

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

Planning Commission Work Session
Wednesday, July 9, 2008, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the Springboro Planning Commission Work Session to order at the temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio.

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

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,
Richards Run Planned Unit Development-Mixed Use, southeast corner East Central Avenue (SR 73) and South Richards Run Road, proposed office building

Background

This agenda item is a request submitted by Richard Tipton, Tipton Development Ltd., current property owner and developer, for the construction of a 7,053-square foot office building at the southeast corner of East Central Avenue (SR 73) and South Richards Run Road. The proposed office building is intended to house a relocated Springboro business, Irongate Realty, that is currently located on North Pioneer Drive.

As indicated in the submitted plans, the proposed 7,053-square foot building is the first part of a two-phased plan for the site. The applicant intends to construct a 4,760-square foot second phase at a future date.

The property is zoned Planned Unit Development-Mixed Use (PUD-MU) as part of the Richards Run Business Park. Other portions of the business park that have been completed to date include a daycare facility located immediately to the south (Imagination Crossing) of the proposed office building and a set of three small office buildings. Office uses such as the one proposed are permitted under the terms of this PUD-MU.

Adjacent land uses include the Hillspring continuing care facility to the east; the Imagination Crossing to the south; undeveloped land to the west on the west side of South Richards Run Road; and a residence/farm to the north on the north side of East Central Avenue.

Adjacent zoning includes PUD to the east (Hillspring); PUD-MU to the south; PUD-Office to the west; and PUD to the north.

Staff Comments

1. Parking on southeast corner of lot encroaches on nine-foot (9') parking lot setback requirement from property lines per Section 1271.04, Off-Street Parking, of Planning and Zoning Code.
2. Lighting plan will be reviewed in detail by staff in accordance with Section 1271.02, Exterior Lighting, of Planning and Zoning Code, following July 9th Planning Commission Work Session, however a preliminary review of plans (sheet LP-1.0) indicates the following: (1) a cut sheet needs to be provided indicating cut-off lighting is proposed and (2) only high-pressure sodium lighting is permitted.
3. Landscaping plan will be reviewed in detail following July 9th Planning Commission Work Session.
4. Please indicate plans, if any, for a dumpster location, screening and other details.
5. Signage not subject to review by Springboro Planning Commission; contact Zoning Inspector, Dan Fitzpatrick, (937) 748-9791, for sign code information and submission requirements.
6. Provide documents verifying that the 35' Public Access Easement is recorded. Otherwise, this needs to be completed.
7. Provide proposed spot elevations throughout the parking lot.
8. Provide erosion and sediment control measures.
9. Sanitary sewer lateral is to be tapping the main line sewer, and not at the manhole.
10. Provide storm water and detention calculations.
11. Provide the signature of the owner of the land or duly authorized officer on the construction drawings.
12. Clearcreek Fire District: no comments.

Richard Tipton and Eric Tipton of Tipton Development Ltd. were in attendance to review the Final Development Plan with Planning Commission. Mr. Tipton had not had a chance to review the staff comments in advance. The applicants had met with staff previously and reviewed the comments while in discussion with the Planning Commission.

The encroachment of the parking lot on the setback was reviewed. Richard Tipton stated that their plan is to use a roll out container instead of a dumpster and saw no problem with adjusting the parking.

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

Mr. Landefeld asked whether the new building was similar to the current building, Imagination Crossing.

Eric Tipton presented a color rendering and stated that the colors and materials were similar to Imagination Crossing, with a lighter brick being used.

Ms. Gibson asked for the dimension of the distance to the ingress/egress.

Richard Tipton answered that it has been eliminated in an updated plan. He added that the pond is being taken out, the landscaping is being cut back and mounding is being added.

Mr. Chmiel asked if there were any screening issues with Hillspring nursing home.

Richard Tipton answered that basic mounding was asked for, once the pond is leveled, the dirt would be used for mounding and Blue Spruce trees added.

Eric Tipton added that changes have been made to the landscaping plan and the amended plans will be submitted for final approval.

Ms. Belpulsi concluded by stating that the Final Development Plan could be on the agenda for final approval at the July 30th Planning Commission meeting, with plans due to be submitted to staff by Friday, July 11th.

B. Final Development Plan,
Stolz Industrial Park Planned Unit Development, south end Advanced Drive, proposed
office/warehouse facility

Background

This agenda item is based on a request filed by Cincinnati Commercial Contracting, property owner, for the construction of an approximately 9,000 square foot office/warehouse facility at the south end of Advance Drive.

The proposed site is located in the Stolz Industrial Park Planned Unit Development (PUD). The proposed use is permitted in the PUD.

Adjacent land uses include other businesses within the Stolz Industrial Park to the north and undeveloped land to the east, west and south.

All adjacent property is zoned PUD as part of the Stolz Industrial Park PUD.

Staff Comments

1. Parking on northeast corner of lot encroaches on nine-foot (9') parking lot setback requirement from property lines.
2. Please indicate with a schematic floor plan the proposed use of the building (e.g., breakdown of office space, warehousing, etc.) and building population in order to determine the minimum and maximum parking requirements for the site.
3. Screening of the proposed shipping and receiving area on the north side of the building is recommended through a combination of a screening wall and landscaping.
4. Please indicate proposed screening of proposed dumpster.
5. Please provide at the July 9th Work Session a color rendition of the proposed building.
6. Following Planning Commission review at the July 9th Work Session, a lighting plan will need to be submitted in compliance with Section 1271.02, Exterior Lighting, of the Planning and Zoning Code.
7. Following Planning Commission review at the July 9th Work Session, a landscape plan will need to be submitted.
8. Clarify the location and type (ODOT Type 6?) curbing for the parking lot.
9. Existing 25' sanitary easement does not need to be vacated based on the current site plan.
10. Provide erosion and sediment control measures.
11. Proposed water lateral to be minimum 1" K Copper. Sanitary lateral to be SDR 35 or SCH 40 material, 6" diameter at 2% minimum slope.
12. Provide parking lot typical section and sidewalk details.
13. Provide storm water and detention calculations.

14. Provide proposed spot elevations throughout the parking lot.
15. Provide a steeper slope to the catch basin south of the parking lot.
16. Elevations are to be based upon USGS datum and identify the benchmark used.
17. Provide the signature of the owner of the land or duly authorized officer on the construction drawings.
18. Clearcreek Fire District: A hydrant must be within 75' of the Fire Department Connection if the building is going to be sprinklered. The location of the hydrant shall be approved by the Clearcreek Fire District.
19. Clearcreek Fire District: If "future expansion" occurs, an additional hydrant will need to be placed on the property. The location of the hydrant shall be approved by the Clearcreek Fire District.

John Westheimer, David Taylor and Amy Westheimer of Cincinnati Commercial Contracting were in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked the applicants whether there were any questions about the staff comments.

Mr. Westheimer asked to confirmation on the location of the encroachment on the parking lot setback referred to in staff comment #1.

Mr. Boron reviewed the location with Mr. Westheimer.

Mr. Westheimer asked for clarification about the requested screening referred to in staff comment #2.

Mr. Boron commented that staff had added the comment in order to call attention to Planning Commission a possible need for landscaping or a wall treatment.

Ms. Ridd suggested that the sidewalk indicated on the plan be changed to landscaping.

Mr. Westheimer agreed that it could be landscaped with taller trees.

Mr. Chmiel asked where the sidewalk led; was it a walkway to the parking lot.

Ms. Gibson asked whether the facility would service customers or just employees.

Mr. Westheimer answered that the facility would have few walk in customers and would generally be occupied with employees.

Mr. Papakirk agreed with staff that the dock was a straight view from the street. He asked whether screening could be added along the property line and suggested evergreens that would screen year round.

The location and screening of the dumpster were reviewed.

Mr. Westheimer asked whether there was a curb requirement for the City.

Mr. Sharma answered that there is no requirement.

Mr. Westheimer responded that no curbing would be installed.

Mr. Landefeld asked for the rendering of the building. It was provided to Planning Commission and reviewed.

Mr. Chmiel asked about the plans for signage for the building.

Mr. Westheimer answered that the new owners, Irongate Realty, would be applying to the City for approval of any signage.

Ms. Belpulsi confirmed that Mr. Westheimer could return to Planning Commission for formal approval at the July 30th meeting with plans including a landscape plan due to staff by July 11th. She added that he could apply for a footer foundation application; the building permit would only be approved once Planning Commission has approved the plan.

Mr. Taylor commented that the architect wanted to get the project in before his vacation; that is why it has been turned in to the City.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Ms. Gibson and Mr. Chmiel will not be in attendance for the July 30th Planning Commission meeting.

Ms. Boytim will not be in attendance for the July 30th Planning Commission meeting. Sharon Rottert will serve as the Planning Commission Secretary in her absence.

Mr. Landefeld presented a copy of New Urban News for Planning Commission's information. Mr. Boron will provide copies for the rest of the Planning Commission.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, July 19, 2008 Work Session at 7:25 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary