

City of Springboro
320 West Central Avenue, Springboro, OH 45066

Planning Commission Regular Meeting
Wednesday, July 30, 2008, 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 temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio. Ms. Belpulsi asked the Secretary to call the roll.

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

Staff Present: Chris Thompson, City Manager; Dan Boron, Planning Consultant; Elmer Dudas, Assistant City Engineer; Sharon Rottert, Acting Planning Commission Secretary

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

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

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

II. Approval of Minutes

A. June 25, 2008 Planning Commission Meeting

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

Ms. Ridd motioned to approve the June 25, 2008 Meeting minutes as submitted. Mr. Landefeld seconded the motion.

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

B. July 9, 2008 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 July 9, 2008 Work Session minutes as submitted. Mr. Landefeld seconded the motion.

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

III. Agenda Items

A. Site Plan Review, 2738 Pennyroyal Road, building addition

Background

This agenda item is a request submitted by Childress & Cunningham Architects, Cincinnati, representing Clearcreek Chapel property owners, for Site Plan Review approval for the construction of a 4,200-square foot addition to the existing church structure at 2738 Pennyroyal Road.

The property is zoned (T)R-1, Clearcreek Township Rural Residence District. Church uses are permitted in the (T)R-1 District.

Adjacent land uses include large-lot residential to the east and south within the City of Springboro corporate limits; I-75 to the west within Clearcreek Township; and undeveloped land to the north within the City of Springboro.

Adjacent zoning includes (T)R-1, Clearcreek Township Rural Residence District to the east and south; and ADD-1, Austin Development District 1 to the north. Land to the west, encompassing the I-75 right-of-way, is zoned Clearcreek Township SR-1, Suburban Residence Zone.

This agenda item was reviewed on a preliminary basis at the June 11, 2008 Planning Commission Work Session.

Staff Comments

1. Provide an emergency overflow and concrete channel to the detention pond.
2. Drawing to be signed by owner.
3. An "As Built" drawing showing as built locations and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
4. Clearcreek Fire District: no comments.

Michael Grable of Childress & Cunningham Architects and Tadd Dieringer of Clearcreek Chapel were in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Grable and Mr. Dieringer whether they had any questions or comments about the staff comments.

They had none. All questions have been worked out with the Assistant City Engineer.

Ms. Belpulsi asked whether Planning Commission or staff had any questions or comments.

There were none.

Ms. Ridd motioned to approve the Site Plan Review, 2738 Pennyroyal Road, building addition with the condition that staff comments are met. Mr. Papakirk seconded the motion.

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

- B. Final Development Plan, Richards Run Planned Unit Development-Mixed Use, southeast corner East Central Avenue (SR 73) and South Richards Run Road, proposed office building

Background

This agenda item is a request submitted by Richard Tipton, Tipton Development Ltd., current property owner and developer, for the construction of a 7,053-square foot office building at the southeast corner of East Central Avenue (SR 73) and South Richards Run Road. The proposed office building is intended to house a relocated Springboro business, Irongate Realty, that is currently located on North Pioneer Drive.

As indicated in the submitted plans, the proposed 7,053-square foot building is the first part of a two-phased plan for the site. The applicant intends to construct a 4,760-square foot second phase at a future date.

The property is zoned Planned Unit Development-Mixed Use (PUD-MU) as part of the Richards Run Business Park. Other portions of the business park that have been completed to date include a daycare facility located immediately to the south (Imagination Crossing) of the proposed office building and a set of three small office buildings. Office uses such as the one proposed are permitted under the terms of this PUD-MU.

Adjacent land uses include the Hillspring continuing care facility to the east; the Imagination Crossing to the south; undeveloped land to the west on the west side of South Richards Run Road; and a residence/farm to the north on the north side of East Central Avenue.

Adjacent zoning includes PUD to the east (Hillspring); PUD-MU to the south; PUD-Office to the west; and PUD to the north.

This agenda item was reviewed on a preliminary basis at the July 9, 2008 Planning Commission Work Session.

Staff Comments

1. Provide copies of building elevations for Planning Commission record copies.
2. Per Section 1271.02, Exterior Lighting, of Planning and Zoning Code, lighting levels adjacent to the building in areas exceed the 6.0 foot-candle level. Also the proposed wall pack lights need to be fully shielded. Also minimum-maximum and average-maximum ratio information needs to be provided.
3. Signage not subject to review by Springboro Planning Commission; contact Zoning Inspector, Dan Fitzpatrick, (937) 748-9791, for sign code information and submission requirements. Provide documents verifying that the 35' Public Access Easement is recorded. Otherwise, create these documents for approval and recording.
4. An "As Built" drawing showing as built locations and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
5. Provide the signature of the owner of the land or duly authorized officer on the construction drawings.
6. Show the emergency overflow elevation and construct a concrete channel in the detention pond.

7. In general notes, change all references of the City of Mason and Warren County to the City of Springboro.
8. Provide details of the catch basins being proposed for the project.
9. Provide trench drain details. Show the size of the outlet pipe from the trench drain. Verify that catch basin 2.03 is big enough to accommodate the 12" storm sewer and the outlet pipe from the trench drain.
10. Clearcreek Fire District: no comments

Richard Tipton of Tipton Development was in attendance to answer questions of Planning Commission.

Mr. Tipton stated that he had reviewed the staff comments and had no objections. He commented that he provided the building elevations to the Planning Commission.

Mr. Boron acknowledged receipt of the elevations.

Ms. Belpulsi asked whether Planning Commission or staff had any questions or comments.

There were none.

Ms. Ridd motioned to approve the Final Development Plan, Richards Run Planned Unit Development-Mixed Use, southeast corner East Central Avenue (SR 73) and South Richards Run Road, proposed office building, with the condition that staff comments are met. Ms. Hartle seconded the motion.

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

- C. Final Development Plan, Stolz Industrial Park Planned Unit Development, south end Advanced Drive, proposed office/warehouse facility

This agenda item is based on a request filed by Cincinnati Commercial Contracting, property owner, for the construction of an approximately 9,000 square foot office/warehouse facility at the south end of Advance Drive.

The proposed site is located in the Stolz Industrial Park Planned Unit Development (PUD). The proposed use is permitted in the PUD.

Adjacent land uses include other businesses within the Stolz Industrial Park to the north and undeveloped land to the east, west and south.

All adjacent property is zoned PUD as part of the Stolz Industrial Park PUD.

This agenda item was reviewed at July 9, 2008 Planning Commission Work Session.

Staff Comments

1. Please provide cut sheets of proposed lighting fixtures for determination of compatibility with Section 1271.02, Exterior Lighting, of Planning and Zoning Code.

2. Per the July 9th Planning Commission Work Session staff comments, please provide staff prior to the July 30th meeting an indication of the proposed use of the building in order to determine parking requirements.
3. Signage not subject to review by Springboro Planning Commission; contact Zoning Inspector, Dan Fitzpatrick, (937) 748-9791, for sign code information and submission requirements.
4. Concrete driveway apron to be 8" thick.
5. The screening for the dumpster to be solid wood with no openings. Please provide detailed drawings.
6. The water meter to be installed inside the building. Also provide backflow prevention devices as per Section #1042.30 of the City's Codified Ordinances.
7. Provide storm water and detention calculations.
8. Identify benchmark used.
9. Site plan to be signed by owner of land/or duly authorized officers.
10. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
11. Provide lot split for review and approval.
12. Change CB2-3 at Southwest corner to ODOT catch basin MH3.
13. Clearcreek Fire District: A hydrant must be within 75' of the Fire Department Connection if the building is going to be sprinklered. The location of the hydrant shall be approved by the Clearcreek Fire District.
14. Clearcreek Fire District: If "future expansion" occurs, an additional hydrant will need to be placed on the property. The location of the hydrant shall be approved by the Clearcreek Fire District.

John Westheimer and Derrick McBrew of Cincinnati Commercial Contracting were in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Westheimer whether he had reviewed the staff comments and had any questions or comments.

Mr. Westheimer asked that the "manhole" in staff comment be changed to a "catch basin".

Staff had no objection to the change.

Ms. Belpulsi asked whether Planning Commission or staff had any questions or comments.

There were none.

Ms. Ridd motioned to approve the Final Development Plan, Stolz Industrial Park Planned Unit Development, south terminus Advanced Drive, proposed manufacturing facility, with the condition that staff comments are met and comment #12 be amended. Mr. Landefeld seconded the motion.

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

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Landefeld provided Planning Commission with a Wall Street journal regarding buyers buying up small homes and the current issue of New Urban News. Copies will be made available to Planning Commission members.

Ms. Thompson asked for Planning Commission input; staff is reviewing the issue of campers, RVs and trailers parked in driveways on a seasonal basis. Staff will meet to discuss the issue and gather information from other cities.

Planning Commission discussed the issue.

Ms. Belpulsi stated that the Land Use Master Plan committee met on Monday evening. She stated that the committee reviewed the issue of the building size in regards to the Easton property and decided to not change the limit of 75,000 square feet with the understanding that should a plan be presented, there would still be some flexibility.

VI. Adjournment

Mr. Landefeld motioned to adjourn the July 30, 2008 meeting. Ms. Hartle seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:21 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Sharon Rottert, Acting Planning Commission Secretary