

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

Planning Commission Work Session
Wednesday, September 12, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the September 12, 2007 Work Session to order.

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

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

II. Agenda Items

A. Site Plan Review, 610 West Central avenue (SR73) TrueNorth/Dunkin' Donuts, new retail building

Background

This agenda item is a request filed by Creative Shelter Architects, representing TrueNorth/Dunkin' Donuts, to construct a new convenience store and restaurant at 610 West Central Avenue. The location is situated on the northwest corner of West Central Avenue (SR 73) and North Pioneer Drive.

As indicated in the submitted drawings, the property at 610 West Central Avenue is the current site of an existing gas station/convenience store and car wash. As proposed, the existing convenience store and gas station building (the retail operation, not the pumps or storage tanks)—approximately 1,700 gross square feet in area—would be retained and a 2,533-square foot addition made to the existing structure, resulting in a 4,233-square foot combination convenience store/restaurant/gas station. Drawings C-1 and C-2 illustrate the location of the proposed building relative to the underlying existing building.

The adjoining car wash to the west, the existing pump islands, canopy and storage tanks as well as much of the site's circulation system will be unaffected by the proposed demolition/construction.

The applicants have indicated that the adjoining car wash will continue to operate during demolition/construction. Staff has no information at this point in time on whether the gas station will remain in operation during construction of the building addition and installation of site plan changes.

The property at 610 West Central Avenue is zoned B-1, Highway Business District. The B-1 District allows the array of uses proposed in this application and site plan.

Consolidated Staff Comments

1. Proposed signage subject to compliance with Chapter 826, Sign Code, of the City of Springboro Codified Ordinances. Please coordinate with Ron Gibboney, Zoning Inspector, (937) 748-9791, regarding the overall signage package for the site.
2. Please verify on sheet C-2 if all existing trees and other vegetation are to remain. Staff recommends the removal of the existing vegetation at the North Pioneer entrance to the site to improve visibility.
3. Provide lighting plan. Any modification to the existing lighting plan is to conform to Section 1271.02 of the Planning and Zoning Code.
4. Please provide a legend for the building materials (e.g., describe what P-60 is) indicated on sheet A-1.
5. Revise south elevation text to reflect State Route 73.
6. Remove the existing vegetation at the northeast corner of the site at the North Pioneer entrance to improve visibility to see the traffic heading southbound on North Pioneer Boulevard.
7. Site plan to be signed by owner of land/or duly authorized officer.
8. Dedicate a 35' public access easement along the frontage of SR 73.
9. Widen the drive aisle along the east side of the building along North Pioneer Boulevard to 24' minimum by removing the two parallel parking stalls on the east side of the building.
10. Provide existing and proposed grading plan. Provide benchmark based upon USGS datum.
11. Provide retaining wall details and parking lot grading around the retaining wall.
12. Provide existing and proposed storm sewer layout and design details.
13. Provide 6" top of curb height above pavement.
14. Use an engineering scale on the site plan.
15. Are the existing pumps and canopy to remain? Also, is the existing building to remain open during construction?
16. Verify that the delivery trucks can make the turn into the loading area through the North Pioneer entrance and through the site. Is the 10' wide delivery loading zone wide enough for the delivery trucks?
17. Clarify the dashed line through the building. Also clarify the 21' dimension along the S.R. 73 frontage.
18. Revise the existing building location on the site plan as it appears too far to the east.
19. Lot lines as shown appear to be incorrect.
20. Show limits of pavement removal/grinding.

Richard Hunter and Tim Morrissey of Creative Shelter Architects were in attendance to answer questions of Planning Commission.

Mr. Hunter reviewed the plans for the construction. A revised design was presented to the Planning Commission at the meeting that included corrections made in response to the staff comments.

Mr. Hunter explained that the current building would not be demolished, but remodeled. He reviewed prototype plans for TrueNorth and Dunkin' Donuts that include a bottom course of buff colored CMU with a smooth face simulated red brick above. Plans call for as much of the existing base to be maintained as possible. The convenience store will remain open during construction.

Mr. Chmiel asked what the product would be surrounding the central pillar.

Mr. Hunter explained that it would be fiber cement based flush paint. TrueNorth and Dunkin' Donuts have agreed to have the tan in each of their prototypes match each other.

Ms. Ridd commented that she does not agree that the endcap for Dunkin' Donuts should look so different. She explained that she would prefer that the frontage flow as one building.

Ms. Ridd asked about the signage and the location for the gas station signage.

Mr. Hunter explained that signage would not be added, the gas station sign would be replaced by the Dunkin' Donuts sign.

Mr. Landefeld agreed with Ms. Ridd concerning the frontage showing two dissimilar plans. He asked whether the coffee cup design on the front should be considered signage.

Mr. Boron will consult with Ron Gibboney, City Sign Inspector regarding the signage and sign standards and will report back to the Planning Commission. He commented further that signage approval is not under the jurisdiction of Planning Commission for this agenda item.

Mr. Chmiel asked for a color elevation showing the whole project completed as opposed to two separate renderings to clarify any issues.

Mr. Hunter explained that TrueNorth is developing a new image and would like to establish a separate brand image. The businesses will not be connected within the building. It was clarified that there would be no patio area on the exterior.

The use of various materials was discussed. Mr. Hunter explained that the TrueNorth design standard uses CMU. He asked whether masonry would be permitted.

Ms. Ridd commented that at this point the designs are two different looks that need to be connected somehow.

Mr. Boron reminded Mr. Hunter that it would be permitted for the applicant to keep the existing materials, but that any new construction will be required to comply with the new building exterior code regulations.

Mr. Chmiel asked whether CMU was a permitted material.

Mr. Boron answered that CMU was not a permitted material. CMU would be permitted on the TrueNorth building as an existing material.

Mr. Boron explained that EIFS would be permitted above the pedestrian level. Mr. Hunter asked what height is considered "pedestrian level" in regards to EIFS. Mr. Boron explained that that interpretation is left to the developer to designate due to the fact that in some cases there may be a sidewalk in the area.

Mr. Morrissey clarified that the issues are in regard not with the materials, but with the look of the design.

Ms. Ridd asked for a color rendition to resolve any concerns. She suggested that the design maintain a flow, but the two sides of the building do not necessarily need to be the exact same color. She stated that she felt that the two designs are fine separately but they need to go together.

Mr. Chmiel asked that a transition between the two businesses be created, whether by an inset or with landscaping.

Ms. Gibson's comments regarding the proposal were read for the Planning Commission. She asked that the landscaping be continued at the corner of SR 73 and North Pioneer to the east and north.

Mr. Landefeld asked for clarification about the lighting and the use of sodium. The lighting sheet was reviewed.

Mr. Boron explained that prior to returning October 31st for formal approval, Mr. Hunter and Mr. Morrissey could return to the Planning Commission meeting of September 26th for further review, without approval, in a Work Session type of discussion. He asked that if everyone was agreeable to this, that the application should provide color renderings. He will consult with Mr. Gibboney regarding the signage issues and report to the Planning Commission at that time. The Planning Commission members suggested that the building maintain one look with separate elements to define the two businesses.

- B. Revision to Approved Site Plan, 150 Remick Drive, Southwest Church, Settlers Walk Planned Unit Development, landscape plan, revision to site plan, revision to approved building elevations

Background

This agenda item is a request for approval of a number of revisions to an approved site plan, as submitted by Michael Weinberg of Decker & Associates, Architects, for Southwest Church, located at 150 Remick Drive in the Settlers Walk Planned Unit Development. The site is located on the northwest corner of Remick Boulevard and Farr Drive immediately east of the Coffman YMCA.

The Site Plan for the 23,971-square foot church facility was approved by Planning Commission, contingent on compliance with a number of comments, at the March 28, 2007 meeting.

Three items are subject to review at the September 12th Work Session:

- Landscaping plan. Planning Commission's March 28th approval was contingent on submittal at a later date of a landscaping plan to the Planning Commission for review and approval.
- Dumpster location. Planning Commission's March 28th approval directed the applicant to move the proposed dumpster location – it was proposed for the northeast corner of the site near Farr Drive – to the northwest corner of the site. The applicant has proposed a location on the east side of the site near the building.
- Building material change. A large area of the north elevation, as well as parts of the east and west elevations, are proposed to be constructed with painted split-face concrete block, a material that is not permitted in this application per Section 1271.03 of the Planning and Zoning Code. EIFS, an appropriate material for this application, was proposed for the same area on the plan approved by the Planning Commission on March 28th.

Consolidated Staff Comments

1. Applicant is advised to revise plans to indicate EIFS or another approved exterior building material for the portion of the north, west and east elevations where split-faced concrete block is now proposed. Other approved exterior materials for this application include the following: residential scale brick, natural stone materials, natural and natural-based wood materials excluding T-111 and concrete siding designed to share the appearance of wood siding (Hardiplank, Hardiboard). Split-faced block is only permitted as a foundation treatment and with the use of imbedded colors.
2. Planning Commission is advised that the landscaping plan does not include treatment for a large portion of the site that will be the location of a phase 2 building addition and additional parking. Landscaping plans for this phase 2 area will be submitted for review and approval at a later date concurrent to the phase 2 site plan approval process.
3. Please indicate any existing trees on the property five inches (5") in diameter at breast height (DBH) that are to be removed per from the site prior to construction per the provisions of Chapter 280, Tree Authority, of the Codified Ordinances. Please coordinate with Dan Boron at (937) 748-9791 for more information on Chapter 280.
4. Per the approval at the March 28th Planning Commission meeting, please indicate plans for the screening of residential uses on the east side of Farr Drive, specifically adjacent to the proposed church entrance drive from.

David Weinberg of Decker & Associates was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Weinberg if he had any questions about the staff comments.

Mr. Boron advised that due to the fact that Mr. Papakirk could not attend tonight's meeting, further comment on the landscaping would be forthcoming.

Mr. Weinberg presented a landscape plan that indicates the existing trees that are to remain and reviewed all of the existing and proposed landscaping. The screening of the residential uses on Farr Drive was discussed.

The location of the dumpster enclosure was reviewed. Mr. Weinberg advised that the church has proposed a location on the east side of the building to be screened with landscaping.

Ms. Belpulsi suggested that since the dumper will be near the building, the dumpster material, such as brick or Hardiplank, match the building.

Mr. Chmiel suggested evergreens to screen the dumpster. Mr. Weinberg will revise the plans.

Mr. Weinberg advised that due to budget considerations, the church had asked that concrete block be used instead of EIFS. He was advised that concrete block was not permitted.

Mr. Boron commented that in order to be on the agenda for the September 26th meeting, that the revised plans must be submitted by September 18th. He also asked that the plans be clarified, subsequent plans have had changes to the elevation that were not reviewed and approved by Planning Commission. Final approved plans will then be submitted to the building department.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Ms. Ridd reminded the Planning Commission members that she would be absent for the September 26th Planning Commission meeting.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, September 12, 2007 Work Session at 7:48 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary