

City of Springboro
320 West Central Avenue, Springboro, Ohio

Planning Commission Regular Meeting
Wednesday, February 24, 2010, 7:00 p.m.

I. Call to Order and Roll Call

Chairperson Marie Belpulsi called the Springboro Planning Commission Meeting to order at the Springboro Municipal Building, 320 West Central Avenue, Springboro, Ohio.

Present: Marie Belpulsi, Chairperson, David Vomacka, Hans Landefeld, Chris Papakirk,
Janie Ridd, Becky Hartle
Absent: Barb Gibson

Staff: Dan Boron, Planning Consultant; Raj Sharma, City Engineer; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

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

Ms. Ridd motioned to excuse Ms. Gibson. Mr. Vomacka seconded the motion.

Vote: Landefeld, Papakirk, Hartle, Ridd, Belpulsi, Vomacka; all yes

II. Approval of Minutes

A. January 27, 2010 Planning Commission Meeting

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

Ms. Ridd motioned to approve the January 27, 2010 Planning Commission meeting minutes as presented. Mr. Landefeld seconded the motion.

Vote: Papakirk, Ridd, Belpulsi, Vomacka, Landefeld; all yes, Hartle; abstain

B. February 10, 2010 Planning Commission Work Session

Ms. Belpulsi asked for corrections or additions to the minutes.

Mr. Landefeld asked as part of the discussion of the Lytle Five Points Road General Plan (page 24) that his comment requesting an internal sidewalk be added to the minutes.

Ms. Ridd motioned to approve the February 10, 2010 Planning Commission work session minutes as amended. Mr. Vomacka seconded the motion.

Vote: Landefeld, Hartle, Papakirk, Ridd, Belpulsi, Vomacka; all yes

III. Agenda Items

A. Rezoning, Eyler Drive (T)R-1, Clearcreek Township Rural Residence District, to R-2, Low-Density Residential District

Background Information

This agenda item is a request for rezoning based on an application filed by Todd & Jennifer Harover, property owners, to rezone their approximately 1.989-acre lot from the current (T)R-1, Clearcreek Township Rural Residence District, to R-2, City of Springboro Low-Density Residential District. The property, as indicated in the support documentation included in your packets, is located in the City of Springboro at the south end of Eyler Drive near the intersection of that roadway with Bailey Lane. The irregularly-shaped property also has frontage on Sandy Court.

This item was discussed at the Wednesday, February 10th Planning Commission Work Session.

As indicated in the rezoning application, the proposed rezoning based on a request of the City of Springboro and is consistent with the policy of removing township zoning categories within the municipal corporation boundaries. This matter was discussed when the property owners contacted the City inquiring about a lot split and interest in constructing a new home on the Sandy Court frontage of the property this spring; a second home on the Eyler Drive frontage is also planned.

The R-2 District allows single-family residential, public (e.g., schools) and quasi-public (e.g., churches) uses. Residential development at a development density of four (4) dwelling units per acre is permitted on lots of a minimum of 9,000 square feet with 75-foot minimum lot frontage, 35-foot minimum front yard setbacks, 30-foot minimum rear yard setbacks and 5-foot minimum side yard setbacks. Principal building heights (maximum) of 35 feet or 2-1/2 stories are permitted and a minimum floor area of 1,250 square feet is required; accessory buildings may be no more than 15 feet in height and setback back no less than 5 feet from side and rear property lines.

Adjacent land uses include single-family residential uses to the north both in the City of Springboro and Clearcreek Township; single-family residential development to the east—in the City of Springboro—within The Fairways subdivision; the City of Springboro's Heatherwoode Golf Course to the south; and residential and dedicated open space to the west in the Sandy Court and The Fairways residential subdivisions, both within the boundaries of the City of Springboro.

Adjacent zoning includes Clearcreek Township (T)R-1 to the northeast in Clearcreek Township; PUD-R, Planned Unit Development-Residential, to the east in The Fairways PUD-R; the PUD that overlays the Heatherwoode Golf Course to the south; and PUD-R to the west and north in White Oak Estates PUD-R.

The *Springboro Land Use Plan*, adopted by Springboro City Council in April 2009, Policy Area #12, Southeast Neighborhoods, outlines preferred land uses and development densities for the primarily residential area on the east side of the community and fronting East Central Avenue (SR 73) and East Lower Springboro Road. Detached residential is identified as a preferred land use; for detached residential dwellings a development density of 4-5 dwelling units per acre also recommended.

Following Planning Commission consideration on this agenda item in Work Session, a formal recommendation to City Council will be necessary, as is the case for all requests to amend the Official Zoning Map of the City of Springboro, at a formal meeting of the Planning Commission.

Consolidated Staff Comments

No staff comments at this time.

Todd and Jennifer Harover were in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked whether the Mr. or Ms. Harover had any questions. There were none.

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

Ms. Ridd motioned to recommend approval of the rezoning of Eyer Drive (T)R-1, Clearcreek Township Rural Residence District, to R-2, Low-Density Residential District. Mr. Vomacka seconded the motion.

Vote: Landefeld, Hartle, Papakirk, Ridd, Belpulsi, Vomacka; all yes

Ms. Belpulsi informed that applicants that the rezoning would be on the agenda for the next Council meeting at which time a public hearing would be set.

B. Extension of Approval on Final Development Plan, Twin Creek PUD-R, Planned Unit Development-Residential, West Factory Drive, conservation-type residential subdivision

Background Information

This agenda item is a request for review of a six-month extension on Planning Commission's approval of the Final Development Plan for the Twin Creek Planned Unit Development-Residential (PUD-R) located at 465 West Factory Road. The property was formerly known as the Swope Property PUD-R. The 28.77-acre property was rezoned to PUD-R in 2003 along with a General Plan. The General Plan was subsequently revised and approved by the Planning Commission at its April 26, 2006 meeting and the Final Development Plan was approved at the July 26, 2006 Planning Commission meeting.

As indicated in the July 29, 2010 letter from Glenn Brehm, Hills Communities, the property owners are seeking an extension to the Planning Commission's 2006 Final Development Plan approval; the project's development, as indicated in the letter, has been delayed due to economic conditions and the design and approval process associated with the bridge over Twin Creek.

This item was discussed at the Wednesday, February 10th Planning Commission Work Session.

Consolidated Staff Comments

1. Provide a revised copy of the General Plan including all incorporated comments from the July 26, 2006 Planning Commission approval.

Glenn Brehm, Vice President of Planning and Development for Hills Land & Development Company was in attendance to answer questions of Planning Commission.

Mr. Brehm reviewed the history of the project and the reason for the request for an extension.

Mr. Brehm asked whether there was a statutory reason why the extension would be six months or whether it could be extended to twelve months.

Mr. Boron answered that the extension would be for six months according to City code.

Ms. Ridd asked from when that extension dates.

Mr. Boron answered that the extension would be from today's date. He explained that the nature of the extension is to allow staff to work with the developer. He added that all of the staff comments have been worked out. There are no remaining comments or conditions on the approval from 2006 which included one large item regarding a bridge design issue. The intent of the extension was in case of any major code changes which is not the case with this application. Staff has no objections to the extension.

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

Mr. Vomacka asked for clarification that the extension would be from March 1, 2010 to September 1, 2020.

Ms. Ridd motioned to grant a six month extension to September 1, 2010 for the approval of the Final Development Plan, Twin Creek PUD-R, Planned Unit Development-Residential, West Factory Drive, conservation-type residential subdivision. Mr. Landefeld seconded the motion.

Vote: Hartle, Papakirk, Ridd, Belpulsi, Vomacka, Landefeld; all yes

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron reported to the Planning Commission that the next Planning Commission work session would be Wednesday March 10, 2010 and that staff anticipates two or three items for the agenda.

VI. Adjournment

Mr. Vomacka motioned to adjourn the February 24, 2010 Planning Commission Regular Meeting at 7:12 P.M. Mr. Landefeld seconded the motion.

Vote: Landefeld, Hartle, Papakirk, Ridd, Belpulsi, Vomacka; all yes

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary