

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

Planning Commission Work Session  
Wednesday, May 9, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the May 9, 2007 Work Session to order.

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

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

II. Agenda Items

A. Final Development Plan, Village Park Planned Unit Development-Mixed Use, proposed retail building

Background

This agenda item is a request submitted by John Roll, submitted on behalf of Coffman Development Company, for Final Development Plan approval for the construction of a 12,322-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 and Pennyroyal Road.

The site for the proposed retail building is an approximately 1.74-acre parcel located between the 5/3 Bank branch and the Graeter's retail building that fronts onto North Main Street (SR 741) and the proposed Gardner Road. The site for the proposed retail building, as indicated in the submitted site plan, will be accessed from a shared access drive with 5/3 to the north and through the Graeter's retail building parking lot. No direct access onto North Main Street or Gardner Road is requested per earlier access management discussions with the developer.

Following Planning Commission review at Work Session, approval at a regular Planning Commission meeting is required. That may take place as early as the May 30th Planning Commission meeting pending Planning Commission discussion at the May 9th Work Session; the deadline for submission for the May 30th meeting is Friday, May 11th at 4:30 p.m.

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 advised to provide color rendering and material samples at May 9th Planning Commission Work Session.
2. Final plans to comply with the provisions of the Village Park PUD-MU retail patternbook submitted by Coffman Development Company and approved by Planning Commission on February 22, 2006.
3. Please coordinate with Ron Gibboney, Zoning Inspector, (937) 748-9791, regarding compliance with the Springboro Sign Code (Chapter 826 of the Codified Ordinances) and specific provisions of the Village Park PUD-MU retail patternbook.
4. Dedicate 35' wide public access easement as per Chapter 1280 Section 1280.08 (a)(2), Planning and Zoning Code.
5. Show minimum building set back on the north side.
6. Remove the parking stall in the northeast, northwest and southeast corner of the parking lot.
7. Show the stall width, stall length and aisle width for the parking.
8. No part of a parking lot or circulation aisle to be closer than nine feet (9') to any established street or alley right-of-way or property line. The northwest corner of the parking lot does not comply with this requirement. See Chapter 1271, Section 1271.04C(g), Planning and Zoning Code.
9. Show vicinity sketch indicating general location of site (relative to general road system, etc.).
10. Provide storm sewer information along with lot grading.
11. Building permit will not be issued until the rights-of-way along all public streets within the Village Park Development, including Pennyroyal Road and SR 741, are dedicated.
12. Provide lighting and landscaping plans per the provisions of the Village Park PUD-MU retail patternbook.
13. Staff to advise applicant, at or before May 9th Work Session, on the allowance per the Planning and Zoning Code, of awnings within the 50-foot front yard setback.
14. Clearcreek Township Fire District has no comments.

John Roll of Roll and Associates, representing Coffman Development, was in attendance to answer questions of Planning Commission. Mr. Roll reviewed the plan for the proposed building.

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

Ms. Thompson asked Mr. Roll about the underground detention pipes on the property. Mr. Roll will follow up with Kleingers after review of the technical plans.

Mr. Chmiel asked Mr. Roll to consider adding an element to the front of the building to give it a unique look and break up the elevation. Ms. Gibson added her appreciation that the two buildings north and south of the Graeter's building are tied together by their design and agreed with Mr. Chmiel that a recessed area would mitigate the impact of the length of the building. Mr. Roll will consider the Planning Commission's suggestions.

Ms. Belpulsi asked Mr. Roll for tentative construction dates for these buildings. Mr. Roll responded that the first building south of Graeter's has been submitted for a building permit. Groundbreaking is anticipated in a few weeks.

Mr. Roll asked Planning Commission for direction regarding the awnings of the building, which infringe on the 50-foot yard setback. He was advised to move the building and parking back to

meet the setback requirements. Mr. Roll discussed with Mr. Sharma the request to remove certain parking spaces and will comply.

Mr. Boron confirmed that Mr. Roll intends to return to the June 9th Planning Commission Work Session for further review and to the June 27th meeting for approval.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Ms. Boytim asked Planning Commission members to note that copies of the ADD ordinance were included in the current Planning Commission packets. Ms. Belpulsi encouraged the members to review the guidelines in anticipation of future development proposals.

Ms. Boytim presented the Planning Commission members with information regarding a seminar being presented by the Ohio State University Extension covering site plan review. Interested members should complete the registration form and return it to Ms. Boytim.

Ms. Thompson updated Planning Commission on landscaping plans on South Tech and West Tech by the City along the boulevard.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, May 9, 2007 Work Session at 7:23 P.M.

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Marie Belpulsi, Planning Commission Chair

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Dan Boron, Planning Consultant

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Lois Boytim, Planning Commission Secretary