

City of Springboro
320 W. Central Ave., Springboro, OH 45066

Planning Commission Regular Meeting
Wednesday, October 31, 2007, 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 Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio. Ms. Belpulsi asked the Secretary to call the roll.

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

Staff Present: Chris Thompson, City Manager; Dan Boron, Planning Consultant; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

Ms. Belpulsi asked Planning Commission for a motion to excuse Mr. Chmiel and Mr. Papakirk.

Ms. Ridd motioned to excuse Mr. Chmiel and Mr. Papakirk. Ms. Gibson seconded the motion.

Vote: Ridd, Belpulsi, Landefeld, Hartle, Gibson; all yes

II. Approval of Minutes

A. September 26, 2007 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 26, 2007 Meeting minutes as presented. Mr. Landefeld seconded the motion.

Vote: Hartle, Gibson, Belpulsi, Landefeld; all yes, Ridd; abstain

B. October 10, 2007 Planning Commission Work Session

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

Ms. Ridd motioned to approve the October 10, 2007 Work Session minutes as presented. Ms. Gibson seconded the motion.

Vote: Ridd, Belpulsi, Landefeld, Hartle, Gibson; all yes

III. Agenda Items

A. Site Plan Review, 550 North Main Street, proposed office park

Background

This agenda item is a request filed by William Hibner of Hibner Construction Managers for the construction of two 4,400-square foot office buildings at 550 North Main Street. The L-shaped, 1.53-acre property is currently owned by Tanglewood Creek LLC and has direct access onto North Main Street (SR 741).

The site is zoned O-R, Office-Residential District. The O-R District allows the proposed use. Adjacent uses include the Springboro Office Park to the north; the Tanglewood Creek Planned Unit Development-Residential subdivision to the east; multi-family residential to the south; and to the west on the opposite side of North Main Street, office in the form of the newly constructed Coldwell Banker office building, and a daycare facility, the Day Academy.

As indicated in the submitted site plan and building elevations, the applicant proposed to construct two 4,400-square foot buildings on the site, associated off-street parking and access drives. Proposed Building "A" would be situated on the west side of the property near the North Main Street frontage. Building "B" would be situated on the broader rear portion of the site along with most of the off-street parking and detention pond.

Note: Planning Commission members are advised to consult building elevations—sheet 2 of 2 dated 09/26/07—that were distributed in the Planning Commission packets for the October 10th Work Session.

Consolidated Staff Comments

1. Please indicate status of discussions with Springboro Office Park on combined access drive or internal circulation plan with the adjacent office park to the north.
2. Please verify that proposed name of the office park is Menrisky Office Park.
3. Please indicate proposed materials for the exterior of the proposed dumpster.
4. Prepare a landscaping plan—indicating existing vegetation to remain, proposed landscaping including number of specimens, location and size—for Planning Commission review and approval following consideration of the overall site plan on October 31st. The landscaping plan should also pay particular attention to the screening of the proposed parking areas, per Planning and Zoning Code Section 1271.0(c)(4), relative to adjacent residential uses.
5. Following Planning Commission consideration of the overall site plan on October 31st, please prepare a lighting plan per the requirements of Section 1271.02 (Exterior Lighting).
6. Please provide a color rendering of the proposed building and/or proposed exterior building materials for review at the October 31st Planning Commission meeting and a copy to Staff for inclusion in the record copy of the site plan review submittal. Also, please indicate proposed materials on building elevations.
7. Please coordinate with Ron Gibboney, Zoning Inspector, (937) 748-9791, regarding signage that may be proposed for the office buildings and overall development.
8. Tie internal sidewalk into the sidewalk along SR 741?
9. Revise pavement striping along SR 741 per city requirements.
10. Provide existing sanitary sewer manhole information (e.g., top of castings, invert).
11. Indicate proposed water and sanitary sewer information.
12. Provide detention pond outlet structure details.

13. A maximum 2% grade permitted in grass areas.
14. Provide concrete low flow channel in detention basin.
15. Clearcreek Fire District: Must maintain 18' wide access to buildings for Fire and EMS equipment.

William Hibner of Hibner Construction Managers was in attendance to answer questions of Planning Commission.

Mr. Hibner reviewed the staff comments as follows:

1. He has been in contact with Tipton to about the possibility of combining the access drives from SR 741. The Tipton Group is working with the condominium association to gain approval for the plan.
2. The name of the site will be Menrisky Office Park.
3. The dumpster will be constructed from cedar wood materials.
8. He asked whether the sidewalk within the property was required. Mr. Boron stated that the sidewalk was initially added as a suggestion but because it would allow the tenants to walk to any future retail in the area, it had been added as an active comment. Mr. Hibner asked that the sidewalk be constructed concurrently with the building to the west, which will be built second. Mr. Boron stated that that would be permissible.

Mr. Hibner stated that all other staff comments would be complied with. The landscaping and lighting plans and elevations will be provided.

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

Ms. Gibson asked which building would be completed first and whether the elevations were the same for both buildings.

Mr. Hibner answered that the basic elevations of both buildings are the same but the first building to be built to the east is a little wider. The building to the east will be constructed first and occupied by the owners of the property.

Mr. Landefeld asked Mr. and Ms. Menrisky, the owners, about the possibility of dedicating a right-of-way east to west through the property to allow for a trail for residents to walk from Tanglewood Creek subdivision to SR 741. Mr. Menrisky stated that they would consider the idea as part of their project. Ms. Thompson commented that staff would work with the developers of the Menrisky Office Park and Tanglewood Creek to explore the possibility of a connector trail and apply for the necessary easements.

Mr. Menrisky asked staff for examples of trails in the City. Trails named included ones connecting Tamarack to North Park and a trail within Fieldstone subdivision. Ms. Thompson commented that she could not name any trails within current commercial districts but that trails would be included within South Tech Industrial Park.

Mr. Landefeld motioned to approve the Site Plan for 550 North Main Street with the condition that all staff comments are met. Ms. Gibson seconded the motion.

Ms. Belpulsi asked for questions or comments from guests. There were none.

Vote: Ridd, Belpulsi, Landefeld, Hartle, Gibson; all yes

- B. Site Plan Review, 610 West Central Avenue, TrueNorth/Dunkin' Donuts, expanded retail building

Background

This agenda item is a request filed by Tim Morrissey and Richard Hunter of Creative Shelter Architects, representing TrueNorth/Dunkin' Donuts, to construct a new convenience store and restaurant at 610 West Central Avenue. The location is situated on the northwest corner of West Central Avenue (SR 73) and North Pioneer Drive.

As indicated in the submitted drawings, the property at 610 West Central Avenue is the current site of an existing gas station/convenience store and car wash. As proposed, the existing convenience store and gas station building (the retail operation, not the pumps or storage tanks)—approximately 1,650 gross square feet in area—would be retained and a 2,480-square foot addition made to the existing structure, resulting in a 4,130-square foot combination convenience store/restaurant/gas station. Drawings C-1.1 illustrates the location of the proposed building relative to the underlying existing building.

The adjoining car wash to the west, the existing pump islands, canopy and storage tanks as well as much of the site's circulation system will be unaffected by the proposed building additions and renovation.

The applicants have indicated that the adjoining car wash and gasoline service station will continue to operate during demolition/construction.

The property at 610 West Central Avenue is zoned B-1, Highway Business District. The B-1 District allows the array of uses proposed in this application and site plan.

This item was reviewed by the Planning Commission at the September 12th Work Session and as a non-action discussion item at the September 26th meeting.

Consolidated Staff Comments:

1. Proposed signage subject to review by Ron Gibboney, Zoning Inspector. Details provided for information purposed and not subject to review by Planning Commission.
2. Please coordinate with Dan Boron, Planning Consultant, on lighting plan. Any modification to the existing lighting plan is to conform to Section 1271.02 of the Planning and Zoning Code. Also please note that all exterior lighting to be high-pressure sodium.
3. Please provide color rendering of revised building elevations at October 31st meeting for Planning Commission review and a copy to staff for inclusion in the record copy of the site plan.
4. Site plan to be signed by owner of land/or duly authorized officer.
5. Dedicate a 35' public access easement along the frontage of SR 73; provide documentation to Springboro Engineering Department.
6. Provide retaining wall details and parking lot grading around the retaining wall.
7. Provide existing and proposed storm sewer layout and design details.
8. Use an engineering scale on the site plan.

9. Verify that the delivery trucks can make the turn into the loading area through the North Pioneer entrance and through the site. Is the 10' wide delivery loading zone wide enough for the delivery trucks?
10. Show saw cut line for proposed pavement.
11. Clearcreek Fire District: no additional comments at this time.
12. Please see enclosed comments from Scott Knebel, PE, of LJB, Inc., traffic consultant, regarding on-site traffic issues.

Richard Hunter of Creative Shelter Architects and Chris Schaeffer of Schaeffer Engineering were in attendance to answer questions of Planning Commission.

Mr. Hunter commented that there was only one change to the elevation from the plan submitted for the work session. The civil engineer reviewed the topography and the rise in the floor from one side of the building to the other would not be necessary.

Ms. Belpulsi asked Mr. Hunter if he had any questions about the staff comments. He had none.

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

Mr. Landefeld asked Mr. Boron whether wall packs were permissible.

Mr. Boron answered that they were permissible if shielded. He added that the lights on the other parts of the building were grandfathered in and not subject to review.

Ms. Gibson asked what the plans were to mark the receiving area clearly as a receiving area and not the drive thru.

Mr. Hunter answered that signs will be posted and markings on the drive will be painted.

Ms. Gibson asked about the cup graphic shown on the left side of the front elevation of the original design and whether the "DD" shown would make it a sign.

Mr. Hunter answered that after speaking with the sign inspector the graphic with the "DD" would be considered a sign subject to the sign ordinances. The "DD" was then removed.

Ms. Ridd complimented Mr. Hunter on the improvement in the design from the original presentation.

Ms. Belpulsi asked for any further questions or comments from Planning Commission or staff. There were none.

Ms. Gibson motioned to approve the Site Plan for 610 West Central Avenue, TrueNorth/Dunkin' Donuts with the condition that all staff comments are met and that there are pavement markings or signage to differentiate the receiving area from the drivethru. Ms. Ridd seconded the motion.

Ms. Belpulsi asked for questions or comments from guests.

Mike Hemmert, 115 Heatherwoode Boulevard, asked about the circulation pattern of the parking lot. He questioned whether the Planning Commission was concerned about the safety of customers exiting the drive thru and exiting left behind the parking spaces in the front of the building. He asked that the record reflect his safety concern.

Ms. Belpulsi responded that Mr. Hemmert's comments were duly noted for the record and that the Planning Commission had referred his concerns to Scott Knebel, LJB, Inc., traffic consultant for the City, for review and deferred to his expertise and his analysis of any potential safety concerns.

Mr. Hemmert commented that he had brought a similar proposal to Planning Commission and the Planning Commission had not allowed that traffic pattern.

Ms. Gibson responded that the two plans were not similar. His location dealt with traffic entering the property directly from State Route 73 and impacting the drive thru. She pointed out that the same engineer had reviewed both plans.

Vote: Belpulsi, Landefeld, Hartle, Gibson, Ridd; all yes

- C. Landscaping Plan, Revised Site Plan, 150 Remick Boulevard, Southwest Church, landscaping plan, revision to approved building elevations and site plan

Background

This agenda item is a request for approval of a number of revisions to an approved site plan, as submitted by Michael Weinberg of Decker & Associates, Architects, for Southwest Church, located at 150 Remick Drive in the Settlers Walk Planned Unit Development. The site is located on the northwest corner of Remick Boulevard and Farr Drive immediately east of the Coffman YMCA.

The Site Plan for the 23,971-square foot church facility was approved by Planning Commission, contingent on compliance with a number of comments, at the March 28, 2007 meeting. At the September 12th Planning Commission Work Session the applicant requested the following three items for review. A summary of the results of the September 12th discussion is provided in italics for each point.

- Landscaping plan. Planning Commission's March 28th approval was contingent on submittal at a later date of a landscaping plan to the Planning Commission for review and approval. *The Planning Commission had no objections to the proposed landscaping plan; the plan enclosed in your packets matches the plan reviewed on September 12th.*
- Dumpster location. Planning Commission's March 28th approval directed the applicant to move the proposed dumpster location—it was proposed for the northeast corner of the site near Farr Drive—to the northwest corner of the site. The applicant has proposed a location on the east side of the site near the building. *The plan for the dumpster has been revised based on the September 12th Work Session discussion to include Hardiplank siding and evergreen landscaping on the east side of the dumpster enclosure to screen the residential area to the east.*

- Building material change. A large area of the north elevation, as well as parts of the east and west elevations, are proposed to be constructed with painted split-face concrete block, a material that is not permitted in this application per Section 1271.03 of the Planning and Zoning Code. EIFS, an appropriate material for this application, was proposed for the same area on the plan approved by the Planning Commission on March 28th. *The building elevations have been changed back to those approved in March 28th.* The revised elevations indicate revised to the proposed cornices that were proposed by the applicant at the September 12th Work Session.

Consolidated Staff Comments

There are no additional staff comments at this time.

David Weinberg of Decker & Associates was in attendance to answer questions of Planning Commission. Mr. Weinberg reviewed the plans that were also presented at the work session. He pointed out that the dumpster had been relocated per Planning Commission's direction and the building material will be hardiplank with evergreen landscaping. The elevation materials have been changed back to the materials approved on March 28th.

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

Mr. Landefeld asked that future phases include an internal sidewalk that would connect the church to the sidewalk on Remick Boulevard.

Ms. Ridd motioned to approve the Landscaping Plan and Revised Site Plan for 150 Remick Boulevard, Southwest Church with the condition that all staff comments are met. Mr. Landefeld seconded the motion.

Ms. Belpulsi asked for questions or comments from guests. There were none

Vote: Hartle, Gibson, Ridd, Belpulsi, Landefeld; all yes

Ms. Belpulsi congratulated Mr. Weinberg on the birth of his third son.

- D. Landscaping Plan, 3363 South Tech Boulevard, landscaping for Maverick manufacturing facility

Background

This agenda item is a request filed by Brad Fielden of Miller Valentine Group, representing the Maverick Corporation, for the approval of the landscape plan for the Maverick Corporation's new manufacturing facility at 3363 South Tech Boulevard.

The site plan for Maverick's proposed manufacturing facility was approved at the August 29th Planning Commission meeting; the landscaping plan's approval was excluded from the overall site plan's approval at the recommendation of staff.

The landscaping plan, as with the overall site plan for the manufacturing facility, requires compliance with the extensive design criteria established by the ADD-1, Austin Development District. A revised landscaping plan, based on comments provided to the applicants at the

October 10th Planning Commission Work Session, is included in your packets for consideration.

Consolidated Staff Comments

1. Landscaping plan to be prepared to coincide with phase 2 plans for site.

Mr. Boron commented that the applicant was advised that he was not required to attend since he had complied with all staff comments from the October 10th Work Session. The only comment reiterated that a landscaping plan would need to be submitted with the plans for phase 2 of the site.

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

Mr. Landefeld asked about the white pines indicated on the plans. Staff commented that white pines are permitted and while they may not do well for some, they do well for others.

Ms. Gibson asked for a legend that calls out what will be planted in the bed by the main entrance.

Mr. Boron indicated that he would ask the applicant to provide the legend.

Mr. Landefeld motioned to approve the Landscaping Plan for 3363 South Tech Boulevard, Maverick manufacturing with the condition that all staff comments are met and the legend for the bed near the entrance be included. Ms. Ridd seconded the motion.

Ms. Belpulsi asked for questions or comments from guests. There were none.

Vote: Belpulsi, Landefeld, Hartle, Gibson, Ridd; all yes

- E. Revision to Approved Landscaping Plan, Identification Signage, 3143 West Lower Springboro Road, Beck Ridge Planned Unit Development-Residential, revised landscaping plan and development identification signage

Background

This agenda item is a request for approval of a revision to the approved landscaping plan and development identification signage for the Beck Ridge Planned Unit Development-Residential (PUD-R) submitted by Charles Robbins or RoMcGo LLC, property owner and developer. The Beck Ridge PUD-R is a 92-unit single-family residential subdivision located near the intersection of South Pioneer Drive and West Lower Springboro Road.

The approved landscaping plan and subdivision identification signs were approved by the Planning Commission on October 25, 2006 as part of the Final Development Plan for the residential subdivision. Final Development Plan is the second stage in the three-step PUD approval process.

A revised landscaping plan is included in your packets. This sheet includes a number of recommendations discussed by the Planning Commission at the conclusion of the October 10th review.

Consolidated Staff Comments:

There are no staff comments at this time.

Mr. Boron commented that the applicant was advised that he was not required to attend as they had addressed all comments from the October 10th Work Session. This plan was revised by Chris Papakirk, the applicant has reviewed those revisions and agreed to comply with the changes.

Ms. Belpulsi asked for questions or comments from Planning Commission or staff. There were none.

Ms. Ridd motioned to approve the Revised Landscaping Plan for 3143 West Lower Springboro Road, Beck Ridge Planning Unit Development-Residential. Mr. Landefeld seconded the motion.

Ms. Belpulsi asked for questions or comments from guests. There were none.

Vote: Hartle, Gibson, Ridd, Belpulsi, Landefeld; all yes

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Thompson asked to note for the record that the comments heard earlier by Mr. Hemmert concerning the Dunkin' Donuts site were reviewed by the City's traffic engineer from Lockwood, Jones & Beals and the site is being approved as safe and appropriate. The Planning Commission is not approving an unsafe site per our professional traffic engineer's determination.

Ms. Belpulsi added that a professional traffic engineer looks at all projects and specifically both of these projects. The Planning Commission relies on their input in the approval process.

Ms. Gibson commented there was consistency in that the same engineer was used to review both projects.

Mr. Landefeld commented that though he is not a traffic engineer, he could not see any distinction between this traffic pattern and a traffic pattern through any other retail food establishment.

Ms. Gibson responded that those are internal movements. The concern with the Donut Haus was the traffic from 73 into the drive thru.

Ms. Belpulsi added that Planning Commission worked with Mr. Hemmert and the plans were sent to the traffic engineer for his review. She stated that she felt comfortable with the decisions of the Planning Commission.

VI. Adjournment

Ms. Gibson motioned to adjourn the October 31, 2007 meeting. Ms. Hartle seconded the motion.

Vote: Gibson, Ridd, Belpulsi, Landefeld, Hartle; all yes

Ms. Belpulsi adjourned the meeting at 7:36 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary