

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.

RECORD OF PROCEEDINGS

Minutes of **Planning Commission**

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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.

RECORD OF PROCEEDINGS

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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

RECORD OF PROCEEDINGS

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Adjournment

Meeting adjourned at 6:23 PM.



ATTEST: Building & Zoning, Brent Carpenter



ATTEST: Clerk of Council, Karen Powell