

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

Planning Commission Regular Meeting
Wednesday, September 26, 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, Hans Landefeld; Chris Papakirk;
Barbara Gibson; Becky Hartle
Absent: Janie Ridd

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 asked Planning Commission for a motion to excuse Ms. Ridd.

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

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

II. Approval of Minutes

A. August 29, 2007 Planning Commission Meeting

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

Mr. Chmiel motioned to approve the August 29, 2007 Meeting minutes as presented. Ms. Hartle seconded the motion.

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

B. September 12, 2007 Planning Commission Work Session

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

Ms. Hartle asked that on page 3 "Mr. Ridd " be amended to "Ms. Ridd".

Mr. Landefeld motioned to approve the September 12, 2007 Work Session minutes as amended. Ms. Hartle seconded the motion.

Vote: Belpulsi, Chmiel, Landefeld, Hartle; all yes, Papakirk, Gibson; abstain

III. Agenda Items

A. Record Plan,
South Tech Business Park, Section 17

Background

The referenced record plan is located in the South Tech Business Park Development at the west end of West Tech Road and contains approximately 11.1 acres. The land is zoned Austin Development District 1 (ADD-1). This site will be the location of the future Children's Medical Center development. The platting of this lot is a requirement by planning commission as a condition of the site plan approval of the Children's Medical Center development.

Consolidated Staff Comments

1. Revise the owner and lien holder signature blocks accordingly should the property change hands prior to the recording of this record plan.
2. Revise the lot number 19 to read lot number 21.
3. Change title block section "17" to read "Seventeen", and also add "also being a replat of lot 19".
4. Revise plan showing existing lots 19 & 20 as per South Tech Section Sixteen.
5. Show the existing utility easement per South Tech Section Sixteen.

Elmer Dudas, Assistant City Engineer, was in attendance to review the record plan and answer questions of Planning Commission.

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

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

Ms. Gibson motioned to approve the Record Plan for South Tech Business Park, Section 17 with the condition that all staff comments are met. Mr. Papakirk seconded the motion.

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

IV. Non Action Agenda Items

A. Site Plan Review
610 West Central Avenue (SR 73) TrueNorth/Dunkin' Donuts, new retail building

Background

Note: As discussed at the September 12th Work Session, the Planning Commission authorized the placement of this agenda item on the September 26th Meeting agenda as a no-action Work Session type review. No new materials have been submitted at this time. The remainder of this narrative is the same as what appeared in the September 12th Work Session packets.

This agenda item is a request filed by Creative Shelter Architects, representing TrueNorth/Dunkin' Donuts, to construct a new convenience store and restaurant at 610 West Central Avenue. The location is situated on the northwest corner of West Central Avenue (SR 73) and North Pioneer Drive.

As indicated in the submitted drawings, the property at 610 West Central Avenue is the current site of an existing gas station/convenience store and car wash. As proposed, the existing convenience store and gas station building (the retail operation, not the pumps or storage tanks)—approximately 1,700 gross square feet in area—would be retained and a 2,533-square foot addition made to the existing structure, resulting in a 4,233-square foot combination convenience store/restaurant/gas station. Drawings C-1 and C-2 illustrate the location of the proposed building relative to the underlying existing building.

The adjoining car wash to the west, the existing pump islands, canopy and storage tanks as well as much of the site's circulation system will be unaffected by the proposed demolition/construction.

The applicants have indicated that the adjoining car wash will continue to operate during demolition/construction. Staff has no information at this point in time on whether the gas station will remain in operation during construction of the building addition and installation of site plan changes.

The property at 610 West Central Avenue is zoned B-1, Highway Business District. The B-1 District allows the array of uses proposed in this application and site plan.

Tim Morrissey and Richard Hunter of Creative Shelter Architects were in attendance to answer questions of Planning Commission.

Ms. Belpulsi commented that an e-mail with comments concerning this item from a City resident, Mike Hemmert, had been received and distributed to Planning Commission members and would be forwarded to the City's traffic engineering consultant for further review.

Mr. Boron explained that the plans received at this meeting are new. Comments received at this meeting are merely a repetition of the comments received at the September 12th meeting. He added that this item is being reviewed as a courtesy to the applicant per Planning Commission's usual procedure.

Mr. Hunter presented the elevations and color renderings for the Planning Commission. He reviewed the plans and materials for the Planning Commission.

Mr. Chmiel asked whether the plans presented were the same as those presented at the September 12th meeting. Mr. Hunter commented that the elevations and color renderings were new.

Mr. Chmiel asked about the drive thru side view. He asked if a brick product would be used. Mr. Hunter explained that it was a stack bond brick with EFIS used above.

Ms. Gibson asked whether the cornice detail would be orange. Mr. Hunter answered that it has been proposed to Dunkin' Donuts that the color be changed.

Mr. Hunter commented on another element; an 8-inch brick wall extending from the building had been added at the point in the building where there are steps to define the two businesses.

Ms. Belpulsi asked about the coffee cup depicted on the brick on the front on the building; whether it was part of the brick or applied.

Mr. Hunter explained that the coffee cup would be a graphic applied to the brick and that the "DD" letters had been removed from the design.

Ms. Belpulsi asked Mr. Boron whether it would be considered a graphic or a sign.

Mr. Boron explained that after a discussion with Ron Gibboney, City Sign Inspector, Mr. Gibboney reviewed that issue with the architects without benefit of the drawings and it was decided that viewing the depiction as a graphic would be consistent with the sign code. Mr. Boron will review the design with Mr. Gibboney once the final elevations are presented.

Mr. Boron commented that the staff comments from the September 12th meeting were relatively minor.

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

Ms. Gibson complimented the architects on the improved plans.

Mr. Boron explained that the architects could present the plans for approval at the October 31st Planning Commission meeting with plans being due October 12th.

Mr. Boron asked whether there were any substantive changes to the site plan.

Mr. Hunter responded that no there were no changes.

Mr. Boron explained that a footer foundation application could be applied for that would allow for the project to proceed.

Planning Commission agreed.

Ms. Gibson commented that she had submitted a comment in writing due to her absence at the previous meeting concerning the landscaping and whether whose changes would be made.

Mr. Hunter agreed that the landscaping would be continued around the corner at ST RT 73 and North Pioneer Blvd.

Ms. Belpulsi commented that the plans would be reviewed for approval at the October 31st meeting and that the comments received at the meeting regarding traffic would be forwarded to staff for review.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Belpulsi invited all Planning Commission members to meet at 6:45 p.m. in the City Manager's office before every work session and meeting should there be any need for clarification on pending issues.

VI. Adjournment

Ms. Gibson motioned to adjourn the September 26, 2007 meeting. Mr. Landefeld seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:19 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary