

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

Planning Commission Work Session
Wednesday, October 10, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the October 10, 2007 Work Session to order.

Present: Marie Belpulsi, Chair, Jim Chmiel, Janie Ridd, Chris Papakirk, Barb Gibson, Hans Landefeld, Becky Hartle

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

II. Agenda Items

A. Site Plan Review, 550 North Main Street (SR 741), proposed office park

Background

This agenda item is a request filed by William Hibner of Hibner Construction Managers for the construction of two 4,400-square foot office buildings at 550 North Main Street. The L-shaped, 1.53-acre property is currently owned by Tanglewood Creek LLC and has direct access onto North Main Street (SR 741).

The site is zoned O-R, Office-Residential District. The O-R District allows the proposed use. Adjacent uses include the Springboro Office Park to the north; the Tanglewood Creek Planned Unit Development-Residential subdivision to the east; multi-family residential to the south; and to the west on the opposite side of North Main Street, office in the form of the newly constructed Coldwell Banker office building, and a daycare facility, the Day Academy.

As indicated in the submitted site plan and building elevations, the applicant proposed to construct two 4,400-square foot buildings on the site, associated off-street parking and access drives. Proposed Building "A" would be situated on the west side of the property near the North Main Street frontage. Building "B" would be situated on the broader rear portion of the site along with most of the off-street parking and detention pond.

Consolidated Staff Comments:

1. Please indicate all existing trees to remain and in particular trees in excess of five inches (5") diameter at breast height (dbh) per the requirements of Chapter 280 of the Codified Ordinances, Tree Authority.
2. Staff recommends that the applicant provide rationale for not combining the access drive or internal circulation plan with the adjacent office park to the north.
3. Staff recommends that the proposed name of the office park be changed; the office park to the north already bears this name.
4. Please indicate the proposed location of the dumpster pad and proposed screening thereof.

5. Following Planning Commission review at October 11th Work Session please prepare a landscaping plan indicating existing vegetation to remain, proposed landscaping including number of specimens, location and size.
6. Following Planning Commission review at October 11th Work Session, please prepare a lighting plan per the requirements of Section 1271.02 (Exterior Lighting).
7. Please provide a color rendering of the proposed building and/or proposed exterior building materials at the October 11th Work Session.
8. Please indicate proposed materials on building elevations.
9. Please coordinate with Ron Gibboney, Zoning Inspector, (937) 748-9791, regarding signage that may be proposed for the office buildings and overall development.
10. Provide a thirty-five foot (35') wide "Public Access Easement" along SR 741 as per Planning and Zoning Code Section 1280.08(a)(2).
11. Provide additional details as per "Site Plan Review Requirements" provided by Staff.
12. The parking needed as shown is for offices, general (e.g. insurance, attorney) and not for offices, medical, dental and allied fields.
13. Parking lot to be screened as per Planning and Zoning Code Section 1271.0(c)(4) relative to adjacent residential uses.
14. Will internal sidewalk tie into the sidewalk along SR 741?
15. Revise pavement striping along SR 741 per city requirements.

Bill Hibner of Hibner Construction Managers and Don and Sue Menrisky owners of the property were in attendance to answer questions of Planning Commission.

Mr. Hibner responded to staff comments by reviewing the existing trees and identifying the trees to be retained.

Mr. Hibner explained that Mr. and Mrs. Menrisky own a software company and plan to occupy the majority of one building with 8 employees, possibly up to 11, the remaining building would be leased out.

Mr. Hibner explained that he had been in contact with the Tipton Group to discuss the possibility of combining the access driveways. The condominium association must review the plan.

Mr. Hibner expressed concern about safety and traffic flow with vehicles exiting his office park and crossing in the path of vehicles entering the office park from North Main Street.

Mr. Landefeld asked where the entry drive is located in relation to the property line.

Mr. Hibner reviewed the plans and indicated the curb cut for the property.

Ms. Ridd asked for the distance between the curb cuts of the proposed office park and the Tipton property.

Mr. Hibner answered that they would be about 65 feet apart.

Ms. Belpulsi asked the engineering staff review the design and propose options that will address the concerns of the Planning Commission.

Mr. Sharma will meet with Mr. Hibner and representatives of the Tipton Group to resolve the issue. Maintenance and snow removal issues will be discussed at that time.

Mr. Chmiel asked whether the plan meets the fire departments requirements in regard to the width of the drive and turning radius.

Staff will review any plan with Clearcreek Fire District.

Mr. Hibner will work with the Tipton Office Park association to design the entryway.

Mr. Hibner reviewed the following staff comments; he confirmed that the name of the property would be changed; the current title is just a working title, he indicated the proposed location of the dumpster; the location will be shown on the amended plans; he presented samples of proposed building materials and elevations.

Mr. Landefeld asked Mr. Hibner to comment on the amount of parking.

Mr. Hibner commented that a location for possible additional parking would be identified though not built at this time. The owners anticipate using two thirds of the first building and the additional space would be marketed to a general office and business use. It would be designed so that parking could be added should the need arise.

Mr. Landefeld commented that the redesign of the entry drive could allow for more parking.

Ms. Gibson thanked Mr. Hibner for adding the architectural detail on the west elevation facing North Main Street and that it will add interest to the building.

Mr. Menrisky commented that the intention of the project is to produce a high-end office space with nine-foot ceilings and poplar-trimmed wood and attract other high-end businesses.

Mr. Hibner addressed another staff comment; lighting. Plans call for soffit lighting on the building. He asked whether Planning Commission would prefer the parking lot lighting be a lower pole (8-10 feet).

Planning Commission agreed that the lower pole would be preferable.

Mr. Boron added that the lighting must meet the photometric requirements.

Mr. Boron summarized that the main issue for the project is the plan for the driveway. Because the property has legal frontage onto SR 741, the City can only advise the applicants to combine the drive with the property to the north.

Mr. Boron advised that the applicant could present plans for formal review of the building location at the October 31st Planning Commission meeting. He reminded Mr. Hibner that following that approval he could proceed at his own risk with a footer foundation application and begin the project.

B. Landscaping Plan, 3363 South Tech Boulevard, landscaping for Maverick manufacturing facility

Background

This agenda item is a request filed by Brad Fielden of Miller Valentine Group, representing the Maverick Corporation, for the approval of the landscape plan for the Maverick Corporation's new manufacturing facility at 3363 South Tech Boulevard.

The site plan for Maverick's proposed manufacturing facility was approved at the August 29th Planning Commission meeting; the landscaping plan's approval was excluded from the overall site plan's approval at the recommendation of staff.

The landscaping plan, as with the overall site plan for the manufacturing facility, requires compliance with the extensive design criteria established by the ADD-1, Austin Development District.

Consolidated Staff Comments:

1. Please correct the landscape plan drawing scale to 1"=30' scale.
2. Additional planting are needed on the east and north property lines per ADD-1 landscaping requirements as follows: two (2) additional shade or evergreen trees on the east property line perimeter and seven (7) additional shade or evergreen trees on the north property line perimeter. Of the 16 trees required on the north property line perimeter, 40% (six trees) shall be evergreens from the preferred plant list.
3. Additional foundation plantings are needed per ADD-1 landscaping requirements as follows: four (4) additional shade or evergreen trees for the foundation (this includes the south side of the building).
4. The proposed landscaping plan addresses landscaping needs associated with the phase one building. At the time the phase two building is developed a landscaping plan will need to be prepared for Planning Commission review and approval under the ADD-1 requirements.
5. Do not install foliage, which will block or obstruct the fire department sprinkler connection. Provide a 3-foot circumference clear area around fire hydrants.

Brad Fielden of Miller Valentine Group and David Hupman of Groundmasters were in attendance to answer questions of Planning Commission.

Mr. Fielden commented that the drawing scale had been corrected. Additional trees had been added along the east property line. Seven trees have been added on the north property line, but Mr. Fielden added that the species have been changed due to budget costs and will include white pines.

Mr. Hupman asked about the 10-foot landscape easement. He asked why it is called a 20-foot landscape easement when 10 feet is taken on the opposite property.

Mr. Fielden explained that this plan was agreed upon to include a 10-foot landscape mound on either side of the property line in anticipation that the owner of the opposing development would take over the landscaping once the property was developed.

Mr. Fielden questioned whether the trees in the parking could be counted toward the number required by square footage as foundation plantings.

Mr. Fielden provided Planning Commission with revised plans showing the location of the additional trees requested in the staff comments.

Mr. Fielden commented that the foliage around the fire department sprinkler would be adjusted once the hydrant location is determined.

Mr. Chmiel asked whether the developers were aware that the west foundation area of the property would need to be landscaping once the second phase of construction is complete.

Mr. Fielden could not speak to the owner's plans for that phase.

Mr. Boron commented that a condition could be placed on the approval to ensure that the landscaping standards are met in the future.

Mr. Boron commented that this item would be on the agenda for the October 31st Planning Commission meeting and that the applicants do not need to be in attendance.

- C. Revision to Approved Landscaping Plan, Identification Signage, 3143 West Lower Springboro Road, Beck Ridge Planned Unit Development-Residential, revised landscaping plan and development identification signage

Background Information

This agenda item is a request for approval of a revision to the approved landscaping plan and development identification signage for the Beck Ridge Planned Unit Development-Residential (PUD-R). The Beck Ridge PUD-R is a 92-unit single-family residential subdivision located near the intersection of South Pioneer Drive and West Lower Springboro Road.

The approved landscaping plan and subdivision identification signs were approved by the Planning Commission on October 25, 2006 as part of the Final Development Plan for the residential subdivision. Final Development Plan is the second stage in the three-step PUD approval process.

Staff will provide a copy of the plans approved at that time at the October 10th Work Session.

Consolidated Staff Comments:

There are no staff comments at this time.

Charlie Robbins, property owner and developer, was in attendance to answer questions of Planning Commission.

Mr. Robbins reviewed plans for landscaping and signage at the entryway. He presented pictures of existing entries as examples of possible entry signage.

Mr. Papakirk commented that the landscaping near the Lower Springboro Road right-of-way should be beefed up and remove some landscaping in the median. He also suggested that the landscaping be kept low to keep the signage visible.

Ms. Ridd added that increasing the landscaping from looking like a large entryway with small plantings.

Mr. Robbins commented that his concerns are costs and maintenance and keeping the entry plantings from being overgrown.

Mr. Papakirk reviewed the plans and made suggestions of possible changes to achieve the desired results.

Ms. Gibson asked where Mr. Robbins had gotten his guidance or directive on his design.

Mr. Robbins answered that he was trying to follow suggestions from Planning Commission in regards to maintaining existing trees and keep the view intact from Lower Springboro Road.

Mr. Chmiel commented that he doesn't feel that the Planning Commission has any problems with the design of the walls.

Ms. Gibson added that the important thing is that the trees are being saved.

Mr. Boron commented that the sign would have to be approved by the Zoning Inspector. The landscaping could be approved at the October 31st Planning Commission with the changes noted. He added that Mr. Robbins is not required to attend.

Mr. Papakirk will provide Mr. Robbins with notes on the suggested changes.

Mr. Sharma asked that Mr. Robbins remark the location of the proposed walls so that the engineering department can review the sight distance.

Mr. Robbins asked whether he could increase the height of the wall.

Mr. Boron commented that the wall could not be higher than six feet.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Ms. Gibson asked staff to inspect the unenclosed dumpsters at the southwest corner of the Chase Bank location on SR 73 and the northwest corner of the Shell station at the intersection of SR 73 and SR 741. Staff will review and report.

Mr. Chmiel reported that he would be absent for the October 31st Planning Commission meeting.

Mr. Landefeld informed Planning Commission about a meeting of the Miami Valley Regional Planning Commission to present information about local and regional bikeways schedule in Council Chambers Tuesday, October 23rd and receive input from the community.

Ms. Belpulsi reported that City Council amended and approved the rezoning at 8683 Clearcreek Franklin Road. The amendment restricted the property to include only condominiums and cluster homes. Planning Commission discussed the reasons for the amendment.

Mr. Boron reported that the Miami Valley OPC Planning & Zoning workshops would be set for December 7th. He will keep Planning Commission members informed about registration information.

Mr. Boron also reminded Planning Commission members that the Planning Commission meetings would be held at the current City building in November; on December 12th the combined work session-meeting will be held at the temporary City building at 425 South Pioneer Blvd. Every effort will be made to inform and remind members and applicants of the change.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, October 10, 2007 Work Session at 8:00 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary