SITE PLAN IS FOR REFERENCE AND DOES NOT GUARANTEE FINAL APPROVAL AND COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ALL CONDITIONS ON-SITE BEFORE CONSTRUCTION
5. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, AND REGULATORY REQUIREMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
6. FINAL DIMENSIONS, GRADES, AND UTILITIES MUST BE FIELD VERIFIED BEFORE CONSTRUCTION
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES OF UTILITIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS.
8. THE CONTRACTOR MUST HAVE A 811 UTILITY LOCATE BEFORE CONSTRUCTION.
9. ADA-COMPLIANT PARKING, RAMPS, AND SIGNAGE MUST BE INSTALLED PER THE LATEST ADA STANDARDS OR LOCAL REQUIREMENTS.
10. ALL SIGNAGE, STRIPING, AND MARKIGNS MUST BE INSTALLED PER THE LATEST MUTCD STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE CONSTRUCTION
12. ANY DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED IN WRITING FOR REVIEW AND APPROVAL



FLYING J TRAVEL CENTER 97
175 NORTHWOODS BLVD.
VANDALIA, OH 45377

REVISION DESCRIPTION

DATE

NO.

DATE

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

C-103



EV Charging Solution

DC Charger / High Power Charger 350kW

- Distributed space-saving architecture
- 95% peak power efficiency for energy saving
- OCPP and network connectivity for seamless system integration

 Highway Service

 Service Station

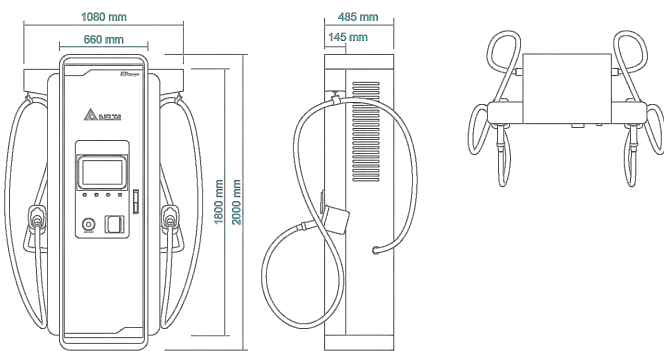


Specifications - Dispenser

Part Number	EIDD-U
Power Input	
Input Rating	480 Vac Three phase, 60Hz
Power Output	
Output Voltage	1000Vdc max
Output Interface	DC output option: single CCS1, double CCS1 or CCS1/CHAdemo
DC Output Current	540A max, CCS1 (Liquid cooling); 200A max, CHAdemo
DC Output Power	350kW max
Protection	
Protection	Over current, Under voltage, Over voltage, Residual current, Surge protection, Short circuit, Over temperature, Ground fault
User Interface & Control	
Display	15 inch LCD Panel
Support Language	English (Other languages available upon request)
Push Buttons	Emergency Stop Button
User Authentication	ISO/IEC 14443A/B, NFC Payment: Integrated credit card reader
Charge option	Simultaneous charging
Communication	
Network Interface	Ethernet, Cellular
Protocol	OCPP V1.6-J, upgradable to OCPP v2.0 and ISO15118 upgradable
Environmental	
Operating Temperature	Operating at 22°F to +122°F (-30°C to +50°C)
Storage Temperature	-40°F to +185°F (-40°C to +85°C)
Humidity	< 95% relative humidity, non-condensing
Mechanical	
Ingress Protection	IP55/NEMA 3R
Enclosure Protection	IK10
Cooling	Forced air
Charging Cable Length	14.76 ft. (4.5 m)
Dimension (W x H x D)	42.5 x 78.7 x 19.1 inch (1080 x 2000x 485 mm)
Weight	706 lb (320 kg)
Regulation	
Certification	UL 2202, UL 2231
Installation	
Accessory	Cable management

Dimension and weight excluding plug and connector. Specifications are subject to change without notice.

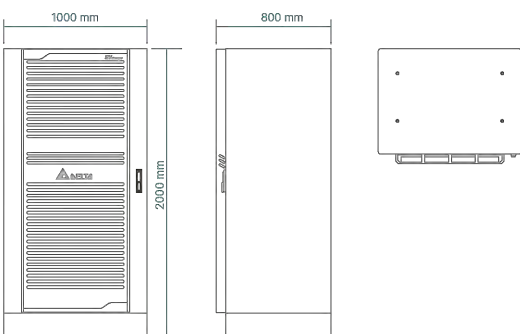
Dispenser



Specifications - Power Cabinet

Part Number	EIDN-U
Power Input	
Input Rating	480 Vac Three phase, 60Hz
Power Factor	≥0.99
Current THD	Compliant with IEEE 519
Power Output	
Output Voltage	150~950Vdc
DC Output Current	540 A max
DC output power	350kW
Efficiency	≥ 95% @400Vdc, full load, (Peak 96%)
Protection	
Protection	Over current, Under voltage, Over voltage, Residual current, Surge protection, Short circuit, Over temperature, Ground fault
Environmental	
Operating Temperature	22°F to +122°F (-30°C to +50°C) Power derating above +122°F (+50°C)
Storage Temperature	-40°F to -176°F (-40°C to +80°C)
Humidity	< 95 % relative humidity, non-condensing
Altitude	6,500 ft. (2,000 m)
EMC	FCC Part 15-b Class A
Mechanical	
Ingress Protection	IP55/NEMA Type 3R
Enclosure Protection	IK 10
Cooling	Force Air
Dimension (W x H x D)	39.3 x 78.7 x 31.4 inch (1000 x 2000 x 800 mm)
Equipment Weight	1184 lb (537 kg)
Regulation	
Certification	UL 2202, UL 2231

Power Cabinet



More information

Delta Electronics (Americas) Ltd.
46101 Fremont Boulevard Fremont, CA 94538 U.S.A.
TEL : +1 510 668-5100
E-mail : evcs@deltaww.com
evcharging.deltaww.com

Delta Electronics Inc.
16 Tungyuan Road, Chungli Industrial Zone, Taoyuan City 32063, Taiwan
TEL : +886 3 4526107



Travel Faster with High Power Charger

Delta's High Power Charger 350kW offers the fastest charging time than any other charger. It is ideally suited in highway rest stop, traditional fuel station and fleet charging due to its high power of up to 350kW, equal load distribution and simultaneous charging features, enabling charging of 2 vehicles at once. High power

efficiency and the ability to share power from power cabinet between two dispensers, enable a reduction in cost of ownership. It also offers a user friendly design with LED status light visible from a distance, and a 15 inch display. Delta High Power Charger 350kW helps EV drivers shorten the time needed to get back on the road.



Feature Highlights

Up to 95% power efficiency for optimal charging service

- Max. 950V and 540A in 350kW high power charging
- Simultaneous charging service
- Supports CHAdemo, CCS1 charging standard

Distributed space-saving architecture

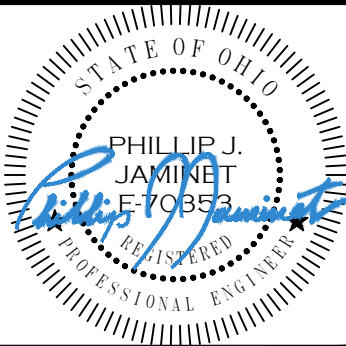
- Distributed architecture enables you to install charger without replanning parking spaces
- Adopt power module for extension flexibility
- IP55 / NEMA3R ingress protection and IK10 enclosure protection

OCPP and network connectivity for seamless system integration

- Supports OCPP 1.6J (upgradable to OCPP 2.0)
- Built-in Ethernet, cellular (3G / 4G) network connectivity
- Integrable with commercial and management systems for improved operational efficiency

EVgo
FAST CHARGING

OWL
eMobility



FLYING J TRAVEL CENTER 97
175 NORTHWOODS BLVD.
VANDALIA, OH 45377

REVISION DESCRIPTION		FOR REVIEW	
NO.	0	DATE	8/11/25
DATE			
SHEET TITLE			
ELECTRICAL CUTSHEETS			
SHEET NUMBER			
E-6			









STAFF MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: November 7, 2025
SUBJECT: PC 25-0017 – Final Plat – Stonequarry Crossings Section 15

General Information

Applicant: Wes Goubeaux
Choice One Engineering
440 E. Hoewisher Road
Sidney, Ohio 45365

Owner: City of Vandalia, Ohio
333 James E. Bohanan Memorial Drive
Vandalia, Ohio 45377

Existing Zoning: Office / Industrial Park (O/IP)

Location: 9085 Peters Pike
B02 01013 0002 and 0009

Acreage: 24.489 Acres +/-

Previous Case(s): Stonequarry Crossings Sec. 1-14

Requested Action: Recommendation to City Council

Exhibits: 1 - Application
2 - Record Plan

Application Background

Wes Goubeaux, of Choice One Engineering, on behalf of the City of Vandalia, has submitted an application requesting subdivision approval for Section 15 of the Stonequarry Crossings plat. The request involves two parcels totaling 24.849 acres +/- located at 9085 Peters Pike in the City of Vandalia. If approved, the two existing parcels would be consolidated into one new parcel totaling 23.744 acres, with an additional 1.105 acres dedicated as public right-of-way. The subject properties are located in the Office / Industrial Park (O/IP) zoning district.

Due to the proposed dedication of public right-of-way, the application must be reviewed as a Major Subdivision.¹ Due to the site's proximity to Butler Township, the application must also be reviewed by the Montgomery County Planning Commission.²

Application Detail

The existing parcels are located at the northwest corner of Peters Pike and Capstone Way. The applicant proposes consolidating the two existing parcels into one new parcel in order to facilitate development of the site.

An additional 1.105 acres of the site is being dedicated as right-of-way along Peters Pike. 367.64 linear feet of this dedication falls within the corporation boundaries of Vandalia, while the remaining 1,236.46 feet would be located within Butler Township. This dedication is intended to comply with the Thoroughfare Plan and would facilitate any required future upgrades to Peters Pike.

Vicinity Profile	Zoning	Uses
North	A	Open Space (Buffer for Airport)
East	Vandalia HB Butler Township R-3	Office / Professional Single-Family Residential Tree Service
South	O/IP	Industrial, Commercial
West	O/IP	Industrial, Commercial

Development Standards

The property is located in the Office / Industrial Park (O/IP) district. The consolidated parcel meets the development standards applicable to that district.³

¹ Vandalia Zoning Code, Section 1214.09

² A concurrent application has been filed with Montgomery County, and is pending before the Montgomery County Planning Commission.

³ Vandalia Zoning Code, Table 1226-2.

Review Criteria

Final Plan Review Criteria

Pursuant to Code Section 1214.09(d)(2) “Final Plat Review Criteria”, the Planning Commission shall take into consideration the following criteria:

- (1) That the proposed subdivision complies with the preliminary plat review criteria established in Section 1214.09(d)(1);

Staff Comment: Staff feels that the proposed record plan complies with the cited review criteria.

- (2) That the final plat complies with all applicable provisions of this code;

Staff Comment: Staff feels that the proposed record plan complies with all applicable provisions of the code.

- (3) That the final plat and construction drawings substantially comply with all specific requirements, the purposes, intent and basic objectives of the preliminary plat, and any commitments made or conditions agreed to with approval of the preliminary plat, and any applicable regulations in this code;

Staff Comment: Staff feels that the proposed record plan complies with all specific requirements and standards applicable to this site.

- (4) That applicable review agencies have no objections that cannot be resolved by the applicant;

Staff Comment: Staff notes that the proposed record plan has been reviewed and approved by the Montgomery County Engineer, the Montgomery County Office of Community & Economic Development, and the Vandalia Director of Public Service, and that the record plan is pending before the Montgomery County Planning Commission. Staff has no evidence that the applicable review agencies have any unresolvable objections to the proposed record plan.

- (5) That the final plat is in full compliance with the approved preliminary plat, where applicable.

Staff Comment: Staff feels that this criterion is not applicable. As a single-phase development, no preliminary plat approval is required.⁴

⁴ Vandalia Zoning Code, Section 1214.09(b), in relevant part: “A preliminary plat shall not be required for a single-phased development where a plat or replat includes the development in its entirety...”

Recommendation

Staff recommends that Planning Commission issue a recommendation of **approval** for the proposed record plan.

The recommendation of the Planning Commission will be forwarded to the November 17th Study Session for Council's Consideration.

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND BEING CONSOLIDATED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT AND DEDICATE RIGHT OF WAY TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

_____, BEING AFFIRMED, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

SIGNED AND ACKNOWLEDGED

OWNER: THE CITY OF VANDALIA, OHIO

AUTHORIZED SIGNATURE _____ DATE _____

IN THE PRESENCE OF:

WITNESS _____ DATE _____

STATE OF OHIO
COUNTY OF MONTGOMERY, SS

BE IT REMEMBERED, THAT ON THE THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME _____, AUTHORIZED SIGNER, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AS OWNER AND THE VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

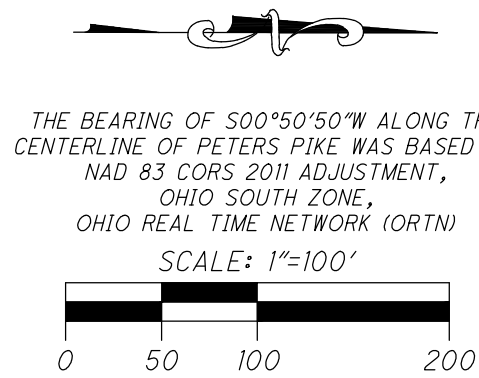
RECORD PLAN

STONEQUARRY CROSSINGS, SECTION 15

BEING TRACTS OF LAND
LOCATED IN SECTION 17, TOWN 3, RANGE 6 E, CITY OF
VANDALIA, BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO

24.849 ACRES TOTAL

OCTOBER, 2025



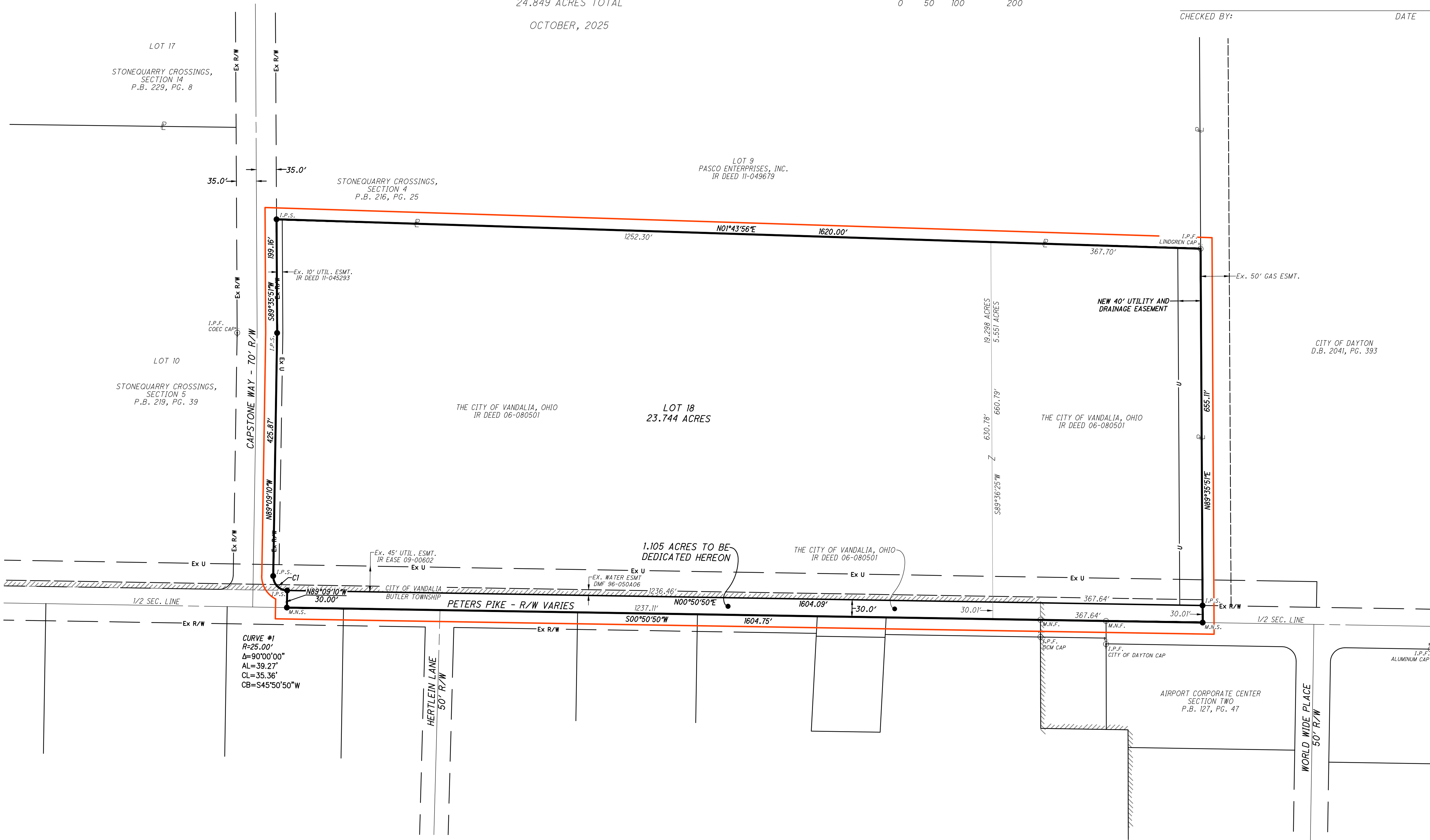
MONTGOMERY COUNTY ENGINEER

APPROVED FOR DESCRIPTION

DATE _____, 20____ JOB No. 2025-0299RE

ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

CHECKED BY: _____ DATE _____



CITY OF VANDALIA

APPROVED THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF VANDALIA, OHIO

CHAIRMAN _____

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____ BY THE COUNCIL OF THE CITY OF VANDALIA, OHIO.

MAYOR _____ CLERK _____

APPROVED BY THE PLANNING
COMMISSION OF MONTGOMERY COUNTY

APPROVED THIS ____ DAY OF _____, 20____.

EXECUTIVE DIRECTOR _____ DATE _____

ACREAGE SUMMARY

LOT XX	23.744 AC.
R/W DED.	1.105 AC.
TOTAL AREA	24.849 AC.

AREA LOCATION SUMMARY

CITY OF VANDALIA	23.940 AC.
BUTLER TOWNSHIP	0.909 AC.

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ////// EXISTING CORP. LIMITS

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

OCCUPATION STATEMENT

LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.

PERTINENT INFORMATION

PLAT BOOK 127, PG. 47
PLAT BOOK 216, PG. 25
PLAT BOOK 219, PG. 39
PLAT BOOK 229, PG. 8
DEED BOOK 2041, PG. 393
IR DEED 06-080501
IR DEED 11-049679

DESCRIPTION

BEING A PART OF A TRACT OF LAND SITUATED IN SECTION 17, TOWN 3, RANGE 6 E, CITY OF VANDALIA, BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO, AS CONVEYED TO THE CITY OF VANDALIA, OHIO IN IR DEED 06-080501 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN SEPTEMBER, 2025. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

WESLEY D. GOUBEAU, P.S. #8254

DATE

	PREPARED BY:	DATE:
	ChoiceOne Engineering	10/09/2025
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554	DRAWN BY:
	www.CHOICEONEENGINEERING.com	WDG

JOB NUMBER:
MOTVAN2511
SHEET NUMBER
1 OF 1

STAFF MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: November 7, 2025
SUBJECT: PC 25-0018 – Conditional Use – Stonequarry Crossings Section 15

General Information

Applicant: Spencer Kuhlman
Marker Development, LLC
2011 Riverside Drive
Columbus, Ohio 43221

Owner: City of Vandalia, Ohio
333 James E. Bohanan Memorial Drive
Vandalia, Ohio 45377

Existing Zoning: Office / Industrial Park (O/IP)

Location: 9085 Peters Pike
B02 01013 0002 and 0009

Acreage: 24.489 Acres +/-

Previous Case(s): Stonequarry Crossings Sec. 1-14
PC 25-0017

Requested Action: Recommendation to City Council

Exhibits: 1 - Application
2 - Sample Renderings

Application Background

Spencer Kuhlman, of Marker Development, LLC, has submitted an application requesting Conditional Use approval for property located at 9085 Peters Pike in the City of Vandalia. The request is to construct a warehouse on 24.489 acres +/- in the Office / Industrial Park (O/IP) district. The property is owned by the City of Vandalia.

Application Details

The City of Vandalia owns a 24+ acre site at the corner of Peters Pike and Capstone Way. The property has been marketed for commercial or industrial development. The applicant, Marker Development, wishes to purchase the property and construct an industrial building. At present, there is no specific end-user, so the building would be constructed on a spec basis.

The applicant wishes to market the site as a potential warehouse facility. Warehouses are a conditional use in the Office / Industrial Park district.

Sample renderings have been submitted to illustrate the proposal. The warehouse would consist of one 250,000 square foot building with up to 47 dock doors and parking for 60 truck trailers across the west side of the property. 328 parking spaces would be provided for employees.

The site is designed with a potential expansion area at the north end of the site. The expansion area could accommodate an additional 100,000 square foot structure with its own parking area.

Traffic Flow / Access

As proposed, access to the site would be from Capstone Way and Peters Pike, as shown. Both entrances would be within the corporation boundary of the City of Vandalia, and would be constructed to City standards under the supervision of the Director of Public Service.

Traffic flow within the site would depend on the end-user. In general terms, the site allows enough flexibility to manage the amount of traffic proposed in a manner consistent with the requirements of the Zoning Code.

Surrounding Uses / Zoning

The property is located at the eastern edge of a multi-site industrial area within the Office / Industrial Park district. Uses to the west and south include industrial manufacturing and distribution. There are several single-family residential properties along Peters Pike in Butler Township, along with an office use and a tree service company.

The property to the north is zoned A – Agriculture and serves as a buffer area for the Dayton International Airport. While located in Vandalia, the property is owned by the City of Dayton.

Vicinity Profile	Zoning	Uses
North	A	Open Space (Buffer for Airport)
East	Vandalia HB Butler Township R-3	Office / Professional Single-Family Residential Tree Service
South	O/IP	Industrial, Commercial
West	O/IP	Industrial, Commercial

Review Criteria

The Planning Commission shall not recommend in favor of an application for a conditional use permit unless it finds the following:

Conditional Use Permit Criteria¹

- (1) The establishment, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, morals or general welfare;

Staff Comment: Given the similarity to uses already operating in the vicinity, Staff feels that the project meets this criterion.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood;

Staff Comment: Staff feels that the conditional use would not be injurious to the use and enjoyment of other property in the vicinity, nor would property values be negatively impacted.

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Staff Comment: The proposed conditional use does not appear likely to impede the development or improvement of any surrounding property. Staff notes that the only undeveloped parcel adjacent to the site is a buffer area kept deliberately vacant.

- (4) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

Staff Comment: The proposal includes provisions for adequate utilities, drainage, roadway improvements, and other necessary facilities.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets;

Staff Comment: The design of the site provides appropriate access to and from both Capstone Way and Peters Pike. The proposed conditional use is not expected to significantly impact traffic conditions on either roadway.

¹ Vandalia Zoning Code, Section 1214.05(e) "New Conditional Uses and Major Changes to an Existing Conditional Use Review Criteria"

Conditional Use Permit Criteria (Cont'd)

- (6) The conditional use will be located in a district where such use is permitted and that all requirements set forth in this code and applicable to such conditional use will be met.

Staff Comment: Staff feels the conditional use will be located in a district where such use is conditionally permitted, and all requirements set forth in the code applicable to this use have been or will be met.

Recommendation

Staff recommends that Planning Commission issue a recommendation of **approval** for the proposed conditional use of a Warehouse in the O/IP – Office / Industrial Park district with the following conditions:

1. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.²
2. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

The recommendation of the Planning Commission will be forwarded to the November 17th Study Session for Council's Consideration.

² An application for Record Plan approval was submitted concurrently with this application. If approved, that Record Plan would need to be properly signed and recorded before building permits are issued. This is a standard condition where concurrent applications are involved.





Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

PETERS PIKE INDUSTRIAL BUILDING
CITY OF VANDALIA
CONCEPT EXHIBIT

REVISIONS:

FILE NAME	SCHEMATIC
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	MOTVAN2517
DATE	10-17-2025
SHEET NUMBER	1 OF 1



SCALE IN FEET



STAFF MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: November 7, 2025
SUBJECT: PC 25-0020 – Code Amendment – Procedural Updates

General Information

Applicant: City of Vandalia

Proposed Amendment(s): Procedural Updates to Review Criteria/Procedures
Adjust Uses in the Vandalia City Center Overlay
Procedural Updates regarding Planned Unit Developments

Chapters to be Amended: Chapter 1214 – Review Procedures
Chapter 1220 – Overlay Zoning Districts
Chapter 1222 – Planned Unit Developments (PUDs)

Previous Cases: January 2019 Major Zoning Code Update

Exhibits: 1 - Staff Memorandum
2 - Draft Ordinance

Introduction

Over the course of the past year, Staff has identified a set of procedural updates to the Zoning Code. These updates relate primarily to the review criteria of Chapter 1214 and the procedures for approving (and amending) Planned Unit Developments in Chapter 1222.

Generally, these updates came as a result of review by the Law Director and Staff. Several items were also discussed during a joint Planning Commission and Board of Zoning Appeals training session in July 2025.

One additional item is proposed under Chapter 1220 – Overlay Zoning Districts. This amendment was proposed by Staff.

Proposed Amendments

Chapter 1214 – Review Criteria

In most cases, the changes proposed to Chapter 1214 aim to streamline the review process, clarify procedures, or reconcile the different responsibilities granted by the Charter to Council and the Planning Commission or Board of Zoning Appeals.

These changes include the following¹:

1. 1214.02(j)(1) – Clarify what must be included in a complete application, and how the completeness of an application is determined.
2. 1214.04(b)(1) – Add the Miller-Benchwood and Vandalia City Center Overlays to the list of areas where development requires a site plan review. Note that both overlays already required a site plan review – this amendment just ensures that zoning districts and overlays are all listed in one place.
3. 1214.08(c)(4) – Clarify that the Planning Commission can recommend Approval, Denial, or Approval with Conditions for PUD applications. This is consistent with other types of review, and ensures that the Commission can recommend additional conditions beyond those proposed by Staff.
4. 1214.08(c)(5) – Clarify that PUD approvals involving preliminary plans and amendments to the Zoning Map must be approved by Ordinance, while administrative approvals involving Final Plans must be approved by Resolution.² Deletes the requirement for a public hearing, since public hearings are held at the Planning Commission level and not before Council.
5. 1214.08(d)(1)(F)(6) – Remove an extraneous “and”.
6. 1214.11(a) – Remove “or unnecessary hardship” from the description of the Variance process. The term suggests that there is a level of *necessary* hardship that would be acceptable, and implies that the BZA can determine how much hardship a resident must endure. The existence of a practical difficulty to the use of one’s land is itself a hardship, so the term is unnecessary.
7. 1214.11(c)(4) – Remove the public hearing before Council. Again, the public hearing on a variance request is held before the BZA and not Council.

¹ Changes are listed in the order they appear in the draft ordinance included with this memorandum. Generally, these changes (and the sections amended) fall in numerical order within the Zoning Code.

² Where Council approval is necessary, Subdivision approvals are already approved by resolution.

Chapter 1214 – Review Criteria (Cont’d)

8. 1214.11(d)(5) – Amend Variance Criterion 5 to focus on whether the difficulty being addressed is self-imposed. The BZA does not have the means (or the authority) to determine what the applicant knew or did not know about a particular zoning restriction, nor can it judge the credibility of an applicant’s claim that they did not know about the restriction. Focusing on the practical difficulty itself leads to a more fact-based approach.
9. 1214.11(d)(6) – Amend Variance Criterion 6 to replace “Obviated” with “Alleviated”. The terms are semantically identical, and alleviated is much simpler to understand for residents and applicants alike.³

Chapter 1220 – Overlay Zoning Districts

In order to clarify which uses are permitted in the Vandalia City Center Overlay, and to ensure that proposed retail uses are reviewed in a uniform manner, Staff proposes the inclusion of “Retail Businesses” as a permitted use in the VCCO.

Specific types of retail businesses authorized by this change would be Grocery Stores, General Merchandise Stores, Antique/Thrift Stores, and Pharmacy/Drug Stores. Where the underlying zoning does not permit retail, this provision would now allow it on a limited basis. Where the underlying zoning already allows retail, this provision would limit that retail to these specific types.

10. 1220.04.D.1 – Add four types of Retail Businesses to the list of uses permitted in the Vandalia City Center Overlay.

Chapter 1222 – Planned Unit Developments

Three changes are proposed to the standards governing Planned Unit Developments. In two cases, we clarify that Planning Commission does not actually approve certain changes – they only make the recommendation to do so (or, sometimes, not to do so).

The third change would clarify how legacy planned unit development districts are governed. Prior to January 2019, the PUD district was an overlay – meaning that every PUD also had the underlying zoning district as part of its standards. When the overlay became its own district, that underlying zoning district went away. This amendment would clarify that the original zoning district still applies as if it were included in the PUD, unless that PUD has been amended in the years since.

³ The number of times Staff has needed to explain the meaning of the term “Obviated” to residents or applicants was not considered as part of this review.

Chapter 1222 – Planned Unit Developments (Cont'd)

Specific changes to Chapter 1222 include the following:

11. 1222.03(d) – Add a section specifying that legacy PUDs inherit the zoning standards of the underlying zoning district that existed at the time PUDs were made their own zoning district. Older Planned Unit Developments do not always include the zoning district in their standards, because there was no need to do so – the zoning district was *right there*. This provision clarifies how older PUDs are to be reviewed.
12. 1222.05(a)(2) and (a)(4) – Clarify that only Council can waive use-specific standards or restrict the uses permitted in an individual PUD. The Planning Commission can *recommend* that Council do so, but only Council can actually waive or restrict those standards.
13. 1222.06(a)(1), (a)(3), and (a)(4) – Clarify that Planning Commission reviews land use density in a proposed PUD, but only Council can actually approve changes to that density. As before, the Planning Commission may still make recommendations on this element of an application.

Review Criteria

Recommendations and decisions on planning and zoning code amendment applications shall be based on consideration of the following review criteria:

1. The proposed text amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;

Staff Comment: Staff feels that the proposed amendments are consistent with policies and procedures adopted by the City.

2. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions; and

Staff Comment: Staff feels that the proposed amendments are necessary due to changing conditions, namely the need to ensure consistency between various review procedures, both at the Planning Commission / Board of Zoning Appeals level and before Council.

Review Criteria (Cont'd)

3. The proposed amendment will promote the public health, safety, and general welfare.

Staff Comment: Staff feels that the proposed amendments promote the public health, safety, and general welfare.

Based on the above, staff recommends that the Commission recommend **Approval** of the proposed amendments to the text of the Zoning Code.

The recommendation of the Planning Commission will be forwarded to the November 17th Study Session for Council's Consideration.

**CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
ORDINANCE NO 25-_____**

AN ORDINANCE AMENDING SECTIONS 1214.02, 1214.04, 1214.07, 1214.08, 1214.11, 1220.04, 1222.03, 1222.05, AND 1222.06 OF THE CODIFIED ORDINANCES OF THE CITY OF VANDALIA REGARDING REVIEW PROCEDURES, PLANNED UNIT DEVELOPMENTS, AND THE VANDALIA CITY CENTER OVERLAY

WHEREAS, the City of Vandalia Planning and Zoning Code establishes procedures and standards for review of development applications and Planned Unit Developments; and

WHEREAS, City staff and the Board of Zoning Appeals have identified provisions that require clarification or amendment in order to improve administration of the Code and ensure consistency with current practice; and

WHEREAS, Council finds these changes to be necessary and appropriate to protect the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. Section 1214.02(j)(1) is hereby amended to read in its entirety as follows:

(1) Determination of Application Completeness

The Administrative Officer shall ~~determine that an application is complete if the applicant has submitted all of the forms, maps, fees, and such other submission materials required for the corresponding application. If the Administrative Officer determines that an application is complete, the application shall then be processed according to the procedures and timelines set forth in this code.~~ **review all applications for completeness. An application is deemed complete if the applicant has submitted all required forms, maps, fees, authorizations, and such other submission materials as may be required for the corresponding application, with said materials properly describing all parcels to be included in the application. Upon determining that the application is complete and that all required preapplication meetings have been held, the Administrative Officer shall process the application according to the procedures and timelines set forth in this code.**

Section 2. Section 1214.04(b)(1) is hereby amended to read in its entirety as follows:

(1) Development Subject to Site Plan Review

The following forms of development within the RMF, DB, O-R, and O-S districts, **and or within the Miller-Benchwood (MBO) or Vandalia City Center Overlays (VCCO),** shall require site plan review by the Planning Commission in accordance with this section:

A. New construction, structural alterations, and site improvements of all permitted uses, conditional uses, and similar uses; and

B. Any proposal to alter, reconstruct, or otherwise modify any existing or previously approved site plan for a permitted use, conditional use, or similar use that increases the number of dwelling units in a multi-family development; or changes the use in a manner which requires an increase in the amount of parking or a change in the site's circulation.

Section 3. Section 1214.07(c)(4) is hereby amended as shown below:.

Step 4—Final Decision by City Council on Proposed Amendment Following the receipt of Planning Commission's recommendation, City Council shall ~~hold a public hearing in accordance with this chapter to~~ consider the proposed amendment. Upon considering the proposed amendment, City Council shall apply the review standards set forth below to approve the amendment, approve the amendment with conditions (Official Zoning Map Amendment), or deny the amendment.

Section 4. The following subsections of Section 1214.08 are hereby amended as shown below:

1214.08(c)(4)

Step 4—Review and Recommendation by Planning Commission Following review of a preliminary plan, and as applicable a final plan, the Planning Commission shall hold a public hearing on such plans and may recommend to City Council disapproval, ~~or~~ approval, **or approval with conditions**, of such plans. The Planning Commission shall also review all applications for minor or major amendments to approved plans, and proposed modifications to standards for planned unit developments. To the extent that an application pertains to a minor amendment to an approved plan or a proposed modification to standards, the Planning Commission shall make a final determination based upon the applicable review standards set forth below. Notice of such public hearing shall be delivered as provided in Section 1214.02(g).

1214.08(c)(5)

Step 5—Review and Determination by City Council After making a recommendation on any plan or major amendment to an approved plan, the Planning Commission shall certify one copy of such plan to City Council for ~~a public hearing and~~ final determination in accordance with the applicable review standards below. **Approval of a preliminary plan and any associated rezoning shall be by Ordinance.** Action on a final development plan may occur concurrently with action on the subdivision plat and shall follow the procedures specified in Section 1214.09, **and shall be by resolution**. In approving any preliminary plan, final plan, or major amendment to an approved plan, City Council may prescribe appropriate conditions and safeguards in conformity with this code. ~~Notice of such public hearing shall be delivered as provided in Section 1214.02(g).~~

1214.08(d)(1)(F)(6)

(6) Shall include adequate open space, landscaping, screening and other improvements; ~~and~~

Section 5. The following subsections of Section 1214.11 are hereby amended as shown below:

1214.11(a) – Purpose.

The purpose of a variance is to provide limited relief from the requirements of this code in those cases where strict application of a particular requirement will create a practical difficulty ~~or unnecessary hardship~~ prohibiting the use of land in a manner otherwise allowed under this code.

1214.11(c)(4) – Step 4 – Final Decision by City Council.

Within 30 days of the date on which the Council Clerk receives the recommendation of the Board of Zoning Appeals, unless a longer time is requested by the applicant, City Council shall ~~hold a public hearing to~~ determine whether to grant the proposed variance based upon the application of the review standards set forth below.

1214.11(d)(5).

~~Whether the property owner purchased the property with knowledge of the zoning restriction;~~

Whether the difficulty being addressed was self-imposed;

1214.11(d)(6).

Whether the property owner's predicament feasibly can be ~~obviated~~ **alleviated** through some method other than a variance.

Section 6. Section 1220.04.D.1. is hereby amended to read in its entirety as follows:

1. Principally Permitted Uses

- a. Medical/Dental Clinics
- b. Microbrewery, Microdistillery, or Microwinery
- c. Mixed Use Buildings
- d. Restaurants (sit-down only)
- e. Coffee Shops/Cafes
 - i. Permitted with or without drive-through
- f. Boutique Hotel / Bed and Breakfast
 - i. Residential Houses may not be used

g. Retail Businesses

i. Grocery Stores

ii. General Merchandise Stores

iii. Antique / Thrift Stores

iv. Pharmacy / Drug Stores

Section 7. Section 1222.03 is hereby amended to include a new Section 1222.03(d), which shall read as follows:

1222.03(d) – In the case of Planned Unit Developments established prior to January 17, 2019, the development standards applicable to that PUD shall be presumed to include the standards of the underlying zoning district applicable to that PUD on January 17, 2019, unless otherwise stated in the legislation establishing that PUD, and in the absence of subsequent amendments which state otherwise.

Section 8. Section 1222.05(a)(2) and (4) are hereby amended to read in their entirety as follows:

1222.05(a)(2).

In general, any use-specific standards that applies to a specific use in Section 1218.03 shall also apply to those same uses in a PUD. However, ~~the Planning Commission and~~ City Council may adjust or waive any of those use-specific standards.

1222.05(a)(4).

As part of any approval, ~~the Planning Commission and/or~~ City Council may restrict the uses permitted within an individual PUD.

Section 9. Section 1222.06(a)(1), (a)(3), and (a)(6) are hereby amended to read as follows:

1222.06(a)(1).

Final land use density and intensity of uses shall be subject to ~~approval of~~ **review by** the Planning Commission and **approval by** City Council during the PUD Preliminary Plan review process.

1222.06(a)(3).

In general, the overall gross density of a residential component of a PUD shall comply with the comprehensive plan. Residential densities shall not exceed six dwellings units per gross acre for single-family development, eight units per acre for two-family residential development, and 12 units per acre for multi-family dwelling development. However, ~~the Planning Commission and~~ City Council may require a lower density to ensure compatibility with the densities of surrounding developments.

1222.06(a)(6).

The preceding density guidelines may be varied at the discretion of ~~the Planning Commission and~~ City Council if it can be demonstrated that a variance to a guideline is necessary to achieve an improved site design, that surrounding neighborhoods and public facilities will not be adversely affected, and that a common open space will be provided.

Section 10. All other provisions in Chapters 1214, 1220, and 1222 not expressly amended herein shall remain in full force and effect.

Section 11. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of this chapter as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

Section 12. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such

formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 13. This Ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 15th day of December, 2025

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse, Clerk of Council

STAFF MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: November 7, 2025
SUBJECT: PC 25-0021 – Code Amendment – Thoroughfare Plan

General Information

Applicant: City of Vandalia

Proposed Amendment(s): Updates and Technical Amendments to Vandalia Thoroughfare Plan

Chapters to be Amended: N/A

Previous Cases: May 1982 – Thoroughfare Plan Adoption¹
November 2004 – Thoroughfare Plan Update
August 2006 – Thoroughfare Plan Update

Exhibits: 1 - Staff Memorandum
2 - Table of Amendments
3 - Current and Proposed Thoroughfare Plan

Introduction

The Official Thoroughfare Plan for the City of Vandalia classifies each public roadway by its purpose and design. Collector, arterial, and thoroughfare streets each have different minimum right-of-way widths, different design standards, and other requirements that differ from one type to the other. In some cases, certain permitted or conditional uses can only be established along roadways of a certain type, as shown on the Thoroughfare Plan.

Roadways in Vandalia do not often stop at the corporation boundary. The plan acknowledges this by including nearby roads that connect to Vandalia streets, but which may be outside the city limits.

Over time, as roads are created, expanded, upgraded, or realigned, changes need to be made to the plan. Amendments to the Thoroughfare Plan are first reviewed by the Planning Commission, following the approval process for code amendments.

¹ There are earlier versions of the Master Thoroughfare Plan, sometimes referred to as the Vandalia Roadway Plan, the Master Road Plan, and other terms. In its current form, the Thoroughfare Plan was approved in May 1982 by Ordinance 82-14.

Proposed Amendments

A table of specific amendments is attached to this memo. Staff has also provided a map showing current and proposed versions of the Thoroughfare Plan.

The proposed roadway classification updates align with regional transportation plans and Ohio Department of Transportation (ODOT) / Miami Valley Regional Planning Commission (MVRPC) maps. Key changes focus on upgrading several local collectors and unclassified roads to arterials or thoroughfares to better reflect their existing and planned traffic functions, connectivity, and development potential.

Major corridors such as Northwoods Boulevard, Benchwood Road, and Wyse Road are proposed to become Thoroughfares, supporting improved connections between I-75 (Controlled Access) and key east–west routes such as North Dixie Drive and Webster Street. Roads including East National Road, North Cassel Road, Frost Road, Old Springfield Road, Old Canal Road, Poe Avenue, and Kristen Lane are recommended for upgrade to Arterial status to match regional classifications and accommodate increasing travel demand.

Additionally, Stop Eight Road is proposed as an Arterial/Collector to serve planned HB-zoned development areas, while Mulberry Road (Future) will serve as a Collector after realignment to remove existing sharp curves. The previously planned I-75 Stop Eight interchange is recommended for removal due to its proximity to the Benchwood/Wyse interchange and associated feasibility concerns.

The overall goal of these changes is to enhance regional connectivity, align the current plan with state and regional hierarchies, and support future growth and development within the corridor network.

Review Criteria

Recommendations and decisions on planning and zoning code amendment applications shall be based on consideration of the following review criteria:

1. The proposed text amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;

Staff Comment: Staff feels that the proposed amendments are consistent with policies adopted by the City and with the original intent of the Thoroughfare Plan.

Review Criteria (Cont'd)

2. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions; and

Staff Comment: Staff feels that the proposed amendments are necessary to ensure consistency with ODOT Standards, MVRPC regional maps, and plans from adjacent jurisdictions, as well as to accurately depict newly completed roadways.

3. The proposed amendment will promote the public health, safety, and general welfare.

Staff Comment: Staff feels that the proposed amendments promote the public health, safety, and general welfare.

Based on the above, staff recommends that the Commission recommend **Approval** of the proposed amendments to the Thoroughfare Plan.

The recommendation of the Planning Commission will be forwarded to the November 17th Study Session for Council's Consideration.

Proposed Changes to Thoroughfare Plan

Date: 10/22/2025

Roadway Name	Between Roads		Functional Classification		Justification
	N or W	S or E	Current	Proposed	
Northwoods Blvd	N Dixie Dr	IR-75	Arterial	Thoroughfare	connects IR-75 (Controlled Access) to N Dixie Dr (Thoroughfare), part of "Ring Road" initiative, MVRPC in process of changing with ODOT
E National Rd	Brown School Rd	N Cassel Rd	Collector	Arterial	upgrade towards regional roadway functional class (ODOT/MVRPC has as a Thoroughfare)
N Cassel Rd	E National Rd	Old Springfield Rd	Collector	Arterial	upgrade towards regional roadway functional class (ODOT/MVRPC has as a Thoroughfare)
Frost Rd	north (out of Corp.)	Old Springfield Rd	<i>none</i>	Arterial	upgrade towards regional roadway functional class (ODOT/MVRPC has as a Thoroughfare)
Old Springfield Rd	Frost Rd	east (out of Corp.)	<i>none</i>	Arterial	match regional roadway functional class (ODOT/MVRPC)
Old Canal Rd	Old Springfield Rd	north (out of Corp.)	<i>none</i>	Arterial	match regional roadway functional class (ODOT/MVRPC)
Mulberry Rd (Future)	600' west of Ashbury Farms Dr	N Dixie Dr	N/A	Collector (Future)	straighten out roadway to remove tight s-curve
Benchwood Rd	N Dixie Dr	Wyse Rd	Arterial	Thoroughfare	connects IR-75 (Controlled Access) to N Dixie Dr (Thoroughfare), MVRPC in process of changing with ODOT
Wyse Rd	Benchwood Rd	Webster St	Collector	Thoroughfare	connects IR-75 (Controlled Access) to Webster St (Thoroughfare)
Poe Ave	Little York Rd	south (out of Corp.)	Collector	Arterial	match regional roadway functional class (ODOT/MVRPC)
Kristen Ln	Poe Ave	Stop Eight Rd	<i>none</i>	Arterial	match regional roadway functional class (ODOT/MVRPC)
IR-75 Stop Eight interchange (Future)			Controlled Access (Future)	<i>REMOVE</i>	too close to Benchwood/Wyse exit, no longer viable
Stop Eight Rd	N Dixie Dr	Miller Ln	<i>none</i>	Arterial	for development of HB-zoned area, match regional roadway functional class (ODOT/MVRPC)
Stop Eight Rd	west (out of Corp.)	N Dixie Dr	<i>none</i>	Collector	for development of HB-zoned area

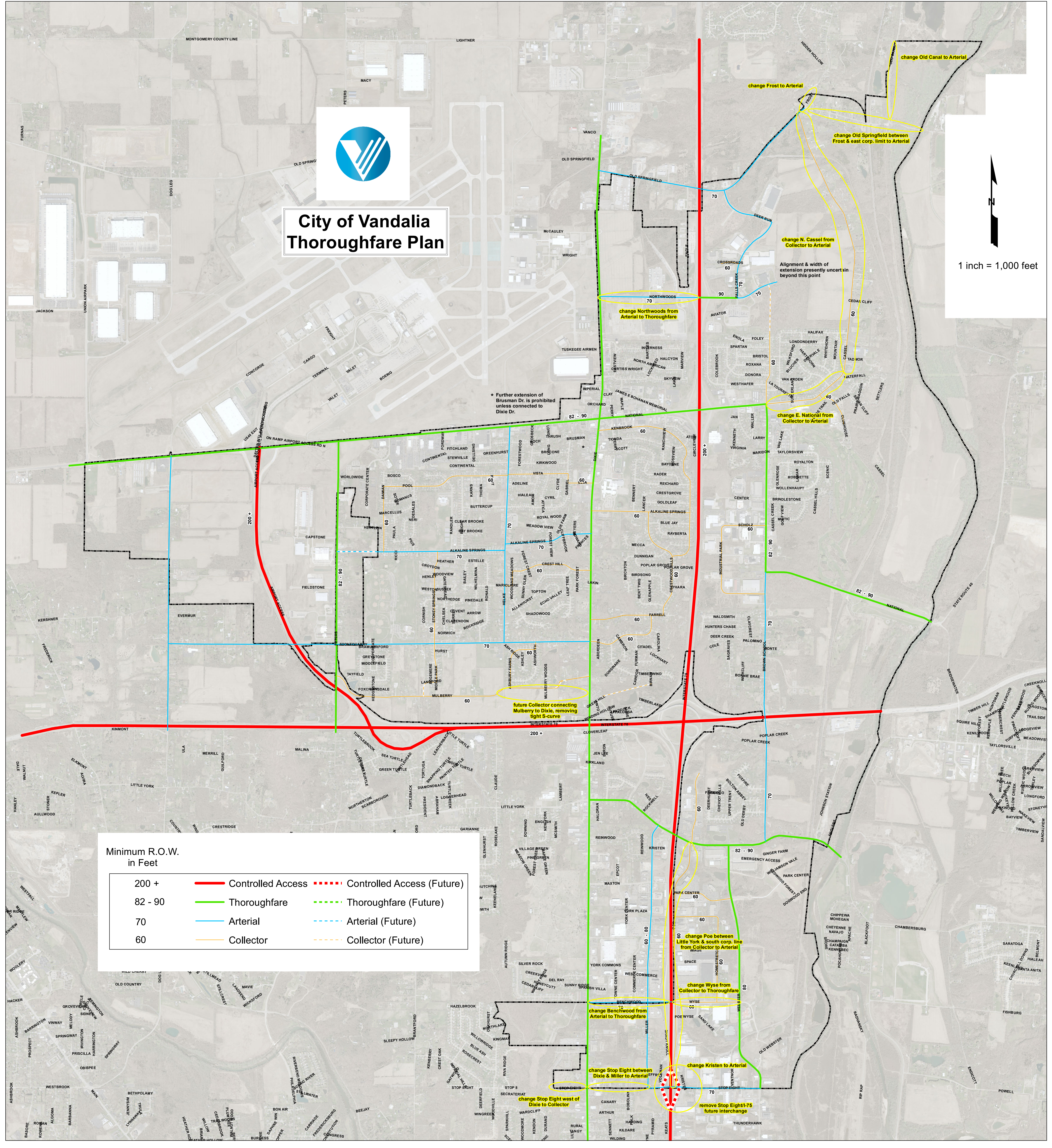


City of Vandalia Thoroughfare Plan



1 inch = 1,000 feet

Minimum R.O.W. in Feet			
200 +		Controlled Access	Controlled Access (Future)
82 - 90		Thoroughfare	Thoroughfare (Future)
70		Arterial	Arterial (Future)
60		Collector	Collector (Future)





City of Vandalia Thoroughfare Plan



1 inch = 1,000 feet

Alignment & width of extension presently uncertain beyond this point

* Further extension of Brusman Dr. is prohibited unless connected to Dixie Dr.

Minimum R.O.W.
in Feet

200 +	Controlled Access	Controlled Access (Future)
82 - 90	Thoroughfare	Thoroughfare (Future)
70	Arterial	Arterial (Future)
60	Collector	Collector (Future)

Approved by Planning Commission: _____
Ordinance No. _____, Passed: _____

37th Annual Miami Valley Planning and Zoning Workshop

Friday, December 5, 2025



Miami Valley

Presented by the
Miami Valley Section of the American Planning Association,
Ohio Chapter



Miami Valley

Hosted at the Sinclair Conference Center (Building 12)
Sinclair College, 444 West Third Street, Dayton, OH 45402

Keynote Speaker

Corrin Wendell, AICP, Founder & Executive Director of YEP! Youth Engagement Planning



Too often, youth are seen only as the “future leaders” of our communities. But young people are already shaping our cities, policies, and civic life today. In this keynote session, Corrin Wendell, AICP, Founder of YEP! (Youth Engagement Planning), challenges the traditional narrative and makes a powerful case for why youth must be centered in the now—not just planned for in the future. Drawing from real-world engagement projects, community planning initiatives, and her experience leading national youth planning efforts, Corrin will highlight how planners, policymakers, and community leaders can move beyond symbolic involvement toward meaningful, and how tapping into that energy can create more resilient, inclusive, and equitable communities right now.

Registration

REGISTRATION DEADLINE

Wednesday, November 26, 2025

REGISTER ONLINE

www.ohioplanning.org/miamivalleyworkshop

REGISTRATION FEES

\$70 APA members | \$75 non-APA members | \$25 students

Registration fee includes all sessions, parking,* lunch, and the after workshop social.

QUESTIONS

Having trouble registering online? Can't register online? Other registration questions?

Contact Christine Dersi Davis info@ohioplanning.org or 330-814-6295

Non-registration workshop questions?

Email the Miami Valley Section @ apaohmiamivalley@gmail.com

or Pete Williams, Workshop Chair @ PWilliams@riversideoh.gov

*Free garage parking is available under the Sinclair Conference Center (Building 12) only; enter off W. Fourth Street.

We regret that no refunds can be issued after November 28, 2025

37th Annual Miami Valley Planning and Zoning Workshop

SCHEDULE OF EVENTS

7:30 AM – Ongoing Registration

8:15 AM – 9:30 AM Keynote Address: Youth Are Not the Future, But the Now

Corrin Wendell, AICP is the Founder and Executive Director of YEP! Youth Engagement planning, with 20 years of experience in urban planning and youth engagement. YEP! is passionate about empowering young people to participate in shaping their communities. Their expertise includes developing educational programs, leading workshops, and facilitating community discussions.

9:45 AM-12:15 PM Mobile Workshop

Dayton's Wright Dunbar and Wolf Creek Neighborhoods. Tour two Dayton neighborhoods which are in different stages of redevelopment: the previously stabilized and now vibrant Wright Dunbar and its associated business district, and the currently ascending Wolf Creek neighborhood. Tour will highlight new housing, future river levee modifications, the Third Street business district, and the historic Wright Dunbar neighborhood, home to the Dayton Aviation Heritage National Historical Park.

9:45 AM-11:00 AM Concurrent Sessions

Managing a Quasi-Judicial Hearing and What is Relevant Evidence: Controlling the Crowd, the Testimony and Deliberations to Avoid Appeals and Reversals. BZA hearings can be complicated. This presentation will focus on controlling citizen comments, what is relevant testimony, what board members can and cannot say, and how to conduct deliberations and create the written decision. In addition, the City of Oxford's move to BZA private deliberations will be discussed.

Why Are We Still Losing Wetlands and Their Inhabitants in the Miami Valley? The Miami Valley is still losing wetlands. This session will review current wetland regulations, the value of wetlands and their inhabitants and a local case study. Zoning code changes to support wetlands will also be presented.

Shovel Ready - How to Position Vacant, Abandoned Property for Redevelopment. This session will examine how strategic interventions—including brownfield remediation, demolition, and tax foreclosure processes—can reposition problem properties for productive reuse.

Planning for All: Accessibility, Age-Friendly and Active Transportation. This panel focuses on planning for all and the importance of incorporating an equity, accessibility and age-friendly lens into all planning efforts, including active transportation.

Planning for Health in the Miami Valley: Where Do We Stand? MVRPC will share findings from the P4H "Local Plan Health Assessment" and "Healthy Communities Needs Assessment" regarding planning practices and barriers that prevent communities from planning for health and lead a discussion on how to break down these barriers and advance planning for healthier communities.

11:15 AM – 12:15 PM Concurrent Sessions

Reimagining West Carrollton's Riverfront. West Carrollton is transforming its riverfront through strategic property acquisition, brownfield remediation, and innovative public-private partnerships. Anchored by the \$25 million Whitewater Adventure Park, this multi-phase redevelopment blends recreation, housing, and commercial growth. The session will explore how creative funding strategies, targeted investments, and placemaking around the City's premier natural asset are fueling reinvestment and redefining the community's future.

Leveling the Playing Field for Neighborhood Grocers. Join a discussion around both the zoning and economic support needed to develop and sustain locally owned grocery stores.

City Lights, Starry Nights: Designing for People and the Planet. This session will highlight how cities can achieve better illumination with less lighting infrastructure by using dark sky principles that enhance visibility, safety, and efficiency, while minimizing glare and light spill and preserving the night sky.

Engaging Youth in the Planning Process: Youth Engagement Action Plan. With Corrin Wendell, explore bold, impactful approaches to embedding youth voices in planning. Learn how authentic engagement with young people can drive innovation, build political will, advance equity, and address planning challenges—while preparing the next generation to lead.

Funding the Future of Flood Protection: The Miami Conservancy District's Benefit Assessment Study. The Miami Conservancy District has protected Southwest Ohio from devastating floods for over 100 years. This session explores how MCD is addressing aging infrastructure, developing a new funding model through a comprehensive Benefit Assessment Study, and engaging an Advisory Committee to ensure community safety, economic resilience, and fiscal sustainability for the next 100 years.

37th Annual Miami Valley Planning and Zoning Workshop

SCHEDULE OF EVENTS

12:15 PM – 1:15 PM Lunch and Door Prize Give-Away

** Attention APA Miami Valley Section Members: During the lunch period the Section will conduct any necessary Section business. **

1:15 PM-3:30 PM Mobile Workshop

Foundation to Front Door: Housing Development in Action. This immersive tour of four Dayton neighborhoods (Wolf Creek, Madden Hills, Fairview, & Five Oaks) provides a unique opportunity to see housing development strategies in action while learning from the practitioners who are reshaping Dayton's residential landscape through innovative partnerships and community-centered approaches.

1:15 PM – 2:15 PM Concurrent Sessions

Giving Eye Sores the Black Eye - Effectively Abating Nuisances. Declaring something a nuisance is easy, abating one is much harder. In this session we will go over the various statutes that help define a nuisance, how to properly declare a nuisance, Constitutional and other considerations regarding notice and opportunity to cure, and enforcement steps, should litigation become necessary.

Applying LEED Regional Priority Credits to Site Plans. This session will examine the role of Regional Priority Credits in the US Green Buildings Council's LEED scorecard and how to use them to influence site plans, reducing the life cycle cost of new construction. We will explore an example of a US military project in White Sands, New Mexico and discuss how the plan may have changed if it had occurred in the Miami Valley region.

Chains, Pavement, and Change: How Fairborn's Active Transportation Plan Went from Nothing to Something. Hear how Fairborn flipped the script to create their Active Transportation Plan using an unorthodox and citizen led approach that placed the community first.

Art Across the Map: A Strategic Guide to Countywide Arts Planning. This session will explore the unique opportunities and challenges of creating a unified arts and culture plan that extends beyond a single city or neighborhood to encompass an entire county. We'll present case studies of successful, collaborative planning processes that engaged rural and urban communities, large institutions, and independent artists to build a shared vision.

Planning and AI - Ethical Implications. The AICP Code of Ethics does not specifically mention the use of artificial intelligence. As the use of AI increases, how do planners adhere to the principles of honesty, integrity, quality, etc. stressed in the Code of Ethics?

2:30 PM – 3:30 PM Concurrent Sessions

Group Housing for Youth: How Planners Can Make Them Safe and Sound. The session will provide an opportunity to learn about Group Housing for Youth issues faced by local jurisdictions. Presenters will dive into several aspects of Youth Group Housing, discuss the latest trends and their impacts, and proposed approaches and solutions to ensure healthy and safe environments.

Optimizing Site Selection for Urban Agriculture Using Geospatial Analysis. This presentation introduces Urban Land Evaluation and Site Assessment (uLESA), the first adaptation of USDA's LESA technique traditionally used in conventional agricultural planning for an urban setting. It highlights the uLESA model created by Richmond, Virginia to empirically identify optimal locations for future urban agriculture.

Citizen Petitions – Planning, Zoning and Community Impacts. Many of the planning and zoning actions by a legislative body are subject to citizen-initiated petitions, sometimes resulting in voter decisions on election day. This session will discuss some recent citizen petition trends experienced in Clermont County and will present a planner's perspective on these actions.

Park It! Parking Studies and Downtown Development. Learn best practices, public education strategies, and data presentation for parking studies, and how to drive change in our approach to parking in downtown districts to energize activity and development and reduce "overparking."

Countywide Roundabout Study- A Full Circle Story on Intersection Safety Planning in Clark County. This session will focus on the County-Wide Roundabout Study in Clark County, explain how the study team identified the 14 intersections analyzed for this study and study findings, and next steps moving forward.

3:45 PM – 6:00 PM After Workshop Social in Dayton's Oregon District: Oregon Express, 336 E Fifth St.

We have applied for AICP CM credits and AIA learning units for sessions. Due to circumstances beyond our control, it is possible a session or two may be canceled, changed, or not be eligible for AICP CM or AIA learning units.

37th Annual Miami Valley Planning and Zoning Workshop Sponsors

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