

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

Planning Commission Regular Meeting
Wednesday, April 25, 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, Jim Chmiel, Chris Papakirk, Janie Ridd, Becky Hartle
Absent: Barbara Gibson, Hans Landefeld

Staff Present: 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 and Mr. Landefeld.

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

Vote: Hartle, Papakirk, Ridd, Belpulsi, Chmiel; all yes

II. Approval of Minutes

A. March 28, 2007 Planning Commission Meeting

Ms. Belpulsi asked Planning Commission for corrections or additions to the minutes. Ms. Ridd asked that on page 5 the motion to approve the Final Development Plan be amended to read "landscape plan to be submitted at a later date".

Ms. Ridd motioned to approve the March 28, 2007 Meeting minutes as amended. Mr. Chmiel seconded the motion.

Vote: Papakirk, Ridd, Belpulsi, Chmiel; all yes, Hartle; abstain

B. April 11, 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 April 11, 2007 Work Session minutes. Mr. Papakirk seconded the motion.

Vote: Ridd, Belpulsi, Chmiel, Hartle, Papakirk; all yes

III. Agenda Items

- A. Revision to Approved Final Development Plan, 732 Gardner Road, Village Park Planned Unit Development-Mixed Use, change to approved site plan for retail building

Background

This agenda item is a request submitted by John Roll, submitted on behalf of Coffman Development Company, for a revision to the approved Final Development Plan for the construction of a 13,291-square foot retail building within the retail portion of the Village Park Planned Unit Development-Mixed Use (PUD-MU). The Village Park PUD-MU is located on the southwest corner of North Main Street (SR 741) and Pennyroyal Road.

The site of the proposed Final Development Plan revision is midway between the intersections of North Main Street with Lytle-Five Points Road/and its proposed western extension: the proposed Anna Drive and Remick Boulevard/and its proposed western extension: the proposed Village Park Drive. The site of the proposed Final Development Plan revision is approximately 2.1 acres in area and includes a private access drive that links North Main Street to Gardner Drive.

On February 22, 2006, the Planning Commission approved a Final Development Plan for this site that included a 6,000-square foot building—located on the site's northeast corner—with indications from the developer that a similarly sized building would be constructed to the south. Coffman Development submitted a revised site plan showing the present building configuration following a similar submittal to the Springboro Building Department.

This item was last reviewed at the February 14th Planning Commission Work Session and prior to that, at the November 8, 2006 Planning Commission Work Session. The submitted plans include substantial changes to the building exteriors and site plan in accordance with the Planning Commission's direction to Coffman Development at the October 11th and November 8th Work Sessions.

Final Development Plan review and approval by Planning Commission is the second stage in the three-step PUD review process. Following the Final Development Plan's consideration by Planning Commission, review and approval of a Record Plan by both Planning Commission and City Council is required.

In addition to the meetings highlighting in the paragraphs above, this item was reviewed at the March 14th Planning Commission meeting.

Consolidated Staff Review Comments:

1. Building permit will not be issued until the right-of-ways for public streets within the Village Park PUD-MU, including Pennyroyal Road and S.R. 741, are formally dedicated to the City of Springboro.
2. Show the planned paved area interconnect between Park National Bank and the retail building. Coordinate with Mike LeVally at Architects, Plus (513) 984-1070 for additional information.
3. Applicant to provide a color rendition of the proposed building exterior and materials samples at the April 25th Planning Commission meeting.

4. Please verify that proposed lighting fixtures are those approved in the Village Park retail patternbook as proposed by Coffman Development Company and approved by the Planning Commission in February 2006 (Halophane Granville and Hallbrook series proposed in retail patternbook but an alternative is suggested in the submitted cutsheets). Also the provided cutsheets indicate metal halide. Only high-pressure sodium (HPS) is permitted per the Coffman Development Company's patternbook and Section 1271.02 (Exterior Light) of the Planning and Zoning Code (note: the "site" plan of the proposed lighting accurately indicates HPS).
5. Lighting plan needs to indicate compliance with 4:1 average lighting to minimum lighting level ratio, and 10:0 maximum to minimum lighting ratio per Section 1271.02 of the Planning and Zoning Code.
6. Any proposed signage needs to comply with the provisions of the Coffman Development Company patternbook. Coordinate with Ron Gibboney, (937) 748-9791, on the proposed signage package for the building. Site Plan Review.
7. Site plan to be signed by owner of land/or duly authorized officer.
8. Dedicate 35' wide public access easement along SR 741 and 15' wide along access road, north side.
9. The aisle width between raised medians on the south side to be 24 ft.
10. Show water service lateral details.
11. Clearcreek Township Fire District has no comments.

John Roll of Roll & Associates, architect of the building was in attendance to answer questions of Planning Commission. He reviewed the elevations for the Planning Commission.

Mr. Roll asked Planning Commission about light fixtures that are in the patternbook. Due to increased cost and lead-time of delivery of the lighting in the patternbook, he asked to use the lighting in his proposal. Planning Commission discussed the issue and determined that no variations could be made from the patternbook. Should there be a problem with lead-time, Mr. Boron suggested that interim lighting be installed until the correct lighting can be placed.

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

Ms. Ridd complimented Mr. Roll on the proposed plans and commented him on how incredible they look compared to the preliminary plans.

Ms. Belpulsi read Mr. Landefeld's comments for the record. He had a question about whether the Linden trees proposed for the site were appropriate and asked for Mr. Papakirk's opinion. Mr. Papakirk confirmed that the trees would do well at the site.

Mr. Papakirk asked whether the developer would be providing the landscaping along SR 741. Mr. Boron answered that the developer will landscape that area along with the landscaping at the entrance roads and access drives.

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

Ms. Ridd motioned to approve the revised final development plan for the Village Park retail building, 732 Gardner Road on condition that all staff comments are met. Mr. Papakirk seconded the motion.

Vote: Ridd, Belpulsi, Chmiel, Hartle, Papakirk; all yes

- B. Site Plan Review, 245 Hiawatha Trail, addition to manufacturing facility (Machined Glass Specialists)

Background

This agenda item is a request for site plan review approval, submitted by Ed Groh, Architect, for the construction of a 3,000-square foot addition to an existing manufacturing facility located at 245 Hiawatha Trail. The proposed addition would allow for the expansion of an existing business, Machined Glass Specialists. Please note that while in early 2007 City Council adopted a Planning Commission recommendation to raise the threshold on exemptions to the site plan review process, this small addition still requires Planning Commission review and approval.

The subject property at 245 Hiawatha Trail is located in the ED, Employment Center District.

This item was reviewed at the April 11th Planning Commission meeting.

Staff Comments

1. Site plan to be signed by owner of land/or duly authorized officer.
2. Show exterior lighting details as per Chapter Section 1271.02.
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. The wood fence for dumpster to be solid, no openings. The gate to be solid wood or metal.
5. Aisle width to be 24 ft. Aisle width at the south end of the proposed parking lot expansion, next to sidewalk is 20 ft. and not 24 ft. See Section Chapter 1271.04(5) for details.
6. Show spot elevations on the proposed concrete pavement every 25 feet.
7. Submit detention basin and storm sewer design calculations and detention basin outlet details. Show headwalls at the end of the pipes and headwall details. Show proposed concrete channel details.
8. Consolidate the two lots into one.
9. Show AD2, AD3 and CB1 details.
10. Clearcreek Township Fire District has no comments.

Ed Groh, architect was in attendance to answer questions of Planning Commission. He commented that most of the staff comments have been complied with; the parking lot will be adjusted to comply with staff comment #5. Staff will review the plans to confirm.

Mr. Groh presented a letter from the owner of Machined Glass Specialists requesting that a dumpster enclosure not be required at the site. Planning Commission discussed the item and determined that the dumpster must be enclosed due to code regulations.

Mr. Groh presented the lighting analysis and the proposed exterior light fixtures. Staff will review the lighting plan and work with the developer to ensure that the lighting is per ordinance.

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

Ms. Ridd motioned to approve the addition to Machined Glass Specialists at 245 Hiawatha Trail provided that all staff comments are met, the lighting plan is approved by staff and the dumpster is enclosed. Mr. Chmiel seconded the motion.

Vote: Hartle, Papakirk, Ridd, Belpulsi, Chmiel; all yes

IV. Non-Action Agenda Items

C. Non-Action Item

Site Plan Review, west end of West Tech Drive, new manufacturing facility (Crucible Materials)

Background

This agenda item is a proposal, submitted by John Westheimer of Cincinnati Commercial Contracting, for site plan review and approval to construct a 66,000-square foot manufacturing facility at the west end of West Tech Drive in the South Tech Business Park. This portion of the South Tech Business Park was rezoning in early 2007 to ADD-1, Austin Development District-1, in order to comply with the recommendations of the multi-jurisdictional *Austin Center Land Use and Development Plan* that is intended to guide the long-range development of the land adjacent to the proposed Austin Road interchange of I-75 on the north side of the City.

The City of Miamisburg and Miami Township, Montgomery County also adopted similar zoning code text and map amendments to incorporate that plan's recommendations. As part of the review process, review and approval by the Austin Center Land Use Advisory Committee (LUAC) is required. Staff will be available to explain the LUAC process further at the April 11th Work Session.

This item was reviewed at the April 11th Planning Commission meeting.

The intention of this agenda item is to provide the applicants, in a work session-type format, an opportunity to receive feedback from the Planning Commission and Staff in order to continue to move ahead with the development of their plans for the May Planning Commission review and meeting schedule.

John Westheimer and Len Bonomini were in attendance to answer questions of Planning Commission. Mr. Bonomini presented the revised elevations to the Planning Commission.

Planning Commission discussed various aspects of the proposal, including the elevations, color scheme, landscaping and lighting. Mr. Bonimini was advised that the metal on the rear elevation would not be approved and should to be changed to match the other elevations.

Staff will review the landscaping and lighting plan prior to the plans being presented for the Planning Commission May 9th Work Session and placed on the May 30th Meeting agenda.

V. Guest Comments

Ms. Bray asked for clarification of the names posted within of the Austin Center District. Planning Commission explained that Springboro Landing is a district within Austin Center.

VI. Planning Commission and Staff Comments

Ms. Belpulsi asked that staff confirm that all Planning Commission members have been provided with and have reviewed the Austin Development District land use plans and design criteria. Ms. Boytim will follow up.

Mr. Boron informed Planning Commission that staff had reviewed the issue of the parking lot at Park National Bank in Village Park that was discussed at the April 11th Work Session. The lot was found not to be within the guidelines of the ordinance and that no parking is permitted within 35 feet of the setback and only access driveways are permitted. Staff will review the plans with the developer and have the changes made before the May 30th meeting.

Planning Commission discussed the issues that will affect the Crucible project in regards to its location in the Austin Center District and ways to insure that the project progresses smoothly from the Planning Commission's standpoint.

Mr. Boron explained the Austin Center Land Use Advisory Committee (LUAC) review process with the Planning Commission and how projects are presented to the committee. He explained that meetings are held the third Monday of each month. The representatives from Springboro are he and Chris Pozzuto.

VII. Adjournment

Ms. Ridd motioned to adjourn the April 25, 2007 meeting. Mr. Chmiel seconded the motion.

Vote: Hartle, Papakirk, Ridd, Belpulsi, Chmiel; all yes

Ms. Belpulsi adjourned the meeting at 7:51 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary