

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

**Planning Commission Regular Meeting**  
**Wednesday, June 27, 2007, 7:00 p.m.**

I. Call to Order and Roll Call

Vice Chairperson Hans Landefeld called the Springboro Planning Commission Regular Meeting to order at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio. Mr. Landefeld asked the Secretary to call the roll.

Present: Hans Landefeld, Vice Chairperson; Barbara Gibson; Janie Ridd; Becky Hartle

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

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

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

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

II. Approval of Minutes

A. April 25, 2007 Planning Commission Meeting

Mr. Landefeld asked Planning Commission for corrections or additions to the minutes. There were none.

*Ms. Ridd motioned to approve the April 25, 2007 Meeting minutes. Ms. Hartle seconded the motion.*

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

B. May 30, 2007 Planning Commission Meeting

Mr. Landefeld asked Planning Commission for corrections or additions to the minutes. There were none.

*Ms. Ridd motioned to approve the May 30, 2007 Work Session minutes. Ms. Gibson seconded the motion.*

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

C. June 13, 2007 Planning Commission Work Session

Mr. Landefeld asked Planning Commission for corrections or additions to the minutes. Ms. Ridd asked that a comment on page 5 attributed to Ms. Gibson be correctly attributed to her.

*Ms. Gibson motioned to approve the June 13, 2007 Work Session minutes as amended. Ms. Ridd seconded the motion.*

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

III. Agenda Items

- A. Amendment to Zoning Map, 8683 Clearcreek-Franklin Road, west side of the intersection of Clearcreek-Franklin Road and Whispering Pines Drive, from Franklin Township (T)R-1, Rural Residential District and ED, Employment Center District, to PUD-R, Planned Unit Development Residential, proposed residential subdivision

Background

This agenda item is a request by Theodore Gilbert of Henkle-Schueler & Associates, agent for the property owner, to rezone 13.3 acres of land located at 8683 Clearcreek-Franklin Road to PUD-R, Planned Unit Development-Residential. The property is located on the west side of Clearcreek-Franklin Road opposite the intersection of Whispering Pines Drive and Clearcreek-Franklin Road.

Please note that the correct acreage for the site, as discussed at the June 13th Planning Commission Work Session, is 13.3 acres; previously the site was presented as being 12.1 acres in area due to a calculation error identified by staff prior to the June 13th Work Session. The physical boundaries of the area subject to the rezoning request, as shown in the exhibit enclosed in the rezoning application, has not changed.

The site is presently zoned Franklin Township Rural Residence Zone, or (T)R-1, and ED, Employment Center District. The (T)R-1 portion of the site comprises the eastern side of the site and the frontage onto Clearcreek-Franklin Road. The (T)R-1 District allows residential development at the density of two (2) dwelling units per acre when serviced by a centralized sewer system; otherwise development at the maximum density of one (1) dwelling unit per acre is permitted. The ED, Employment Center District, is intended to provide for employment parks and allows a variety of permitted uses including light manufacturing, offices, hotels and

conference centers and similar uses. Single-family residential dwellings are not a permitted use in the ED District.

Rezoning of this site was discussed throughout the second half of 2006 and appeared as an agenda item for the following meetings: July 12th Work Session, September 13th Work Session; December 12th Work Session and December 12th Meeting. The rezoning request in its current form was discussed at the June 13th Planning Commission Work Session.

At the December 12th Planning Commission meeting a recommendation to Council was made to approve rezoning to PUD-R for the site with a maximum of 126 residential units. Following a Public Hearing on January 31st, Council on March 1st denied approval of that rezoning application.

The applicant has revised that application and is proposing to rezone the property to PUD-R and develop the property with up to 118 residential units. Using the corrected land area for the rezoning site, 13.3 acres, this represents a request for a development density of 8.87 dwelling units per acre. The December 2006 rezoning request, adjusting for the correct land area, was proposed to be 9.47 dwelling units per acre (126 units on 13.3 acres). This is a 6.3% density reduction (from 9.47 units/acre to 8.87 units/acre) from the rezoning application reviewed and approved by Planning Commission in 2006.

No General Plan has been submitted at this time. See consolidated staff comment #1 regarding the City Attorney's opinion regarding the General Plan's status.

The site is presently vacant.

Adjacent land uses include single-family residential to the north and east along Clearcreek-Franklin Road; single-family and multi-family residential to the south; and business park/industrial to the west for properties that front onto North Pioneer Boulevard and Hiawatha Trail.

Adjacent zoning includes ED District to the west for properties that front North Pioneer Boulevard and Hiawatha Trail; R-2, Low Density Residential District to the east; (T)R-1, Franklin Township Rural Residence north (please note that properties to the north of the subject property are not only zoned (T)R-1 but are located within Franklin Township); and to the south (T)R-1, Franklin Township Rural Residence (including one lot located in Franklin Township) and B-3, Medium Density Residential District.

The *Springboro Comprehensive Land Use Master Plan*, initiative NW-16—that corresponds to the site subject to the rezoning request—states “(The) Site is suitable for residential cluster homes or other moderate density development.”

Rezoning together with General Plan review and approval are the first stage in the three-stage PUD review and approval process. Approval by both Planning Commission and City Council is required. Final Development Plan review and approval by Planning Commission is the second stage in the process followed by Record Plan review and approval by both Planning Commission and City Council.

## Consolidated Staff Comments

1. Per the opinion of the City Attorney in 2006 when a previous application for PUD rezoning was approved by Planning Commission on December 12, 2006 for 126 units on the subject 12.1 acres, the proposed rezoning application may proceed to City Council without the benefit of a General Plan, if the following conditions are met: (1) specific uses need to be enumerated, multi-family in the above case; (2) specific density must be set forth (e.g., so many units per acre or a maximum gross square footage): in this case the density is 8.87 units per acre with a maximum of 118 units; (3) the site will have access only to Clearcreek-Franklin Road, not to adjoining property; (4) the site cannot be developed until a lot split is initiated and approved by the City; (5) the site cannot be developed and no lot split will be approved until the Owner/Developer submits a General Plan pursuant to Springboro Ordinance 1272 to Planning Commission for recommendation and then is approved by the City Council.
2. Provide legal description of the property being rezoned.
3. Clearcreek Township Fire District: no comments at this time.

Greg Bartley of Henkle-Schueler was in attendance to answer questions of Planning Commission. Mr. Bartley reviewed the proposal and revised density.

Mr. Boron clarified that the correct acreage for the site is 13.3 acres and the proposed density is 8.87 units per acre with a maximum of 118 residential units. He added that the conditions recommended by the City attorney are included in the staff comments. A General Plan will need to be submitted and approved by the Planning Commission and City Council.

Mr. Landefeld asked for questions or comments from Planning Commission members. There were none.

*Ms. Ridd motioned to recommend to City Council approval of the Rezoning Request for 8683 Clearcreek Franklin Road from Franklin Township (T)R-1, Rural Residential Zone and ED, Employment Center District, to PUD-R, Planned Unit Development Residential with the condition that all staff comments are met. Ms. Gibson seconded the motion.*

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

## IV. Guest Comments

There were no guest comments.

## V. Planning Commission and Staff Comments

Mr. Boron reminded Planning Commission members that the focus group meeting with the Comprehensive Land Use Master Plan Committee would be held Monday, July 16th at 5:30 pm.

VI. Adjournment

*Ms. Gibson motioned to adjourn the June 27, 2007 meeting. Ms. Ridd seconded the motion.*

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

Mr. Landefeld adjourned the meeting at 7:10 P.M.

---

Hans Landefeld, Planning Commission Vice Chairperson

---

Dan Boron, Planning Consultant

---

Lois Boytim, Planning Commission Secretary