

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

Planning Commission Work Session
Wednesday, February 14, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the February 14, 2007 Work Session to order.

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

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

II. Agenda Items

A. Site Plan Review Retail center at northeast corner of Hiawatha Trail and West Central Avenue (SR 73), installation of stand alone ATM

Background Information

This agenda item is a request submitted by Greg Bell, agent for the property owner, Harris Harbor, for the installation of a stand alone ATM on the site of a retail strip center on the northeast corner of Hiawatha Trail and West Central Avenue (SR 73).

The property is zoned B-1, Highway Business District, which permits this use.

As indicated in the submitted site plan, the ATM will be installed on the west side of the property, the Hiawatha Trail frontage of the property. At least two (2) parking spaces would be eliminated to accommodate the ATM. The supply of parking on the site, following the elimination of the spaces to accommodate the ATM, is well over the minimum requirements of the Planning and Zoning Code given the site of the existing retail building.

Consolidated Staff Review Comments:

1. Applicant has been advised to coordinate with Ron Gibboney, Zoning Inspector, at (937) 748-9791, extension 112, regarding effect of additional signage on the ATM to the overall sign area permitted for the retail center under the provisions of the Sign Code. Signs are not under Planning Commission's jurisdiction.
2. See Section 1271.02, Exterior Lighting, in the event any changes to the existing lighting plan for the site that may be necessitated by the proposed ATM. Also only High Pressure Sodium (HPS) lighting is permitted, metal halide lighting is indicated on the submitted plans and lighting needs to be fully-shielded.
3. Add a "Do Not Enter" sign at the south end of the parking aisle and also add a "One Way" sign at the north side of the aisle for traffic to travel southbound.
4. Clearcreek Fire District: no comments.

Greg Bell, agent for the property owner and Harris Harbor, property owner were in attendance to answer questions of the Planning Commission.

Ms. Belpulsi asked Mr. Bell and Mr. Harbor if there were any questions regarding the staff comments. Mr. Bell explained that he would meet with staff to clarify the location of the signage.

Ms. Belpulsi asked for questions from the Planning Commission.

Mr. Landefeld asked for a review of a landscaping issue that was the subject of a Board of Zoning Appeals action. Mr. Harbor explained that some trees were rotted and removed and replaced with a flowerbed after approval of city staff. City staff will review the issue to confirm.

Ms. Gibson asked the city staff to review the use of a canopy. An ATM in the area was approved with no canopy and she expressed the desire to remain consistent. Mr. Harbor will check with the manufacturer to explore a no-canopy option. City staff will review the meeting minutes for the other stand alone ATMs in the city and report back to Planning Commission.

Mr. Papakirk asked about the location of the ATM in regards to traffic flow in the parking lot. Mr. Bell explained that he had met with staff to agree on a location and chose the location because of easements and to take advantage of the light from an existing light pole. Ms. Gibson asked that the aisle be made one way to control traffic flow. Mr. Bell answered that the signage would be installed to accomplish that.

Mr. Boron explained that the item would be on the February 28th meeting agenda for formal review. Mr. Bell will forward a detail concerning the canopy and a plan for signage to be included in the packets.

- B. Rezoning, Bailey Annexation, southwest corner of East Lower Springboro Road and Red Lion-Five Points Road, (T)R-1, Clearcreek Township Rural Residence District, to PUD-R, Planned Unit Development-Residential

Background

The recently annexed "Bailey and Bailey Area" contains 78.1 acres, and is located at the southwest corner of the intersection of East Mill Street and Red Lion-Five Points Road. City Council approved the annexation on January 4, 2007 by Resolution R-07-1.

Prior to the annexation, the City and Clearcreek Township entered into an intergovernmental annexation agreement that permitted this land to contain a maximum number of 130 single-family residential lots. Per the agreement, the City is initiating the zoning change from Clearcreek Township TR-1 to Planned Unit Development – Residential (PUD-R). Please see the attached information regarding additional requirements that the developer will be required to follow upon developing the land.

Consolidated Staff Review Comments:

No staff comments at this time.

Dan Boron spoke on behalf of the applicant, Elmer Dudas, Assistant City Engineer. He explained that this rezoning would fulfill a condition of the annexation agreement between the City, Clearcreek Township and the property owner.

Ms. Belpulsi asked for questions from the Planning Commission. There were none.

Mr. Boron explained that this item will be placed on the Planning Commission agenda for the February 28th meeting and then forwarded on the City Council for a public hearing.

- C. 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 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.

Consolidated Staff Review Comments:

1. Applicant to provide signed application for this Planning Commission review/approval request.
2. Applicant will provide color rendering of proposed building exterior, sheet 2 of submitted plans, to February 14th Work Session.
3. Please disregard the large-scale site plan on “sheet 3 of 9” that is physically bound to the proposed floor plan and building elevations. The correct site plan is provided on the small-scale version of “sheet 3 of 9” inserted by staff in your packets. Having said that, the following comments apply to the corrected site plan:
 - a. All lighting proposed for the site, per Section 1271.02, Exterior Lighting, of the Planning and Zoning Code and the Village Park PUD-MU retail patternbook, to be

high-pressure sodium including architectural lighting. (comment submitted for November 8th Work Session).

- b. All lighting proposed for the site, per Section 1271.02, Exterior Lighting, of the Planning and Zoning Code and the Village Park PUD-MU retail patternbook, to be high-pressure sodium including architectural lighting.
4. A landscaping plan to be submitted in conjunction with final review/approval by Planning Commission under the provisions of the Village Park PUD's retail patternbook.
5. Dedicate a 35' Public Access Easement to the City of Springboro along the State Route 741 frontage. Also dedicate the side yard access easement through the access drive, along with the walkway and utility easements along S.R. 741.
6. All roadway improvements, including sidewalks, are to be completed and right-of-way dedicated prior to the issuance of an occupancy permit.
7. Revise the grading in the area next to the parking lot entrance so that the surface water from the parking lot does not drain into the access road.
8. Clearcreek Fire District: no comments.

John Roll, Coffman Development Company was in attendance to answer questions of the Planning Commission. Mr. Roll presented the changes that were made to the elevations in response to Planning Commission comments.

Mr. Landefeld and Mr. Chmiel asked Mr. Roll about the look of the façade and gables.

Planning Commission members discussed with Mr. Roll ways to make the building more varied and inviting and to reduce the "strip" look. Ms. Ridd explained the Planning Commission's preference that the building façade appear to be multiple storefronts. Ms. Gibson commented that by increasing the size of the building by double, the challenge for Mr. Roll is to reduce the visual impact of the large size of the building. Planning Commission members and Mr. Roll discussed various ways to achieve the preferred effect.

Mr. Boron asked if the item could be placed on the February 28th meeting for no action but further Work Session-type discussion. Planning Commission and Mr. Roll agreed.

- D. Revision to Approved Final Development Plan, Village Park Planned Unit Development-Mixed Use, office component

Background

This agenda item is a request submitted by Troy Messer, P.E., Kleingers & Associates, on behalf of Coffman Development Company, for a preliminary review of the majority of the office component 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 area that is the subject of this request is approximately 22.63 acres of land on the west side of Gardner Road extending from Pennyroyal Road on the north to Anna Drive on the south. Approximately 9.34 acres of the proposed office area is located north of Village Park Boulevard; the remaining 13.29 acres is located to the south.

The office component of the Village Park PUD-MU was approved as part of the General Plan for the PUD in 2004. Other office space, located on the southwest corner of Pennyroyal Road at North Main Street (SR 741) is not subject to this review/approval request.

Adjacent land uses to the proposed office area include: to the west, a city park and the residential component of the Village Park PUD-MU; to the north a low-density residential uses north of Pennyroyal Road in Clearcreek Township; office and retail uses proposed as part of the Village Park PUD-MU to the east; and to the south the Easton Farm.

As indicated in the submitted site plans, a total of 280,000 square foot of office space is proposed for a total of 15 office buildings ranging in size from 8,000 to 22,000 to 32,000 square feet. A total of 134,000 square feet of office is proposed in five (5) buildings located on the north side of Village Park Boulevard; 146,000 square feet of office is proposed in ten (10) buildings located on the south side of Village Park Boulevard.

Consolidated Staff Review Comments:

1. A patternbook for the office component needs to be prepared outlining proposed building design, streetscape and other project design details—for example, lighting, landscaping, signage—for subsequent review of individual sites/buildings.
2. What plans does the developer have to provide a buffer between the proposed office development and the multi-family residential area to the west?
3. Staff reiterates its recommendation, a recommendation shared by Planning Commission in its January 10th Work Session review of this proposal, to the developer that the placement of the office building on lot 5 be moved to the north.
4. Move the location of the 22,000 S.F. buildings located on lots 1, 2, & 3, as they do not meet the minimum side yard setback requirement of 40'. This is also the case for the two 8,000 S.F. buildings located on lot 4. Tie down the final locations of all buildings.
5. The minimum setback from the interior road (Gardner Road and Village Park Blvd) is 30' per the approved General Plan. Revise the design criteria table and also the locations of the buildings that do not meet this requirement.
6. The right-of-ways for all public streets fronting the office development are to be dedicated, and all public improvements constructed before any additional individual final development plans are to be approved by the planning commission.
7. Align the curb cuts along Village Park Boulevard.
8. Parking stall length for parallel parking is to be 24' and not 22' as shown.
9. Clearcreek Fire District comments: Fire hydrant locations as proposed, may need to be revised depending on fire sprinkler requirements for the buildings and the locations of the fire department connections for each building. The fire department connection must be within 75 feet of a fire hydrant and at least 40 feet from each building. As the development proceeds, the developer will need to contact the fire department for approval of fire hydrant locations.

Chris Tinder, Coffman Development, Troy Messer, P.E., Kleingers & Associates and John Chmiel, Siebenthalers Landscaping were in attendance to answer questions of Planning Commission.

Mr. Tinder referenced the staff comments as follows; 1) the patternbook will be reviewed with staff in 3-4 weeks and with the Planning Commission in March or April and 2) the buffer will be achieved within the landscape plan with screening. There will be additional screening in the landscape plan for the townhomes.

Planning Commission members and Mr. Tinder discussed the location of the buildings in comments 3, 4 and 5. The locations of the buildings and related setbacks were reviewed. Mr. Tinder expressed a desire to maintain the greenspace along Pennyroyal. Planning Commission members asked that the buildings be placed further from the residential areas and possibly aligned

parallel to Gardner Road. Mr. Tinder answered that the final locations of all buildings will be tied down before the next meeting and the setbacks will be discussed then.

Mr. Landefeld asked about plans for a trail within the development. Mr. Tinder reviewed the sidewalks in the plan and asked about the need for sidewalks to access undeveloped land. Ms. Thompson explained the connectability concept that the Planning Commission desires for the entire development. Mr. Tinder will work with staff to add this element to the plans.

Mr. Tinder asked whether the lot sizes must be split in relation to the condominium association and setbacks. Mr. Boron explained that the setbacks could be dealt with by revising the General Plan or dealing with the standards and adhering to the General Plan as approved in 2004. Mr. Tinder explained that some buildings encroach on the setbacks at the corners in order to be aligned with Gardner Road. Mr. Boron commented that the alignment change is not problematic, but a General Plan revision such as increasing the density would be less favorable; a General Plan revision to obtain a better final product might be desirable. Mr. Boron indicated that the phasing must be earmarked better.

Mr. Tinder presented a proposed phasing plan with staging areas. He explained that if any building were built then the infrastructure would also be complete. Planning Commission reviewed the plans and discussed the need to complete parking lots and utilities as the development progresses.

Mr. Tinder commented that he has no questions about staff comments 6, 7, 8 or 9.

Mr. Boron asked Planning Commission members to confirm their intent for location of the building nearest to Pennyroyal Road. Planning Commission members explained that the preferred location for the building is close to Pennyroyal Road possibly by positioning the building parallel to Gardner Road. Planning Commission members intent is to buffer the building as much as possible from the residential area. Mr. Papakirk commented that placing the building farther from Pennyroyal Road would allow a more gradual buffer with landscaping and parking. John Chmiel reviewed the landscape plans that would achieve that effect. Different ways to make the building work within the setbacks were discussed.

The item will be placed on the Work Session agenda in March to discuss the patternbook.

E. Final Development Plan, Settlers Walk Planned Unit Development, northwest corner Remick Boulevard and Farr Drive, proposed Southwest Church

Background

This agenda item is a request for approval of a Final Development Plan, submitted by Michael Weinberg of Decker & Associates, Architects, for the construction of a church within the Settlers Walk Planned Unit Development.

The 23,971-square foot church facility is proposed to be constructed on the northwest corner of Remick Boulevard and Farr Drive. Access to the site would be provided from Farr Drive, Remick Boulevard and the YMCA access drive.

Consolidated Staff Review Comments:

1. Applicant to provide signed application for this Planning Commission review/approval request.

2. Please provide a vicinity map or aerial showing the proposed church site relative to adjacent development within the Settlers Walk PUD.
3. Applicant advised to provide to provide color version of drawing 1.1 A to indicate proposed phasing plan for the church site. Similarly, applicant advised to provide color rendition of elevations shown on page 4.1.
4. Applicant advised to provide building material samples proposed for the building elevations.
5. Section 1271.03, Exterior Façade Design Standards, precludes use of glass walls as is indicated at the proposed entry area on the front and side elevations.
6. In order to determine short- and long-term off-street parking requirements, applicant to coordinate with Dan Boron for projecting building use/population for classrooms and nursery (seating/student capacity) in Phase One plan and for long-range site planning purposes, Phase Two plan (classrooms, worship area, fellowship area). Please indicate maximum building capacity at one time (e.g., will classrooms and sanctuary be used simultaneously) and plans for use of shared parking area with YMCA.
7. Applicant to provide landscaping plan following review of building placement and parking/circulation plan for church site. Areas of concern include screening of the rolling door (on northeast corner of building), any proposed dumpster locations, or entrances/exits that would adversely effect adjacent residential areas to the east.
8. Applicant to provide lighting plan following review of building placement and parking/circulation plan for church site.
9. Applicant advised to contact Ron Gibboney, Zoning Inspector, at (937) 748-9791, extension 112, for coordination on proposed signage package for the church site.
10. Parking lot requirements to meet chapter 1271.04 of the zoning code. Parking setback from lot line to be a minimum 9'.
11. Revise the island widths located at the access points into the parking area located at the northeast and southeast corner. Widen each island to prevent the traffic from entering the phase two parking lot directly.
12. Strip Remick Boulevard for left hand turn lane between Blackford Drive and Farr Drive.
13. Clearcreek Fire District comments: The fire department connection must be within 75 feet of a fire hydrant and at least 40 feet from the building.

Dave Weinberg of Decker & Associates, Architects was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Weinberg if he had reviewed the staff comments. He responded that he had and had no questions. Mr. Weinberg presented the plans and elevations to the Planning Commission.

Ms. Belpulsi asked for questions or comments from the Planning Commission.

Planning Commission reviewed the use of glass at the entry. The design will be revised to adhere the City's façade design standards.

The pedestrian path was reviewed by the Planning Commission and will be adjusted at the driveway and marked with signage and striping.

The island widths at the access points were reviewed and corrections will be made.

The parking setback referred to in staff comment 9 will be adjusted.

Mr. Boron asked Planning Commission whether the addition of Phase Two would satisfy the architectural requirements in regard to the length of the continuous, uninterrupted building wall. Planning Commission agreed that it would accomplish that.

This item will be on the agenda for the March 28th Planning Commission meeting, pending a submission by the applicant.

F. Revision to Approved Site Plan, 50 North Ovonic Way Drive, addition to existing Cobasys manufacturing facility

Background

This agenda item is a request for a revision to the approved site plan for the Cobasys Corporation, submitted by Tony Williams of Miller-Valentine Construction Company, to allow the construction of a 43,200-square foot addition to the existing 170,000-square foot manufacturing facility. Cobasys, formerly know as Texaco Ovonics, is located at the northern terminus of North Pioneer Drive at the intersection of Ovonics Way.

The site plan for the existing 170,000-square foot manufacturing facility was approved at the September 24, 2002 Planning Commission meeting. As indicated in the submitted plans, the proposed addition is planned for the west side of the existing manufacturing plant, accompanied by an expansion of the off-street parking area on the west side of the building.

Consolidated Staff Review Comments:

1. Comments by staff focus on the requirements for Work Session review and as such on the building placement and parking/circulation aspects of the submitted plans. Review and feedback of more detailed site planning issues (e.g., retention/retention, lighting) will occur when the site plan is formally considered by the Planning Commission.
2. Please indicate maximum building occupancy for proposed building addition in order to determine off-street parking requirements for the addition.
3. Can the existing landscape islands in the parking lot remain?
4. Clearcreek Fire District comments: The parking spaces directly in front of the proposed fire hydrant on the north corner of the parking lot will need to be eliminated and stripped to insure access to the fire hydrant. The parking spaces directly in front of access doors on the west side of the proposed addition will need to be eliminated and stripped to insure fire department access at those doors. The addition's fire sprinkler system shall be tied into the existing system allowing the fire department to utilize the existing Fire Department Connection. The extension of Ovonic Way to facilitate an additional access on the south west corner of the addition and the extension of the water line and the installation of a fire hydrant on the west side of the proposed access to the parking lot is critical for the protection of the building.

Tony Williams of Miller-Valentine Construction Company, representing Cobasys was in attendance to answer questions of the Planning Commission. Mr. Williams reviewed the plans for the Planning Commission.

Ms. Belpulsi asked Mr. Williams is he had any questions regarding the staff comments.

Mr. Williams explained that regarding comment 2, the number of on site parking spaces would be sufficient for the building occupancy for all shift changes.

Mr. Williams commented that the landscape islands referred to in comment 3 are already gone. Mr. Dudas approved that change.

Mr. Williams stated that he would make any changes needed to adhere to the requirements of the Clearcreek Fire District.

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

Mr. Papakirk commented on the loss of the trees in the landscape islands and asked that the trees be replaced in another area. Mr. Williams presented the landscape plan and explained that trees would be added.

This item will be placed on the agenda for the February 28th Planning Commission meeting.

G. Revision to Mobility master Plan

Background

This agenda item is a request by staff for approval of a recommendation to City Council to amend the Springboro Mobility Master Plan that was originally adopted by City Council in March 2002. The amendment would incorporate the recommendations of a May 2005 report, completed by LJB, Inc., entitled "Feasibility Study of an Access Road for State Route 73" that includes the following recommendations as summarized: (1) construction of a backage service road from Tahlequah Trail to Greenwood Lane along the rear property lines of properties fronting SR 73; (2) construction of a north-south access road approximately 300 feet west of Tahlequah Trail from the backage service road south to SR 73 and then south into the Midway Plaza circulation system; (3) relocate existing traffic signal approximately 400 feet to the east to north-south access road; and (4) install a raised median from the new signalized intersection west to Greenwood. In addition to these core transportation recommendations, it is also recommended that a signage system for properties on the north side of SR 73 directly accessed by the proposed access and backage roads be developed.

This item was discussed at the May and June 2005 Planning Commission Work Sessions. A public meeting was hosted by the City of Springboro on August 28, 2006 for property and business owners directly affected by the proposed access management changes.

Mr. Boron reviewed the report and explained the timing of and reason for the plan. Staff is requesting that this item be on the February 28th agenda and staff will provide a summary of the SR 73/I-75 interchange modification study at that time.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Mr. Boron reported to Planning Commission on City staff's review of the completed Coldwell Banker building. Staff found only minor changes from the approved plans.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, February 14, 2007 Work Session at 9:14 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary