Planning Commission

~Agenda~

http://www.ci.moraine.oh.us/

Clerk of Council
937-535-1005

July 21, 2026 **6:00 PM**

I. Call to Order

II. Approval of Minutes

A. Planning Commission Meeting Minutes - April 21, 2026

III. Business

A. Case No. S-01-2026 - Lot Combination

B. Case No. S-02-2026 - Lot Combination

IV. Other Business

V. Adjournment

RECORD OF PROCEEDINGS

Minutes of **Planning Commission** Held **April 21, 2026**

Call to Order

Meeting called to order at 6:00 PM.

Kevin Howard	Chair	Absent
Tom Watts	Member	Present
Gina Delph	Member	Present
Stephen Noel	Vice Chair	Present
Jacqueline Long	Member	Present

Mr. Watts moved to excuse Mr. Howard's absence; Mr. Noel seconded the motion.

RESULT: Passed *(Yes 4, No 0, Abstained 0)*
MOVER: Tom Watts
AYES: Stephen Noel, Tom Watts, Gina Delph, Jacqueline Long
NAYS: None
ABSTAIN: None

Approval of Minutes

Planning Commission Meeting Minutes - March 19, 2026 - Draft

Mr. Noel asked if there were any changes or corrections to the March 19, 2026, Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

Public Hearing - R-02-2026: A Zoning District Change Request at 2955 Springboro West Road from B-1 to B-2

Mr. Noel opened the Public Hearing at 6:01 PM.

Clerk of Council Karen Powell administered the Oath to those who would be providing testimony in this meeting.

Staff Report

Building and Zoning Administrator Brent Carpenter provided the City staff report. He said all legal notices of the public hearing were issued per Moraine Codified Ordinances Chapter 1127. Mr. Carpenter indicated that the Technical Review Committee met on April 15, 2026, to review the application and documentation. He reported that the applicant, Stellar Development & Property Holdings, is applying for a Zoning District change at the premises of 2955 Springboro West Road from B-1 to B-2. He stated that the City Lot Number that this property sits on is 3365. He noted that the structure on the lot was the former Jimbo's building and that was rehabbed by Stellar Development & Property Holdings in 2025. He stated that the neighboring house, also owned by Stellar Development & Property Holdings, was remodeled in addition to the Jimbo's structure. Mr. Carpenter explained that the proposed use for this Zoning District change per Application R-02-2026 is to allow used car sales on the property, which requires a B-2 Zoning District. He said the property is currently surrounded by a B-1 District and M-1 District, across the street on Kreitzer is a B-2 District, and the property across the street on Springboro West Road contains M-2 District parcels. Mr. Carpenter said included in the distributed packet is a zoning letter submitted by the applicant along with a before and after photo of the structure. He remarked that also in the packet, the board will find the listed B-1 and B-2 uses from the Moraine Codified Ordinances. He said that Stellar Development also provided a letter indicating that the parking lot will be resurfaced and marked as per the approved site plan from BLD24-00179, regarding the building remodel.

Mr. Noel asked the applicant, Rodney Pack, to provide a report.

Mr. Pack of 2955 Springboro Road West informed the board that he is unsure if the rezoning will be for a car lot or not, but he felt that B-2 zoning was better for a business in that location.

Mrs. Delph asked Mr. Pack if someone is lined up to place a business on the property?

Mr. Pack replied no. He said some people were interested, but they backed out.

Mr. Watts questioned if Mr. Pack knows if an auto sales lot will be placed on the property.

Mr. Pack answered that he is not sure. He commented that he owns multiple dealerships, but he does not plan on putting one of his dealerships on the property.

Mr. Watts asked Mr. Pack how long he has owned the property.

Mr. Pack replied that he has owned the property approximately one and a half years. He said the property has been vacant a long time, and his company completely renovated the building and the Kreitzer house. He said both properties are turn-key, and both are on one deed. He noted that he has been trying to obtain the house next door in order to rehab the building, but he has not been successful.

Opponents/Proponents

Mr. Noel asked if anyone present would like to speak on behalf of the zoning district change?

Seeing none, Mr. Noel asked if anyone present would like to speak against the zoning district change?

Mr. Noel asked the commission members if they have any questions for Mr. Carpenter or Mr. Pack?

Mr. Watts asked Mr. Carpenter if there is a plan to combine the lots?

Mr. Carpenter replied that there is no plan to combine the lots.

Mr. Watts stated if the lots are not combined, then rezoning the individual lots to B-2 decreases what type of business can be placed in that area.

Mr. Noel asked what are the business options for a lot that small?

Mr. Watts explained that not much can be placed on the lots.

Mr. Watts confirmed with Mr. Carpenter that if a car lot went into the location, the building could not be used as a commercial garage.

Mr. Noel asked Mr. Pack if in the future he would come back to try to make all three lots into one lot?

Mr. Pack replied that a lot of money was spent renovating the house, so it would be quite a while before he would think about tearing the house down to join the lots.

Close Public Hearing

Mr. Noel closed the Public Hearing for Case No. R-02-2026 at 6:15 PM.

Business

Decision - R-02-2026

Mr. Watts said he does not have an issue currently changing this property to B-2. He said it is difficult to zone it B-2 with a residence next door, but that residence is zoned B-1 already. He said knowing the applicant has invested a large amount of money into the house and knowing that the lot size is going to determine what type of B-2 business goes in that location, he has no objection. Mr. Watts mentioned that he would like the commission at some point to revisit some of the uses of B-2 and lot sizes so they are more familiar with information.

Mrs. Delph said she has no objection, and her question of anyone that has an objection is what are they afraid of?

Mr. Noel said for him the hard part is if this is turned into B-2, the other two lots remain B-1. He said in approving the change, they might be a step ahead, but talking about combining the lots and zoning the lots B-2 makes sense from a use standpoint.

Mrs. Delph said this would be a step ahead and not a step backwards.

Mr. Watts said the area around this property almost dictates rezoning to B-2.

Mr. Noel said if the used car sales lot is not the intention right now, there is time to put the pieces together at another time. He said right now the zoning is just being changed and there will probably need to be another meeting down the road. He explained that the applicant admitted that he has to wait to recoup money from the renovations before being able to come back and go through multiple steps. Mr. Noel said he is not negative toward the rezoning, he just wants to be considerate of the applicant's steps.

Mr. Pack said he understands, but it will be a long time down the road before he comes back, and the application money does not bother him. He said he has an empty building that he thinks he will be able to get better businesses interested in now.

Ms. Powell instructed the commission if they want to continue the conversation with the applicant, the hearing will need to be reopened.

Mr. Noel said if that is the desire, he is not trying to stand in anyone's way.

Mrs. Delph made a motion to approve Case No. R-02-2026 zoning district request at 2955 Springboro West Road from B-1 to B-2; Mrs. Long seconded the motion.

RESULT: Passed *(Yes 4, No 0, Abstained 0)*
MOVER: Gina Delph
AYES: Stephen Noel, Tom Watts, Gina Delph, Jacqueline Long
NAYS: None
ABSTAIN: None

Other Business - None

Adjournment

Meeting adjourned at 6:23 PM.

Case No. S-01-2026 - Lot Combination

Department: Clerk of Council
Request: Action Item
Item Background and Purpose:

This application is requesting approval of a subdivision replat to combine seven existing B-2 (General Business) lots into a single parcel totaling approximately 0.72 acres. The property contains two existing commercial buildings that currently extend across multiple lot lines, creating nonconforming conditions.

The proposed replat is administrative in nature and is intended to bring the existing development into compliance by eliminating the internal lot lines beneath the buildings. The request is consistent with the City's Comprehensive Plan, which designates the area for commercial use, and staff recommends approval.

Attachments:

1. S-01-2026 Planning Staff Report TRC
2. Legal Notice
3. 46 Hundred Replat Application
4. 46 Hundred Record Plan
5. GIS Aerial Map
6. Moraine Future Land Use Map

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TECHNICAL REVIEW COMMITTEE

Mike Davis, City Manager
Libby Schroeder, Community Development Director
Brent Carpenter, Building and Zoning Administrator
Lauren Alvarado, City Engineer
Vacant, City Planner
Doug Hatcher, Fire Inspector
Beth Waters, Permit Secretary

MORAINE PLANNING COMMISSION STAFF REPORT

To: Moraine Planning Commission (MPC)

From: Libby Schroeder, Community Development Director

TRC Date: June 24, 2026

RE: Case No. S-01-2026
Meeting Date: July 21, 2026

Background

Thomas Marsh, of McDougall-Marsh, and on behalf of Rob Fickert, submits the following application for subdivision replat approval. The proposed lot combination would reconfigure seven (7) City Lots – 1263, 1264, 1265, 1266, 1267, 1268, and 1269 into one new lot totaling .7231 acres.

Current / Intended Land Use

The properties are zoned general business district (B-2) and there are two existing buildings; one crosses a lot line and sits on lots 1267 and 1268, and the other structure crosses two lot lines and sits on lots 1263, 1264, 1265. The replat alleviates the current non-conforming status of the existing structures crossing one or more lot lines.

Surrounding Zoning

North/NW: B-1 Neighborhood Business District
Northeast: B-2 General Business District
East: R-2 Single Family Residential District

South: R-2 Single Family Residential
Southwest: R-4 Multi-family Residential
West: B-1 Neighborhood Business District

Comprehensive Plan

The comprehensive plan identifies the area as current and future commercial. The combining of these B-2 lots is not inconsistent with the comprehensive plan.

Recommendation

Chapters 1111 and 1153 of the Zoning Code should be utilized when deciding this application. Staff Recommends approval of the proposed record plan, as the proposal is compliant with the relevant provisions of the zoning code. If you have any questions or comments, please contact me at (937) 535-1033.

Attachments

46 Hundred Replat Application
46 Hundred Record Plan
Moraine Future Land Use Map
GIS Aerial Map
Legal Notice

MORAINE PLANNING COMMISSION LEGAL NOTICE
S-01-2026

The City of Moraine Planning Commission will hold a public hearing on **Tuesday, July 21, 2026, at 6 p.m.** in the Council Chambers at the Moraine Municipal Building, 4200 Dryden Road, Moraine, Ohio 45439 to hear an appeal request (Case No. S-01-2026)

The agenda for this Planning Commission case is a subdivision lot combination of Moraine City Lot Numbers 1263, 1264, 1265, 1266, 1267, 1268 and 1269. This is to form one (1) new lot, 5679, totaling 0.7231 Acres. Currently the address is 4600 S. Dixie Dr & 4630 S. Dixie Dr. This application came from 46 Hundred, LLC.

All interested parties are invited to attend. Additional information may be obtained by visiting Community Development or by calling (937) 535-1033.

$75

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City of Moraine Planning Commission

Application for Subdivision

upd 6-16-26

Revised June 2022

Date Received: 6-9-26 Application No.: S-01-2026 Fee: $75.00 Receipt: 7537

Type of Subdivision (Circle One): Preliminary ($200 Flat Fee) Final ($2.50 per 1/10th Acre, $75 Min. Fee) Replat ($2.50 per 1/10th Acre, $75 Min. Fee)

Total Area: 0.7231 AC. New Total Lots: 1 Minor Subdivision? ☑

General

Name of Subdivision: 46 HUNDRED LLC PLAT

City Lot Number(s): 1263-1269

Street: S. DIXIE HIGHWAY Section: 10 Town: 1 Range: 6

Applicant(s) – Please include additional owners or other applicants of back of application

Name of Owner: Rob Fickert (46 Hundred, LLC)

Address: P.O. Box 751414 City: Dayton State: OH 45435

Contact Phone: 937-469-1390 Email: rfickert@ficous.co

Name of Engineer/Surveyor: Thomas K. Marsh (McDougall-Marsh Land Surveyors

Address: 8529 Byers Rd. City: Miamisburg State: OHIO

Contact Phone: 937-847-2660 Email: office@mcdougallmarsh.com

Subdivision Data

Proposed Use: Climate Controlled Storage

Present Zoning Dist.: B-2 Proposed Zoning Change: N/A

Deed Restrictions: Yes No (Circle one; if Yes, provide copy of current and/or proposed restrictions)

What type of Sanitary Service do you propose? GRAVITY / City / County

Montgomery County Engineering File Number*: 2026-0132RE

*All applications for subdivision approval must be filed with the Montgomery County Engineer's Office before being submitted to the Moraine Planning Commission.

A copy of the closure report for the proposed subdivision and a list of any proposed infrastructure improvements (including but not limited to roadways, sanitary utilities, storm sewers, etc.) must be attached to this application prior to its placement on the Planning Commission's calendar.

Thomas K. Marsh 6/9/26

Applicant Signature Date

North

BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF S. DIXIE HIGHWAY (N 44°39'12"E) AS SHOWN ON THE B.R. SLONE PLAT AND RECORDED IN PLAT BOOK 176, PAGE 43 AS RECORDED IN THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

30 0 30 60 90

GRAPHIC SCALE: 1"= 30' JOB No.6934

MONUMENT LEGEND

- ⊠ Indicates 5/8" iron pin found (unless otherwise noted)
- ○ Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- ◬ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument found
- ● Indicates Railroad Spike found
- × Indicates Scribe set

REFERENCE:

OWNER: LOTS 1263, 1264 AND 1265 / RSF PROPERTIES, LLC – I.R. DEED-23-054384
LOTS 1267, 1268 AND 1269 / 46 HUNDRED LLC – I.R. DEED-25-060901
LOTS 1266 / 46 HUNDRED, LLC – I.R. DEED-26-022793

PLAT: B.R. SLONE PLAT – PLAT BOOK 176, PAGE 43
MORAINE CENTER – PLAT BOOK "R", PAGES 82

SUPERIMPOSED NOTE:

ALL LANDS OF DEDICATORS FROM WHICH THE PLAT ARE DRAWN IS SHOWN WITHIN BACKGROUND DRAWING.

APPROVAL:

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

_____ _____
SANITARY ENGINEER DATE

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

APPROVED THIS ____ DAY OF _____, 20__,
ACCEPTED AND APPROVED BY THE CITY OF MORAINE PLANNING COMMISSION.

_____ _____
CHAIRPERSON OF PLANNING DATE

_____ _____
CITY ENGINEER DATE

Record Plan

46 Hundred LLC

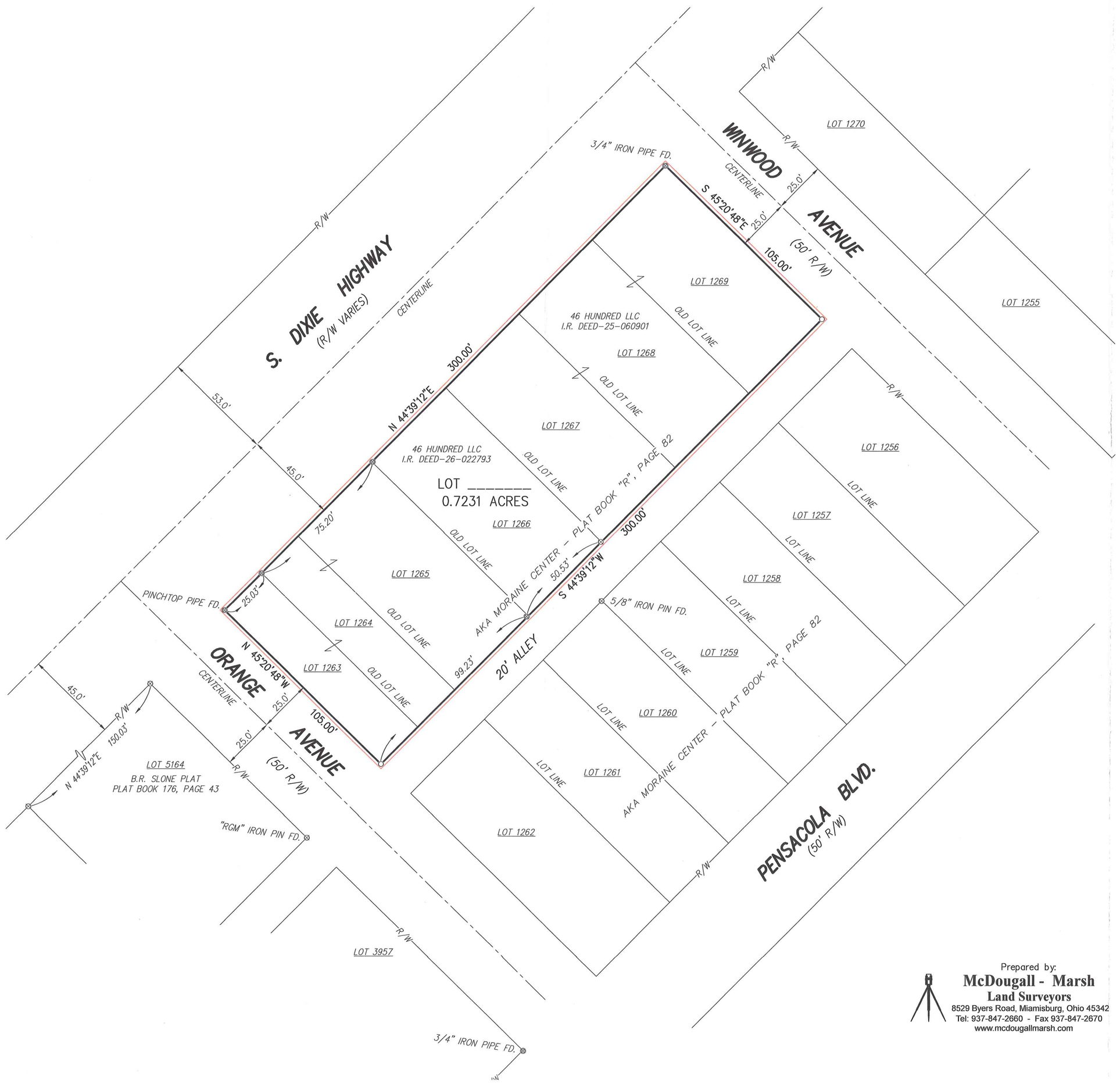
Being a Replat of All of Lots 1263, 1264, 1265, 1266, 1267, 1268 and 1269
of the Revised and Consecutive Numbers of Lots on the Plat of the City of Moraine
aka Lot 462, 463, 464, 465, 466, 467 and 468 of Moraine Center recorded in Plat Book "R", Pages 82

Located In

Section 10, Town 1, Range 6, M.Rs.
Montgomery County, Ohio

0.7231 Acres

June 2026



Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION:
DATE:_____ ,_____ 20____ JOB# 2026-0132RE
_____
ANDREW J. SHANAN, P.E. P.S., OR AUTHORIZED REPRESENTATIVE DATE
MONTGOMERY COUNTY ENGINEER
CHECKED BY: _____ DATE _____

DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN BEING CONSOLIDTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF SAID PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY RESERVE THE EASEMENTS AND DEDICATE THE STREETS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON 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 PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: 46 HUNDRED LLC

_____
BY: ROBERT S. FICKERT
TITLE: OPERATING MANAGER

STATE OF OHIO, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____, 20__ BY ROBERT S. FICKERT, OPERATING MANAGER & OWNER.

_____
NOTARY PUBLIC (MY COMMISSION EXPIRES: _____)

DESCRIPTION:

THE WITHIN PLAT IS A REPLAT OF 0.7231 ACRES, BEING ALL OF LOTS 1263, 1264 AND 1265 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF MORAINE, AKA ALL OF LOTS 462, 463 AND 464 OF MORAINE CENTER RECORDED IN PLAT BOOK "R", PAGE 82 AS CONVEYED TO , ALL OF LOTS 1267, 1268 AND 1269 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF MORAINE, AKA ALL OF LOTS 466, 467 AND 468 OF MORAINE CENTER RECORDED IN PLAT BOOK "R", PAGE 82 AS CONVEYED TO 46 HUNDRED LLC BY I.R. DEED-25-060901 AND ALL OF LOT 1266 OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF MORAINE, AKA ALL OF LOTS 465 OF MORAINE CENTER RECORDED IN PLAT BOOK "R", PAGE 82 AS CONVEYED TO 46 HUNDRED LLC BY I.R. DEED-26-022793 OF THE PLAT AND DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT/SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEY AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN DECEMBER 2025 ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

MCDOUGALL – MARSH LAND SURVEYORS

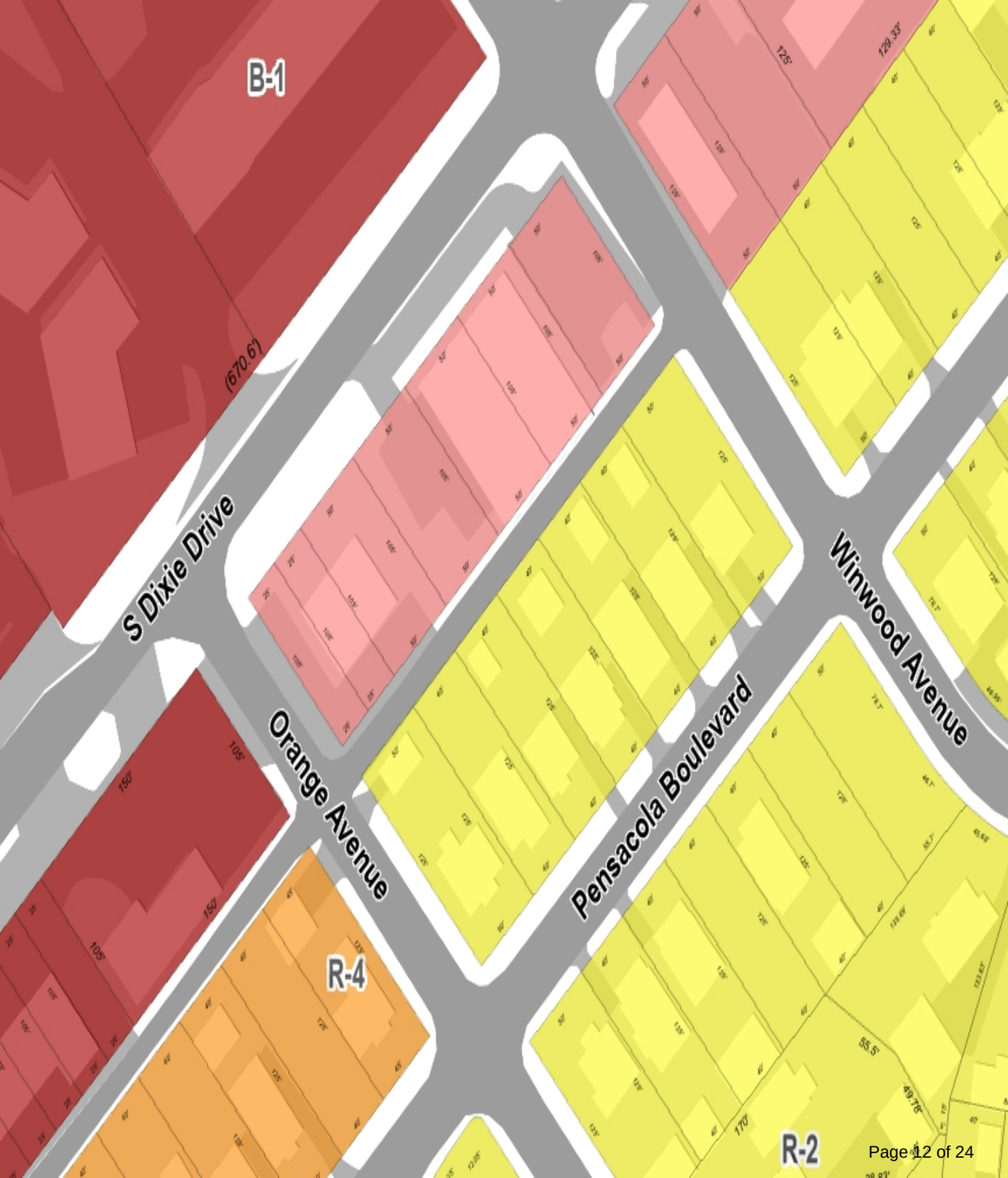
BY: _____
THOMAS K. MARSH P.S. #7735

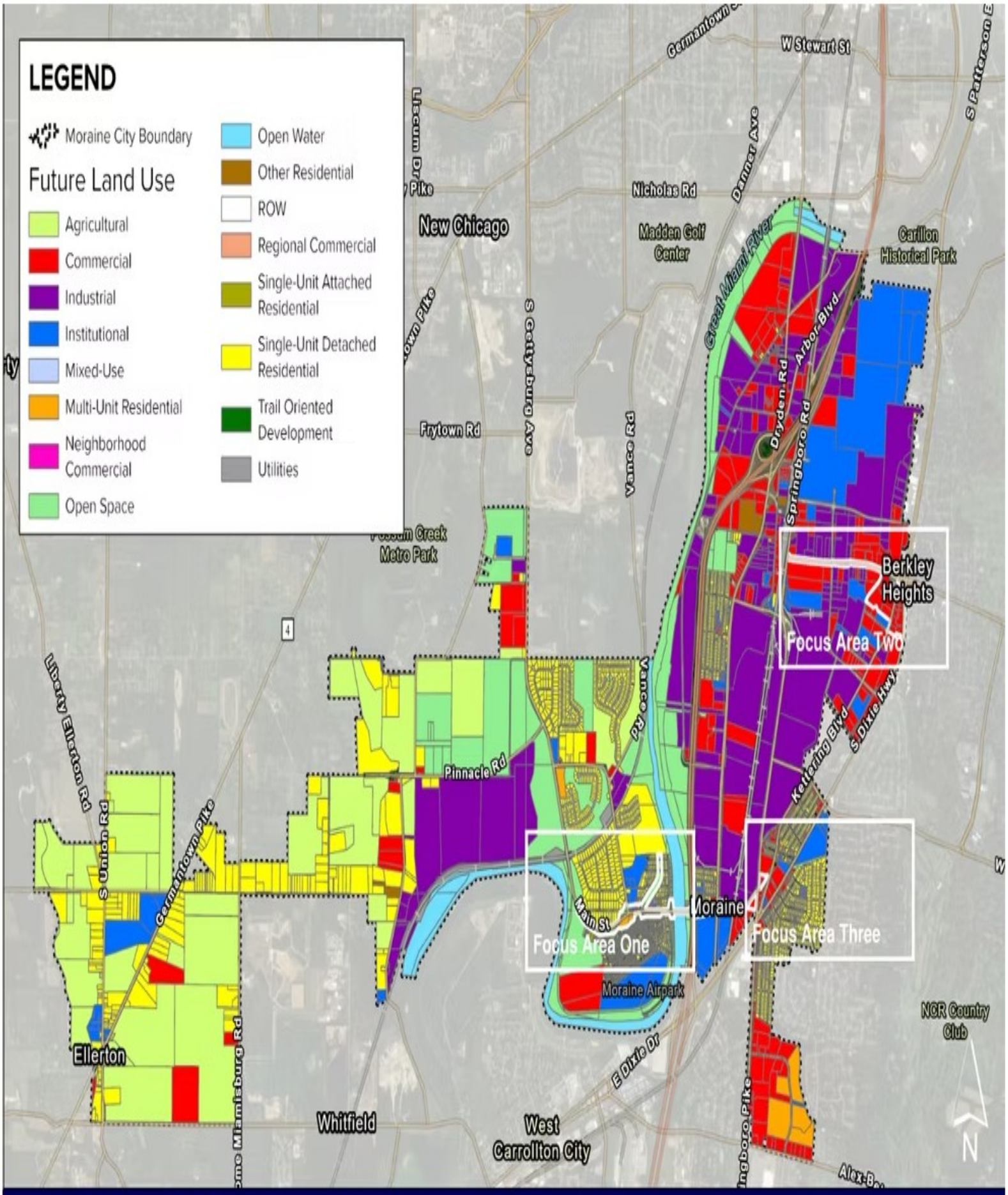
DATE: _____

STATE OF OHIO
THOMAS K. MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

S:\Jobs\6000\6934 Rob Fickert Replat\6934 replat.dwg replat Jun 09, 2026 - 9:29:14am Kevin

ORIGINAL


B-1
(670.6')
S Dixie Drive
Orange Avenue
Pensacola Boulevard
Winwood Avenue
R-4
R-2
125'
129.33'
150'
105'
55.5'
49.78'
170'



FUTURE LAND USE MAP

City of Moraine Comprehensive Plan

0 0.5 1 Miles

Case No. S-02-2026 - Lot Combination

Department: Community Development
Request: Action Item
Item Background and Purpose:

This application is requesting approval of a subdivision replat to combine three M-1 (Light Industrial) lots into one parcel totaling approximately 3.12 acres. The existing industrial buildings currently cross multiple lot lines, resulting in nonconforming conditions. As part of the overall project, an enclosed building connection spanning two lots will be demolished.

The proposed replat will eliminate the existing lot line issues and is consistent with the City's Comprehensive Plan for industrial development. Staff recommends approval of the replat, with the condition that the final record plat not be signed until the enclosed building connection crossing the remaining lot line has been demolished.

Attachments:

1. S-02-2026 Planning Staff Report TRC
2. Legal Notice
3. Demolition Plan
4. ElectriPack South Replat Application
5. Existing Site Plan
6. GIS Aerial Map
7. Moraine Future Land Use Map
8. Proposed Site Plan

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TECHNICAL REVIEW COMMITTEE

Mike Davis, City Manager
Libby Schroeder, Community Development Director
Brent Carpenter, Building and Zoning Administrator
Lauren Alvarado, City Engineer
Vacant, City Planner
Doug Hatcher, Fire Inspector
Beth Waters, Permit Secretary

MORAINE PLANNING COMMISSION STAFF REPORT

To: Moraine Planning Commission (MPC)

From: Libby Schroeder, Community Development Director

TRC Date: June 24, 2026

RE: Case No. S-02-2026
Meeting Date: July 21, 2026

Background

Justice Tussing, of Construction Managers of Ohio, and on behalf of ElectriPack, submits the following application for subdivision replat approval. The proposed lot combination would reconfigure three (3) City Lots – 3361, 3362 and 3380 into one new lot totaling 3.1199 acres.

Current / Intended Land Use

The lots are zoned Light Industrial District (M-1) and there are three existing buildings on the lots in question. There are two existing buildings on Lot 3361. The southern portion of ElectriPack's main building extends across Lots 3362 and 3380. There currently exists an enclosed connection between the North section of the building (Lot 3704) and the South section of the building (Lot 3362), which will be demolished. The replat alleviates the current non-conforming status of the existing structures crossing one or more lot lines.

As part of this Planning Commission Application, a Demolition Plan has been drafted to demonstrate the plan for separating the main ElectriPack building. The reason behind submitting the lot combination request first was that ElectriPack

did not want to tear down an existing structure before knowing whether or not their Planning Commission Application would be approved.

Surrounding Zoning

The lots are surrounded on all sides by M-1 Zoning.

Comprehensive Plan

The comprehensive plan identifies the area as current and future industrial. The combining of these M-1 lots is not inconsistent with the comprehensive plan.

Recommendation

Chapters 1111 and 1157 of the Zoning Code should be utilized when deciding this application. Staff Recommends approval of the proposed plan, as the proposal is compliant with the relevant provisions of the zoning code.

Staff also recommends that the City of Moraine, by way of the Planning Commission Chair, not sign the final record plan until ElectriPack and its construction team has completed the demolition of the enclosed connection crossing the lot line between Lots 3704 and 3362.

If you have any questions or comments, please contact me at (937) 535-1033.

Attachments

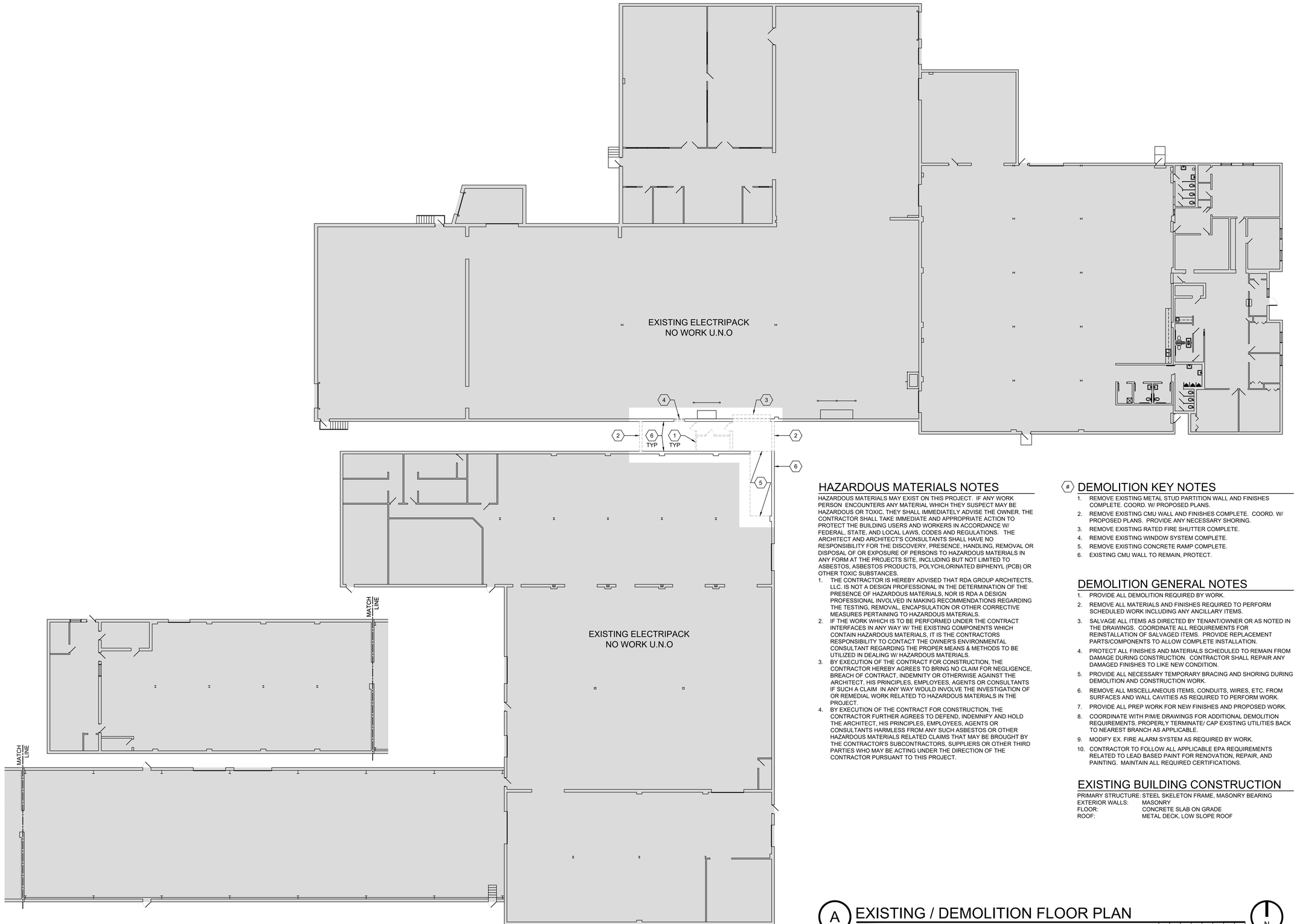
ElectriPack South Replat Application
Existing Site Plan
Proposed Site Plan
Demolition Plan
Moraine Future Land Use Map
GIS Aerial Map
Legal Notice

MORAINE PLANNING COMMISSION LEGAL NOTICE
S-02-2026

The City of Moraine Planning Commission will hold a public hearing on **Tuesday, July 21, 2026, at 6 p.m.** in the Council Chambers at the Moraine Municipal Building, 4200 Dryden Road, Moraine, Ohio 45439 to hear an appeal request (Case No. S-02-2026).

The agenda for this Planning Commission case is a subdivision lot combination of Moraine City Lot Numbers 3361, 3362 and 3380. This is to form one (1) new lot, Number 5680, totaling 3.1199 Acres. Currently the addresses of the lots are 3008 & 3014 Dryden Road and 3005 Springboro West Road. This application was submitted by Justice Tussing of Construction Managers of Ohio on behalf of ElectriPack.

All interested parties are invited to attend. Additional information may be obtained by visiting Community Development or by calling (937) 535-1033.



HAZARDOUS MATERIALS NOTES

HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

DEMOLITION KEY NOTES

1. REMOVE EXISTING METAL STUD PARTITION WALL AND FINISHES COMPLETE. COORD. W/ PROPOSED PLANS.
2. REMOVE EXISTING CMU WALL AND FINISHES COMPLETE. COORD. W/ PROPOSED PLANS. PROVIDE ANY NECESSARY SHORING.
3. REMOVE EXISTING RATED FIRE SHUTTER COMPLETE.
4. REMOVE EXISTING WINDOW SYSTEM COMPLETE.
5. REMOVE EXISTING CONCRETE RAMP COMPLETE.
6. EXISTING CMU WALL TO REMAIN, PROTECT.

DEMOLITION GENERAL NOTES

1. PROVIDE ALL DEMOLITION REQUIRED BY WORK.
2. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
3. SALVAGE ALL ITEMS AS DIRECTED BY TENANT/OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
4. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
5. PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
6. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES, ETC. FROM SURFACES AND WALL CAVITIES AS REQUIRED TO PERFORM WORK.
7. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
8. COORDINATE WITH P/M/E DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS. PROPERLY TERMINATE/ CAP EXISTING UTILITIES BACK TO NEAREST BRANCH AS APPLICABLE.
9. MODIFY EX. FIRE ALARM SYSTEM AS REQUIRED BY WORK.
10. CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

EXISTING BUILDING CONSTRUCTION

PRIMARY STRUCTURE:	STEEL SKELETON FRAME, MASONRY BEARING
EXTERIOR WALLS:	MASONRY
FLOOR:	CONCRETE SLAB ON GRADE
ROOF:	METAL DECK, LOW SLOPE ROOF

A EXISTING / DEMOLITION FLOOR PLAN

SCALE: 1/16" = 1'-0"

0 8 16 32

N

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT
PRELIMINARY
NOT FOR CONSTRUCTION

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

Selective Demolition For:
ElectriPack
2985 Springboro West Road
Moraine, OH 45439

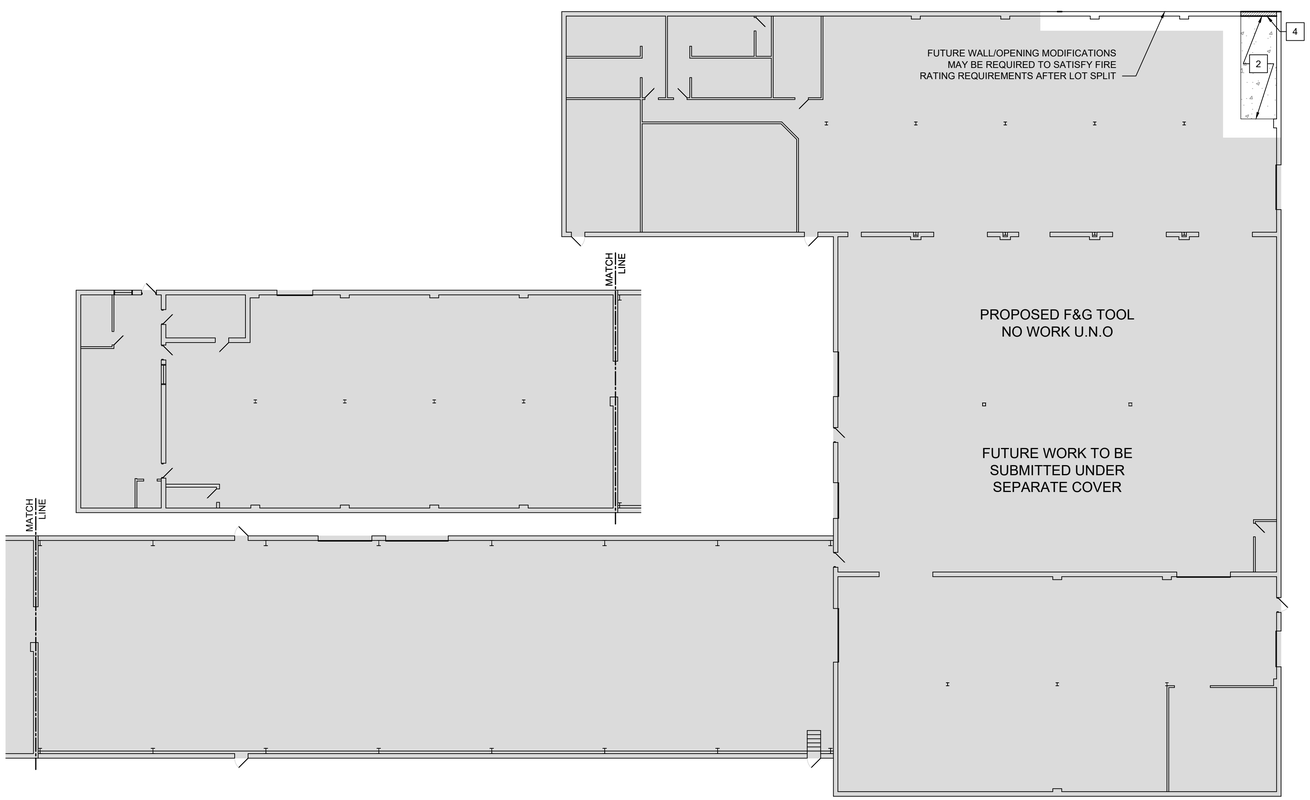
Project Number
2026-108

Date
June 23, 2026

Date	Issue
06.23.26	Prelim

Sheet Title
Existing / Demolition Floor Plan

Sheet Number
D1.1



GENERAL NOTES

1. FIELD COORDINATE EX. FRAMING CONDITIONS & COORDINATE ANY DISCREPANCIES W/ ARCHITECT.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
3. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES. PROVIDE FIRESTOP BLOCKING AT CEILING LINE AS REQ'D TYPICAL.
4. PROVIDE FIRE EXTINGUISHERS/CABINETS AS REQUIRED BY LOCAL FIRE DEPARTMENT.
5. COORDINATE WORK WITH APPLICABLE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. PROVIDE ANY REQUIRED ACCESS PANELS, ETC. TO ACCESS CONCEALED WORK.
6. DIMENSIONS
   A. DIMENSIONS ARE TO FACE OF EXISTING FINISHES AND TO FACE OF STUD FOR NEW WALL FRAMING.
   B. DO NOT SCALE DRAWINGS.
   C. REFER TO DRAWING NOTES AND DETAILS FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
14. ADJUSTMENTS
   A. CAULK ALL OPEN JOINTS. FILL ALL JOINTS SLIGHTLY CONCAVE.
   B. LUBRICATE AND ADJUST ALL OPERATING MECHANISMS, INCLUDING DOOR HARDWARE, FOR SMOOTH OPERATION.
   C. PATCH AND REPAIR ALL CEILINGS, WALLS, MULLIONS, HVAC ENCLOSURES, AND SILLS WHERE REQUIRED.
15. PATCH ALL EX. WALLS AS REQ'D INCLUDING SCARS FROM DEMOLITION, NEW WIRING, ETC. TO LIKE NEW CONDITION. MATCH ADJACENT AS APPLICABLE.

NEW CONSTRUCTION KEY NOTES

1. NEW 12" CMU WALL INFILL TO MAINTAIN EX. RATED WALL ASSEMBLY. TOOTH OR DOWEL IN TO EXISTING MASONRY.
2. NEW +/- 5" CONCRETE SLAB OVER 6 MIL VAPOR BARRIER OVER +/- 5" COMPACTED GRAVEL BASE. INTENT - MATCH EXISTING CONCRETE SLAB. PROVIDE FLUSH TRANSITION TO EXISTING. DOWEL NEW SLAB TO EXISTING AT 48" O.C.
3. APPROXIMATE LOCATION OF FUTURE PROPERTY LINE. TO BE SUBMITTED UNDER SEPARATE PERMIT ONCE DEMOLITION WORK IS COMPLETE.
4. NEW 12" CMU WALL. COORDINATE IN FIELD TO ACCOMMODATE EXISTING ROOF BEARING. EX. FOUNDATION TO REMAIN, F.V. MATCH EX. PARAPET HEIGHT, F.V.

A PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0"

0 8 16 32

N

STATE OF OHIO
JONATHAN ROBERT SCHAAF
#14503
REGISTERED ARCHITECT
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Expiration Date 12/31/2027

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06.23.26	Prelim

Sheet Title
Proposed Floor Plan

Sheet Number
A1.1

The City of Moraine
progress through unity

City of Moraine Planning Commission
Application for Subdivision

Revised June 2022

Date Received: 7/1/26 Application No.: S-02-2026 Fee: 78.00 Receipt: 7573

Type of Subdivision (Circle One): Preliminary (\$200 Flat Fee) Final (\$2.50 per 1/10th Acre, \$75 Min. Fee) Replat (\$2.50 per 1/10th Acre, \$75 Min. Fee)

Total Area: 3.1199 Acres New Total Lots: 1 Minor Subdivision? ☐

General

Name of Subdivision: ElectriPack South Replat

City Lot Number(s): 3361, 3362, 3380

Street: 2985 Springboro West Rd Section: _____ Town: _____ Range: _____

Applicant(s) – Please include additional owners or other applicants of back of application

Name of Owner: Justice Tussing of CMO (For ElectriPack)

Address: 521 Byers Road City: Miamisburg State: OH

Contact Phone: 567-259-8220 Email: justice@cmofohio.com

Name of Engineer/Surveyor: Brian Baker, P.S Van Atta Engineering

Address: 570 Congress Park Drive City: Dayton State: OH

Contact Phone: 937-438-5650 Email: brianb@vae.cc

Subdivision Data

Proposed Use: manufacturing

Present Zoning Dist.: M-1 Proposed Zoning Change: N/A

Deed Restrictions: Yes No (Circle one; if Yes, provide copy of current and/or proposed restrictions)

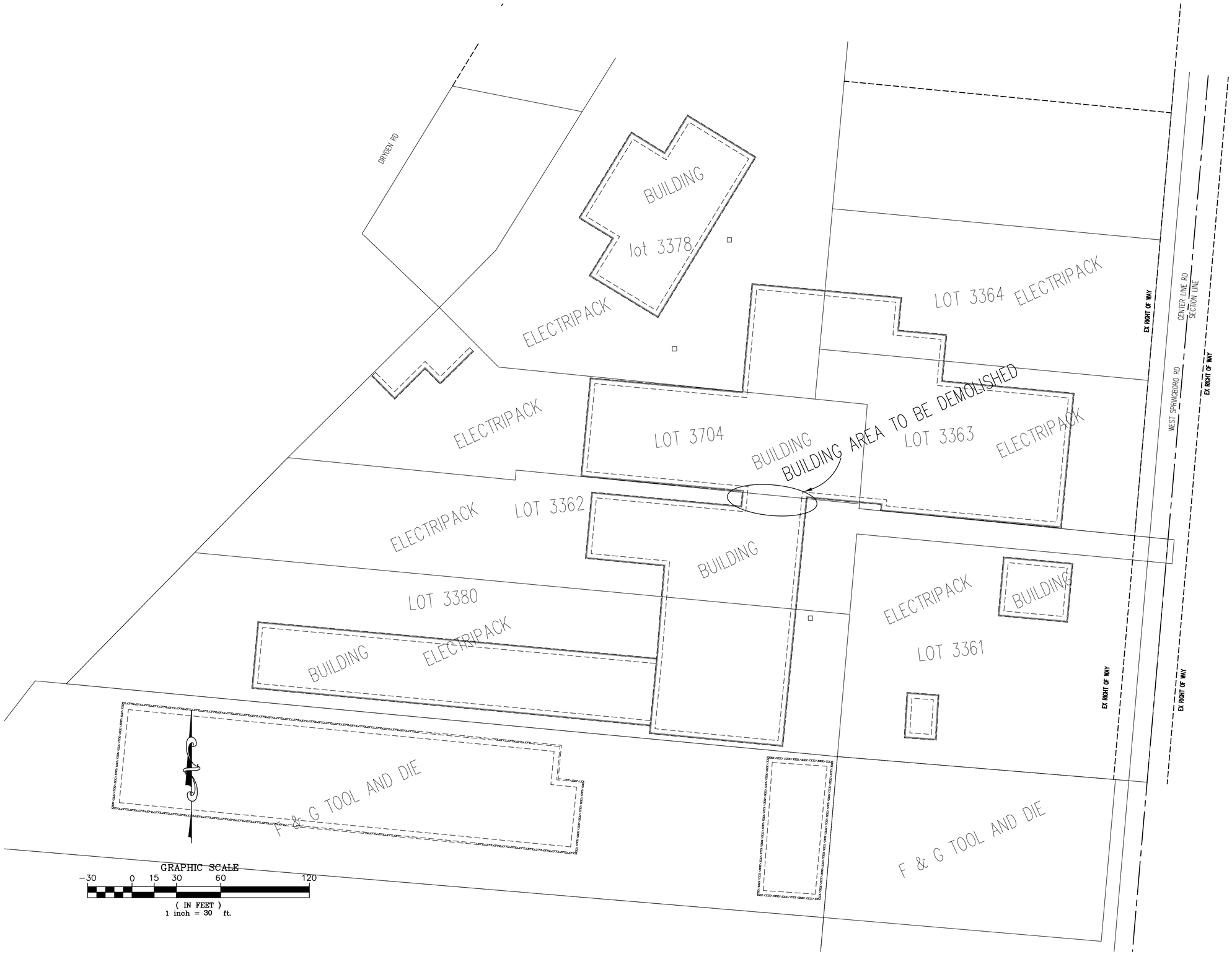
What type of Sanitary Service do you propose? N/A

Montgomery County Engineering File Number*: _____

*All applications for subdivision approval must be filed with the Montgomery County Engineer's Office before being submitted to the Moraine Planning Commission.

A copy of the closure report for the proposed subdivision and a list of any proposed infrastructure improvements (including but not limited to roadways, sanitary utilities, storm sewers, etc.) must be attached to this application prior to its placement on the Planning Commission's calendar.

Applicant Signature _____ Date 7/1/26



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NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3550
Fax: 937.438.3545

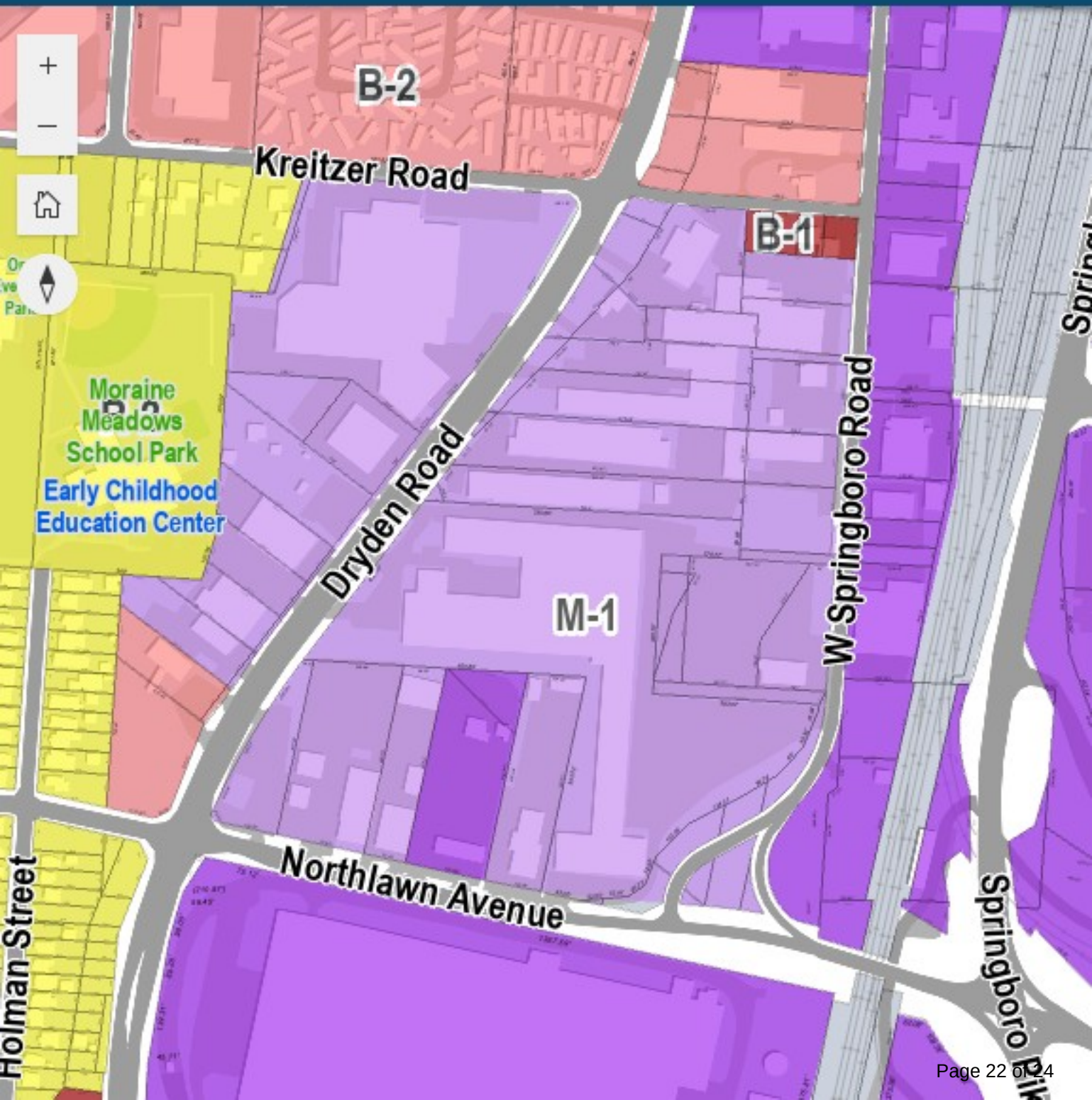
SITE PLAN
DOUBLE WRIGHT LLC

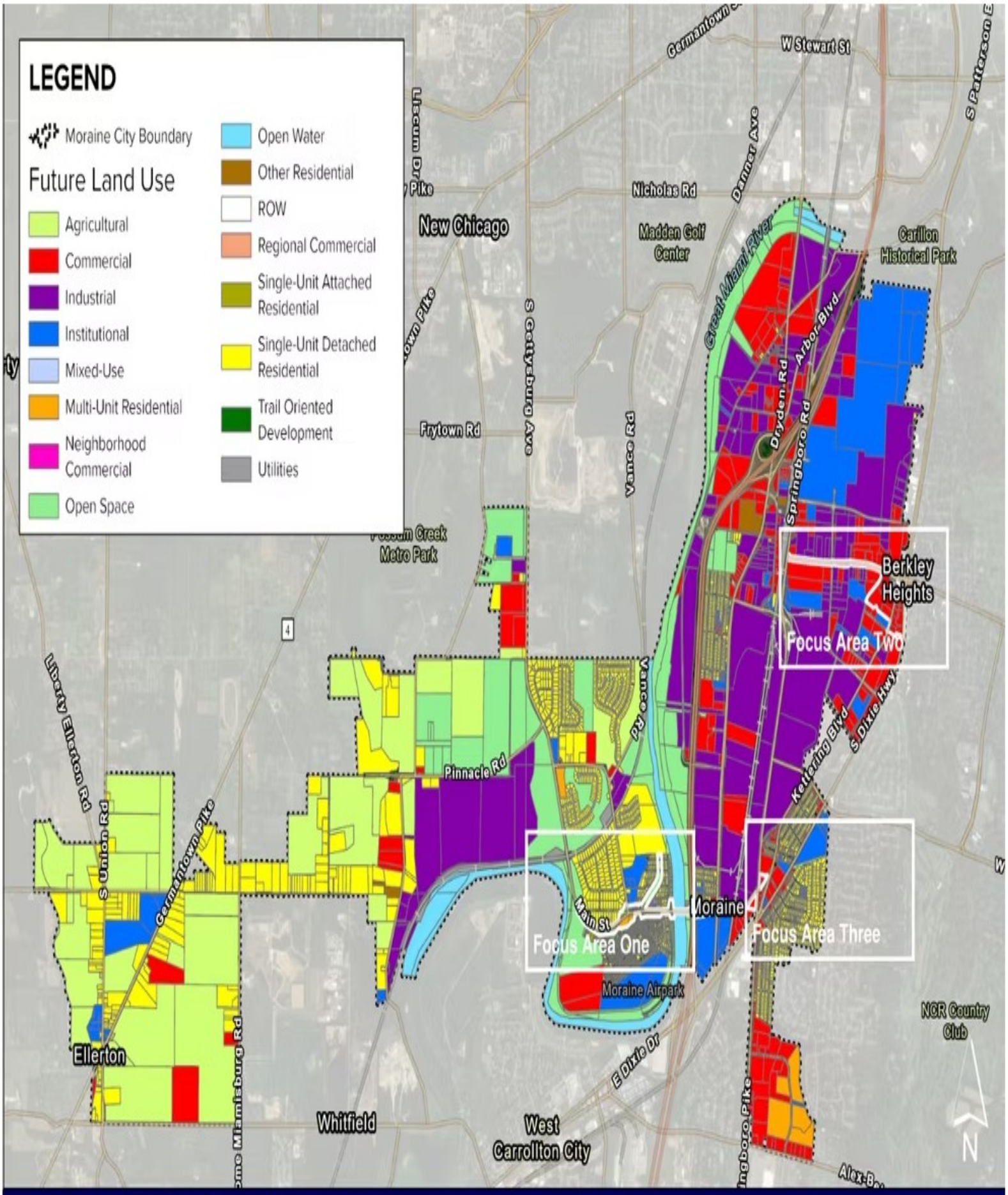
LOCATED IN
SECTION 18, TOWN 1, RANGE 6
CITY OF MORAINE, MONTGOMERY COUNTY, STATE OF OHIO

DATE: 06/29/2026
SCALE: AS SHOWN
PROJECT No. #
FILE No.
SHEET NO.

1 of 1

Moraine GIS Viewer

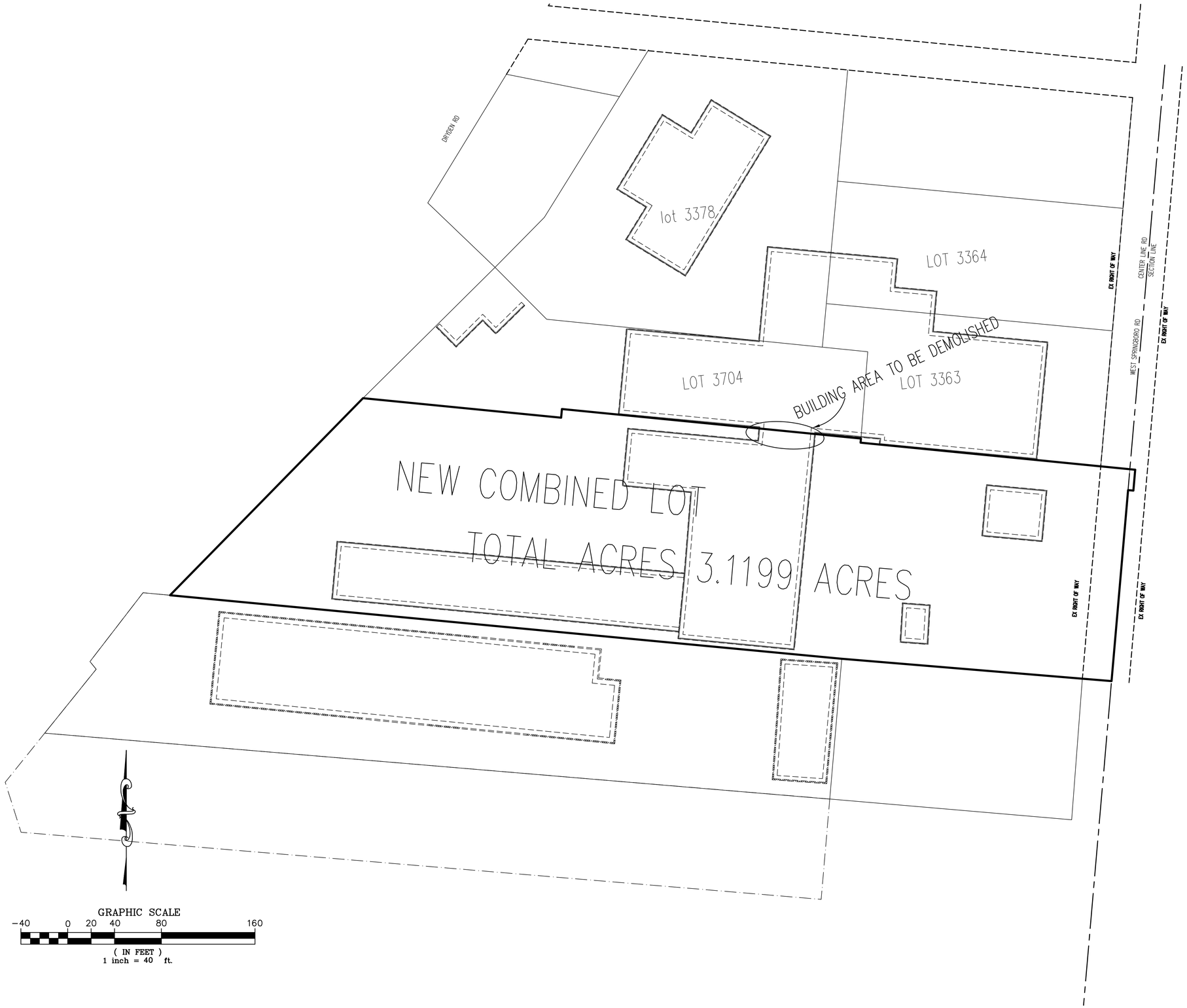




FUTURE LAND USE MAP

City of Moraine Comprehensive Plan

0 0.5 1 Miles



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NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3550
Fax: 937.438.3645

SITE PLAN F&G TOOL LOT

DOUBLE WRIGHT LLC

LOCATED IN
SECTION 18, TOWN 1, RANGE 6
CITY OF MORAINE, MONTGOMERY COUNTY, STATE OF OHIO

DATE: 06/29/2026
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1 of 1