

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

Planning Commission Work Session
Wednesday, April 11, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the April 11, 2007 Work Session to order.

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

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

II. Agenda Items

A. Final Development Plan, Village Park Planned Unit Development-Mixed Use, new retail building (Park National Bank)

Background

This agenda item is a request for Final Development Plan review and approval, submitted by Michael LeVally, Architects Plus, Inc., representing Park National Bank, to construct a 3,600-square foot bank branch within the retail portion of the Village Park Planned Unit Development-Mixed Use.

The proposed site of the bank branch, which would front both North Main Street and the proposed Gardner Road, is immediately to the north of the Max & Erma's restaurant.

Staff Comments

1. See March 30th letter from Chris Tinder regarding compliance with Village Park patternbook. Site plan to be signed by owner of land/or duly authorized officer.
2. The legal description of the land to be included on the site plan or boundary dimensions based upon a field survey. Bearings to run in the clockwise direction.
3. Show the name, address and telephone number of the owner and developer.
4. Identify benchmark utilized.
5. Identify adjacent properties and their uses.
6. No part of parking lot to be to the east of the building. Also eliminate a couple of parking spaces on the east end, next to the drive thru, to eliminate that traffic conflict area.
7. Provide erosion and sediment control measures on the plan for review.
8. The parking lot and circulation aisle shall meet the off-street parking requirements as stated in section 1271.04 of the Planning and Zoning code.
9. Building permit will not be issued until the right-of-ways along all public streets within the Village Park Development, including Pennyroyal Road and S.R. 741, are dedicated.
10. Provide type of and color sample of all exterior building material.
11. Provide exterior lighting as per City Ordinance #1271.02, exterior lighting.

12. Provide documents dedicating 35' wide public access easement.
13. Show parking stall length and width and driving aisle width.
14. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
15. Show building area in square feet.
16. Water meter to be installed inside the building, outside meter not allowed. Water service lateral to be K-Copper. Back flow prevention devices to be installed as per City Ordinance #1042.30(c). Minimum cover 4'-6" and not 4'-0".
17. The pavement spot elevation shown at the south entrance on sheet C1 and A1 do not match.
18. Show building setback from the north property line. Also, tie down building to the property lines.
19. Provide landscaping plan. Provide a minimum landscape buffer between properties according to chapter 1264.20 (f) (4) C.
20. Who will be the owner and/or maintain the property in which the detention pond is located?
21. Provide storm sewer details and detention calculations.
22. Clearcreek Fire District: No comments.

Gary Vidmar and Michael LeVally of ARC Building Group were in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Vidmar and Mr. LeVally whether they had reviewed the comments of City staff and if they had any questions.

Mr. Vidmar stated that there were no problems with most of the comments. They have met with Chris Tinder of Coffman Development and have reviewed the requirements of the patternbook for the development.

The background information and comments were edited to correctly identify the building as a 3,600 square foot building instead a 9,500 square foot building and comments 22 and 23 were deleted. There were no comments from the Clearcreek Fire District.

Ms. Belpulsi asked for questions or comments from Planning Commission

The use of the truss was discussed in regard to its fitting within the development's design plan. Mr. Vidmar explained that Mr. Tinder had no objections to the truss. The Planning Commission expressed concern about the color and quality of the truss, a more muted color was suggested. Mr. LeVally will provide a more accurate color rendition of the truss along with a sample portion for the Commission's review.

The colors of the brick and stone were reviewed. Mr. LeVally explained that the EIFS would have a stone-look detailing and color to match the patternbook. The Planning Commission suggested that the EIFS should only be used as an accent material and replaced with brick or stone.

Mr. LeVally reviewed the plans for the parking lot and the entries and exits from the lots to the north and south. Mr. Landefeld asked that the sidewalk plans be amended to add a connection for pedestrians to Gardner Road.

Mr. Vidmar explained that the exterior lighting plan would include a soft lighting including ground floodlights and parking lot lights consistent with the patternbook. The lighting will accent the features of the buildings.

Mr. Boron expressed City staff's concern about conflict points within the parking lot. The amount of parking has been reduced and is at the maximum allowed by code. The parking spaces in front of the building are of concern. The amount of lanes in the drive thru may be reduced and will allow more space.

The applicant anticipates returning to the Planning Commission for the May 30th meeting and will provide a landscaping and lighting plan along with a color board and samples of materials.

- B. Site Plan Review, west end of West Tech Drive, new manufacturing facility (Crucible Materials)

Background

This agenda item is a proposal, submitted by John Westheimer of Cincinnati Commercial Contracting, for site plan review and approval to construct a 66,000-square foot manufacturing facility at the west end of West Tech Drive in the South Tech Business Park. This portion of the South Tech Business Park was rezoning in early 2007 to ADD-1, Austin Development District-1, in order to comply with the recommendations of the multi-jurisdictional *Austin Center Land Use and Development Plan* that is intended to guide the long-range development of the land adjacent to the proposed Austin Road interchange of I-75 on the north side of the City.

The City of Miamisburg and Miami Township, Montgomery County also adopted similar zoning code text and map amendments to incorporate that plan's recommendations. As part of the review process, review and approval by the Austin Center Land Use Advisory Committee (LUAC) is required. Staff will be available to explain the LUAC process further at the April 11th Work Session.

Staff Comments:

1. Alignment and design of West Tech Boulevard roadway extension to be determined by the City of Springboro and is not the subject of this Site Plan Review. Likewise alignment of service road to Montgomery County wastewater treatment plant to be determined by City of Springboro staff.
2. Review by Austin Center Land Use Advisory Committee (LUAC) is required per the requirements of the Austin Center Land Use and Development Plan. City Staff will coordinate with the applicant on this requirement.
3. Please indicate projected building population figures—for maximum shift—for the purposes of determining minimum and maximum parking requirements.
4. Lighting plan to be provided per Section 1271.02 (Exterior Lighting) of the Planning and Zoning Code, following review of proposed building location and parking and circulation plans at the April 11th Work Session.
5. Landscaping plan to be provided per Section 1264.20(f)(4)(ADD-1, Austin Development District-1, Design Standards, Landscaping Standards), following review of proposed building location and parking and circulation plans at the April 11th Work Session. Special attention is recommended for the off-street parking lot proposed for the West Tech Boulevard side of the property.
6. Proposed electrical transformer, loading areas and dumpster locations to be screened per Section 1264.20(f)(5)(ADD-1, Austin Development District-1, Design Standards, Landscaping Standards), following review of proposed building location and parking and circulation plans at the April 11th Work Session.
7. Please coordinate with Ron Gibboney, Zoning Inspector, at (937) 748-9791, regarding proposed signage for the facility.

8. Please provide an indication of proposed pedestrian pathways between building entrances and proposed off-street parking areas per Section 1264.20(f)(7)(ADD-1, Austin Development District-1, Design Standards, Parking and Loading, Pedestrian Circulation).
9. Please indicate proposed lot coverage for proposed site plan. Per the ADD-1 District, no more than 85% of the site may be covered by buildings, pavements or other impervious surfaces. Detention/retention may cover no more than 50% of the required open space.
10. Building architecture/exterior design needs to address the following:
 - a. Main building entrance design to comply with Section 1264.20(f)(2)(E)(Main Building Entrances) which states: Public entrances shall be inviting and pronounced with lighting; high quality building materials; and architectural elements that draw the eye to the opening such as decorative transoms, columns, recesses, or protrusions. Combine different colors, textures and the before mentioned architectural elements to emphasize entrances and to break the monotony of large vertical surfaces. Public entrance vistas shall be established or preserved by framing the area leading to the entrance with landscaping. It is not the intent of the landscaping or screening requirements found in this chapter to block the view of the primary building entrances. Also, entrances should be designed with attention to pedestrian use, as well as automobile drop-off convenience.
 - b. West Tech elevation to comply with Section 1264.20(f)(2)(F)(Architectural Details), which states: Encourage use of recesses, off-sets, arches, colonnades, columns, pilasters, detailed trim, brick bands, and contrasting courses of material, cornices, or porches to vary building facades. Vary roof lines with cantilevers, gables, parapets, and cornice lines. Screen rooftop mechanical equipment with roof form.
 - c. West Tech elevation to comply with Section 1264.20(f)(2)(G)(Accents), which states: Use canopies, overhangs, raised parapets over the door, archways, awnings, larger openings and display windows, accent colors, and details such as tile work, moldings, pedestrian-scale lighting, and distinctive door pulls to add detail and additional interest to building designs.
 - d. West Tech elevation to comply with Section 1264.20(f)(2)(H)(Break Long, Flat Walls), which states: Where buildings with long continuous walls are oriented to the street, use contrasting architectural features to provide visual relief and break the building mass at regular intervals no greater than one hundred (100) feet by utilizing the architectural features suggested in the above items.
11. Elements pertaining to contours, drainage, design etc. to be prepared and certified by a professional engineer licensed to practice in Ohio.
12. Site plan to be signed by owner of land/or duly authorized officer.
13. Identify adjacent properties and their uses.
14. Show the easement locations as per the legal descriptions.
15. Water and sanitary sewer to be provided by Montgomery County Sanitary Department.
16. Provide type of and color samples of all exterior building materials.
17. Show the stall width.
18. Provide curbed, ODOT Type 6 curb, island at the ends of each parking aisle and between every twelve (12) parking spaces. See City Ordinance Section 1264.20(f)(4)(E).
19. An "As Built" drawing showing as built locations and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
20. Trash receptacle to sit on a concrete pad. Use split faced CMU instead of wood fence on three (3) sides of the trash receptacle. The fourth side shall be screened with an opaque gate with a lockable latch assembly. Show the boundary dimensions based upon a field survey. Bearings should run in the clockwise directions, some of the bearings and distances as shown are not legible.
21. Identify benchmark utilized.
22. Show the curb-sidewalk combination details.

23. Show the pavement spot elevations at every twenty-five (25) ft. intervals.
24. Provide storm sewer and detention basin design calculations. Show details of the outlet pipe from detention basin outlet structure and at the outlet location in the creek.
25. Install ODOT Type 6 curb along the edge of the pavement on the west side to control drainage flow into the neighboring property.
26. Install trench drain across the driveway on the west side to stop storm water from going into the street.
27. Tie down building to the property lines.
28. Provide documentation as to the maintenance of the detention pond.
29. Wet retention ponds are encouraged as a community site amenity per 1264.20(f)(9)A.
30. Provide ingress/egress easement to the City of Springboro for access to the detention pond along the driveway at the east side of the lot.
31. Fire Department Connection shall be within 75" of a fire Hydrant and at least 40' from the building. Post both sides of the south access road as "No Parking, Fire Lane".

John Westheimer of Cincinnati Commercial Contracting and Len Bonomini of KBA, Inc were in attendance to answer the questions of the Planning Commission.

Ms. Belpulsi asked Mr. Westheimer and Mr. Bonomini whether they had reviewed the comments of City staff and if they had any questions. She explained that their project is the first building in the new South Tech Business Park zoning district, which will explain the thorough review.

Mr. Bonimini explained that the metal building has been changed to a masonry block building except for the rear of the building that is not in view of West Tech Drive. The lower eight feet of the elevation will be a scored block in a stone gray color with metal siding above.

Mr. Westheimer discussed the design of West Tech Drive. Mr. Boron explained that the City's consultant will determine the alignment of West Tech Drive. City staff will coordinate with the developer to design the extension.

Ms. Ridd asked about which elevations would face which roads. She asked what visibility the long flat elevation would have. Ms. Thompson reviewed proposed plans for the area, sight lines and the relationship with I-75.

Mr. Westheimer asked for an explanation of the Austin Center Land Use Advisory Committee. Mr. Boron explained the multi-jurisdictional plan and that the City staff would assist the applicant with this process.

Mr. Boron asked Mr. Westheimer whether the submitted plans meet the standards referred to in staff comment #10 or whether he intends to resubmit a revised plan. Mr. Bonimini answered that many of the issues have been complied with by the use of textured block, color and landscaping. Ms. Gibson suggested that architectural enhancements be added to vary the rooflines. Mr. Westheimer answered that they will consider changing the façade to create that effect.

Mr. Boron suggested that the applicants return to the Planning Commission for the April 25th regular meeting with a more enhanced color rendition for non-action review if they would desire.

- C. Final Development Plan, 250 Advanced Drive, new manufacturing facility (Advanced Engineering building #2)

Background

This agenda item is a request for Final Development Review approval, based on an application filed by Ferguson Construction, in order to construct a 71,600-square foot manufacturing facility within the Advanced Drive Planned Unit Development (PUD) for Advanced Engineering, Inc. The proposed manufacturing facility, as indicated in the submitted site plan, would be located adjacent to Advanced Engineering's current manufacturing facility at the south end of Advanced Drive.

Final Development Plan represents the second step in the three-step PUD review and approval process.

Staff Comments:

1. Lighting plan to be provided per Section 1271.02 (Exterior Lighting) of the Planning and Zoning Code, following review of proposed building location and parking and circulation plans at the April 11th Work Session.
2. Please coordinate with Ron Gibboney, Zoning Inspector, at (937) 748-9791, regarding proposed signage for the facility.
3. Landscaping plan to be provided following review of proposed building location and parking and circulation plans at the April 11th Work Session.
4. Elements pertaining to contours, drainage, design, etc. to be prepared and certified by a professional engineer licensed to practice in Ohio.
5. Site plan to be signed by owner of land/ or duly authorized officer.
6. Show "Do Not Enter" sign on the east end of northern driveway.
7. Provide type of and color sample of all exterior building materials.
8. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
9. Show the size of the proposed water main, fire line and domestic water service. Provide estimated average monthly water consumption.
10. The sanitary sewer lateral to be 6" having a min. slope of 2%. Provide cleanout every 100' feet.
11. Install trench drain across the southern driveway.
12. Provide easement for the proposed storm sewer.
13. Provide storm drainage and detention calculations. Provide additional details regarding catch basin and manhole types.
14. Provide additional details regarding the curb cuts along Advanced Drive, such as the length of the curb removal and replacement, radii of curb, and concrete depth.
15. Provide documentation as to the removal of the existing lot line.
16. Provide dumpster location, if any.
17. Fire Department Connection shall be within 75" of a fire Hydrant and at least 40' from the building. Post both sides of the south access road as "No Parking, Fire Lane".

Jay Gearon of Ferguson Construction was in attendance to answer questions of Planning Commission.

Mr. Gearon reviewed and discussed the staff comments with the Planning Commission and had no further questions or problems.

The background comments were amended to add comment #17 from Clearcreek Fire District.

Mr. Boron commented that this item will be presented for approval at the May 30th Planning Commission meeting.

D. Site Plan Review, 245 Hiawatha Trail, addition to manufacturing facility (Machined Glass Specialists)

Background

This agenda item is a request for site plan review approval, submitted by Ed Groh, Architect, for the construction of a 3,000-square foot addition to an existing manufacturing facility located at 245 Hiawatha Trail. The proposed addition would allow for the expansion of an existing business, Machined Glass Specialists. Please note that while in early 2007 City Council adopted a Planning Commission recommendation to raise the threshold on exemptions to the site plan review process, this small addition still requires Planning Commission review and approval.

The subject property at 245 Hiawatha Trail is located in the ED, Employment Center District.

Staff Comments

1. Site plan to be signed by owner of land/or duly authorized officer.
2. Identify adjacent properties and their uses.
3. Show vicinity sketch showing location of site in relation to surrounding street system.
4. Show the thickness of concrete pavement and dumpster pad. Dumpster to have a 6 ft. high solid wood fence or brick wall on three sides and a solid wood or metal gate.
5. Show parking stall and driving aisle dimensions. Minimum off-street parking spaces required is one space per employee on the maximum shift and not one space per two (2) employees as shown on the plan.
6. Provide exterior lighting as per City Ordinance Section 1271.02, exterior lighting.
7. Provide landscaping plans.
8. Replat the two lots into one.
9. Identify bench mark utilized.
10. Show pavement spot elevations at twenty-five (25) ft. intervals.
11. Provide storm sewer and detention basin calculations.
12. An "As Built" drawing showing as-built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
13. Clearcreek Fire District: No comments.

Chris Hinkel of Dryden Builders was in attendance to answer questions of Planning Commission.

Mr. Hinkel reviewed the plans and staff comments for the addition, including the parking lot and landscaping.

Mr. Hinkel asked about the procedure for replating the lots. Mr. Boron explained that it would be a condition of Planning Commission approval and would be required before building department approval.

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

Mr. Boron commented that this item would be on the April 25th meeting agenda. He added that the reason for the difference in the amount of comments between the items on the agenda was due to the level of requirements in the different manufacturing districts.

III. Guest Comments

Betty Bray asked for an explanation of EIFS. Planning Commission said it stood for exterior insulation finish system; it is also commonly known as dryvit.

IV. Planning Commission and Staff Comments

Ms. Gibson asked for a discussion of the interpretation of the ordinance in regard to parking lots or access roads as opposed to green space in the front of buildings such as Max & Erma's. Planning Commission discussed the issue and will address it on a case-by-case basis. Staff will review.

Mr. Landefeld announced a meeting presented by the Miami Valley Regional Planning Commission at Sinclair Community College Monday, April 30th regarding alternative transportation. Fliers were distributed to Planning Commission members.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, April 11, 2007 Work Session at 8:42 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary