

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

Planning Commission Regular Meeting
Wednesday, February 28, 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, Janie Ridd, Barbara Gibson,
Chris Papakirk, Becky Hartle

Absent: Jim Chmiel

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

Ms. Belpulsi reminded Planning Commission members to introduce themselves when they speak in order to identify the individual members for the taped record.

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

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

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

II. Approval of Minutes

A. January 31, 2007 Planning Commission Meeting

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

Ms. Gibson asked that in item G on page 8 an explanation attributed to her be changed to "Planning Commission was told by the applicant".

Ms. Ridd motioned to approve the January 31, 2007 Meeting minutes as amended. Mr. Landefeld seconded the motion.

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

B. February 14, 2007 Planning Commission Work Session

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

Ms. Ridd asked that in item C on page 4 “two separate” be changed to “multiple” and the word “almost” be taken out of “almost double”.

*Ms. Hartle motioned to approve the February 14, 2007 Work Session minutes as amended.
Ms. Ridd seconded the motion.*

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

III. Agenda Items

- A. Site Plan Review, Retail center at northeast corner of Hiawatha Trail and West Central Avenue (SR 73), installation of stand alone ATM

Background

This agenda item is a request submitted by Greg Bell, agent for the property owner, Harris Harbor, for the installation of a stand alone ATM on the site of a retail strip center on the northeast corner of Hiawatha Trail and West Central Avenue (SR 73).

The property is zoned B-1, Highway Business District, which permits this use.

As indicated in the submitted site plan, the ATM will be installed on the west side of the property, the Hiawatha Trail frontage of the property. At least two (2) parking spaces would be eliminated to accommodate the ATM. The supply of parking on the site, following the elimination of the spaces to accommodate the ATM, is well over the minimum requirements of the Planning and Zoning Code given the site of the existing retail building.

This item was reviewed and discussed at the February 14th Planning Commission Work Session.

Staff will provide a report at the February 28th meeting regarding the landscaping issue raised at the February 14th Planning Commission Work Session.

The applicant has submitted a revised site plan indicating proposed identification signage as well as a revised ATM design.

Consolidated Staff Review Comments:

No additional staff comments.

Greg Bell, agent for the property owner, Harris Harbor, appeared before Planning Commission to answer any questions. He commented that all staff comments in regard to lighting and signage have been addressed.

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

Ms. Gibson asked whether it was the applicant's intent to keep the canopy on the ATM. Mr. Bell responded that he understood that at work session, Planning Commission had objected to an unattached canopy and the plans call for an attached canopy.

Mr. Papakirk asked if staff had reviewed the landscaping issue. Mr. Boron explained that a Board of Zoning Appeals action took place in 2001. The landscape issue went to administrative appeal, through a lawsuit and consent decree and the plans were amended. The landscaping was removed along State Route 73 in agreement with the city. The city considers the matter closed.

Ms. Belpulsi asked for guest comments on this issue. There were none.

Ms. Ridd motioned to approve the Site Plan for the retail center at the northeast corner of Hiawatha Trail and West Central Avenue (SR 73), installation of stand alone ATM with the condition that staff comments are met. Ms. Gibson seconded the motion.

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

- B. Rezoning, Bailey Annexation, southwest corner of East Lower Springboro Road and Red Lion-Five Points Road, (T)R-1, Clearcreek Township Rural Residence District, to PUD-R, Planned Unit Development-Residential

Background

The recently annexed "Bailey and Bailey Area" contains 78.1 acres, and is located at the southwest corner of the intersection of East Mill Street and Red Lion-Five Points Road. City Council approved the annexation on January 4, 2007 by Resolution R-07-1.

Prior to the annexation, the City and Clearcreek Township entered into an intergovernmental annexation agreement that permitted this land to contain a maximum number of 130 single-family residential lots. Per the agreement, the City is initiating the zoning change from Clearcreek Township TR-1 to Planned Unit Development – Residential (PUD-R). Please see the attached information regarding additional requirements that the developer will be required to follow upon developing the land.

This item was reviewed and discussed at the February 14th Planning Commission Work Session. Please consult materials distributed for that meeting as no new materials have been provided by the applicant.

Consolidated Staff Review Comments:

No staff comments at this time.

Elmer Dudas, Assistant City Engineer appeared before the Planning Commission to answer any questions. He reviewed the agreement and rezoning for the property.

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

Planning Commission had no questions.

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

Ms. Ridd motioned to recommend the Rezoning, Bailey Annexation, southwest corner of East Lower Springboro Road and Red Lion-Five Points Road, (T)R-1, Clearcreek Township Rural

Residence District, to PUD-R, Planned Unit Development-Residential to City Council for public hearing. Mr. Landefeld seconded the motion.

Vote: Hartle, Papakirk, Gibson, Ridd, Landefeld; all yes, Belpulsi; no

Ms. Belpulsi explained that her vote was a response in opposition to the original annexation agreement and not to the actual rezoning.

- C. Revision to Approved Site Plan, 50 Ovonic Way, addition to existing Cobasys manufacturing facility

Background

This agenda item is a request for a revision to the approved site plan for the Cobasys Corporation, submitted by Tony Williams of Miller-Valentine Construction Company, to allow the construction of a 43,200-square foot addition to the existing 170,000-square foot manufacturing facility. Cobasys, formerly know as Texaco Ovonic, is located at the northern terminus of North Pioneer Drive at the intersection of Ovonic Way.

The site plan for the existing 170,000-square foot manufacturing facility was approved at the September 24, 2002 Planning Commission meeting. As indicated in the submitted plans, the proposed addition is planned for the west side of the existing manufacturing plant, accompanied by an expansion of the off-street parking area on the west side of the building.

This item was reviewed and discussed at the February 14th Planning Commission Work Session.

Consolidated Staff Review Comments:

1. Site plan to be signed by owner of land/or duly authorized officer.
2. Provide landscaped island at each end of the middle portion of the proposed parking lot.
3. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
4. Clearcreek Fire District comments: The parking spaces directly in front of the proposed fire hydrant on the north corner of the parking lot will need to be eliminated and stripped to insure access to the fire hydrant. The parking spaces directly in front of access doors on the west side of the proposed addition will need to be eliminated and stripped to insure fire department access at those doors. The addition's fire sprinkler system shall be tied into the existing system allowing the fire department to utilize the existing Fire Department Connection. The extension of Ovonic Way to facilitate an additional access on the south west corner of the addition and the extension of the water line and the installation of a fire hydrant on the west side of the proposed access to the parking lot is critical for the protection of the building.

Tony Williams of Miller-Valentine Construction Company representing Cobasys appeared before Planning Commission to answer any questions. He commented that the staff comments have been reviewed and has no issue with them as suggested.

Ms. Belpulsi asked Planning Commission members and staff for questions or comments.

Ms. Ridd asked about the reduction in parking spaces referred to in comment number 4 and whether the parking would be moved. Mr. Williams responded due to the limitations of the site that there would be less parking.

Mr. Papakirk asked about replacing trees that the plans called for removal. Mr. Williams answered that some trees will be replaced and others on the west side of the property will be moved. He presented a new landscaping plan to Planning Commission for their review.

Ms. Belpulsi asked for guest comments. There were none.

Ms. Ridd motioned that the Planning Commission recommend to City Council approval of a Revision to Approved Site Plan, 50 North Ovonix Way, addition to existing Cobasys manufacturing facility with the condition that staff comments are met and the updated landscaping plan is added to the existing plans. Ms. Gibson seconded the motion.

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

D. Revision to Mobility Master Plan

Background

This agenda item is a request by staff for approval of a recommendation to City Council to amend the Springboro Mobility Master Plan that was originally adopted by City Council in March, 2002. The amendment would incorporate the recommendations of a May 2005 report, completed by LJB, Inc., entitled "Feasibility Study of an Access Road for State Route 73" that includes the following recommendations as summarized: (1) construction of a backage service road from Tahlequah Trail to Greenwood Lane along the rear property lines of properties fronting SR 73; (2) construction a north-south access road approximately 300 feet west of Tahlequah Trail from the backage service road south to SR 73 and then south into the Midway Plaza circulation system; (3) relocate existing traffic signal approximately 400 feet to the east to north-south access road; and (4) install a raised median from the new signalized intersection west to Greenwood. In addition to these core transportation recommendations, it is also recommended that a signage system for properties on the north side of SR 73 directly accessed by the proposed access and backage roads be developed

This item was initially discussed at the May and June, 2005 Planning Commission Work Sessions. A public meeting was hosted by the City of Springboro on August 28, 2006 for property and business owners directly effected by the proposed access management changes.

This item was reviewed and discussed at the February 14th Planning Commission Work Session.

Mr. Boron reviewed the agenda item for the Planning Commission. He presented the addition of a conceptual plan to the record.

Ms. Belpulsi asked Planning Commission members and staff for questions or comments.

Ms. Belpulsi asked for guest comments. There were none.

Ms. Ridd motioned to recommend the revision to the Mobility Master Plan to City Council for approval. Mr. Landefeld seconded the motion.

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

IV. Guest Comments

There were no guest comments.

A. Revision to Approved Final Development Plan, Village Park Planned Unit Development-Mixed Use, retail building

No guests were in attendance to speak concerning the agenda item. The applicant was aware of the time of the meeting and will be advised to appear at the March 14th Work Session meeting.

V. Planning Commission and Staff Comments

There were no Planning Commission or Staff comments.

VI. Adjournment

Ms. Ridd motioned to adjourn the February 28, 2007 meeting. Mr. Landefeld seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:20 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary