

City of Springboro
320 West Central Avenue, Springboro, OH 45066

Planning Commission Regular Meeting
Wednesday, October 29, 2008, 7:00 p.m.

I. Call to Order and Roll Call

Chairperson Marie Belpulsi called the Springboro Planning Commission Regular Meeting to order at the temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio. Ms. Belpulsi asked the Secretary to call the roll.

Present: Marie Belpulsi, Chairperson; Jim Chmiel; Hans Landefeld; Chris Papakirk; Barb Gibson; Janie Ridd, Absent: Becky Hartle

Staff Present: Chris Thompson, City Manager; Dan Boron, Planning Consultant; Raj Sharma, City Engineer; Lois Boytim, Planning Commission Secretary

Ms. Belpulsi asked Planning Commission for a motion to excuse Ms. Hartle.

Ms. Ridd motioned to excuse Ms. Hartle. Mr. Chmiel seconded the motion.

Vote: Landefeld, Papakirk, Gibson, Ridd, Belpulsi, Chmiel; all yes

II. Approval of Minutes

A. September 24, 2008 Planning Commission Meeting

Ms. Belpulsi asked Planning Commission for corrections or additions to the minutes. There were none.

Ms. Gibson motioned to approve the September 24, 2008 Meeting minutes as submitted. Ms. Ridd seconded the motion.

Vote: Belpulsi, Chmiel, Landefeld, Papakirk, Gibson, Ridd; all yes

III. Agenda Items

A. General Offenses Code Amendment, recreational vehicle storage and parking

Mr. Boron reviewed the background information for the Planning Commission. He explained that the City Manager and Building and Zoning departments had requested a review of the issue of the parking of recreational vehicles in residential areas during seasonal times.

Mr. Boron explained that the issue would be on the agenda of the November 20th Council meeting and asked that the Planning Commission provide a courtesy review.

Mr. Boron explained that language has been added to the ordinance to provide for seasonal storage of vehicles under certain conditions from May 1st to September 30th. Language barring uses for housekeeping, habitation or commercial uses has also been included in the ordinance.

Ms. Belpulsi asked for questions or comments from Planning Commission.

Ms. Ridd asked about the language that allows the vehicles in the yard.

Mr. Boron commented that the ordinance would limit parking to a required front yard, but staff will review the language.

Ms. Gibson asked about the contradiction in (b) that states that the vehicle shall not be used for commercial use while the last sentence of the paragraph states that one such vehicle can be a commercial vehicle.

Mr. Boron stated that the intent of the language was for activity within the vehicle; a commercial vehicle would be allowed to be parked on the property; staff will review and clarify the language.

Mr. Landefeld confirmed that the ordinance allows for a recreational vehicle to be parked at the residence, but sleeping or eating in the vehicle would not be allowed.

Mr. Boron agreed.

Mr. Chmiel asked how a utility vehicle would be treated.

It was agreed that it would be treated as a commercial vehicle.

Ms. Ridd commented that this ordinance would address long-term habitation of the recreational vehicle.

Ms. Gibson asked how POD's would be addressed.

Mr. Boron commented that the definitions are under section (a); POD's would fall under a separate code.

Mr. Boron commented that staff has spoken with the police department for their input. This ordinance permits a seasonal exception to allow homeowners to park their recreational vehicles on their property temporarily and in order to provide maintenance to those vehicles.

Ms. Belpulsi asked whether these exceptions were in line with other communities.

Mr. Boron answered that they were. The exclusions keep these vehicles from being used as a second home on the site or for commercial uses.

Ms. Belpulsi asked whether the ordinance limits the vehicles to just one.

Mr. Boron answered that yes; only one vehicle would be allowed.

Ms. Belpulsi asked whether most residents had storage arrangements.

Ms. Thompson explained that staff was asked to review the ordinance in response to issues from the past summer. This ordinance change allows residents to temporarily park their vehicles following a day of using them without having to take the time to return the vehicle to their permanent storage space immediately or to allow the resident to clean the vehicles.

Mr. Landefeld asked whether homeowner associations were more restrictive.

Mr. Boron answered that there were some areas that that do not allow the recreational vehicles at all.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron reported that there is a Planning and Zoning workshop at Sinclair Community College on Friday, December 5th. Planning Commission members should RSVP to Mr. Boron or Ms. Boytim by November 14th.

Mr. Boron reported that work is progressing at the property owned by Dr. Hanna on North Main Street.

Mr. Boron and Mr. Landefeld attended a Bicycle Friendly Community Meeting. An action plan was presented to provide a road map to make Springboro a bicycle friendly community. Staff will review a plan by mid November. The Zoning Code and The Comprehensive Land Use Master Plan will be reviewed to integrate items such as a parking ordinance to promote bicycle friendliness.

Ms. Ridd asked whether this could be reviewed as part of the site plan reviews; items such as bike racks.

Mr. Boron responded that that is one item, tying into the citywide or regional bike trail system is another.

VI. Adjournment

Ms. Gibson motioned to adjourn the October 29, 2008 meeting. Mr. Papakirk seconded the motion.

Vote: Gibson, Ridd, Belpulsi, Chmiel, Landefeld, Papakirk; all yes

Ms. Belpulsi adjourned the meeting at 7:29 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary