

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

**Planning Commission Regular Meeting**  
**Wednesday, December 15, 2010, 7:00 p.m.**

**I. Call to Order and Roll Call**

Chairperson Marie Belpulsi called the Springboro Planning Commission Meeting to order at the Springboro Municipal Building, 320 West Central Avenue, Springboro, Ohio.

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

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

Ms. Belpulsi asked Planning Commission for a motion to amend the agenda to include approval of the revision to the Final Development Plan for 477-483 North Main Street PUD-B, addition to building/site.

*Ms. Ridd motioned to amend the agenda. Mr. Landefeld seconded the motion.*

**Vote: Belpulsi, yes; Landefeld, yes; Hartle, yes; Vomacka, yes; Papakirk, yes; Gibson, yes, Ridd, yes. (7-0)**

**II. Approval of Minutes**

**A. November 10, 2010 Planning Commission Work Session**

Ms. Belpulsi asked for corrections or additions to the minutes. There were none.

*Ms. Gibson motioned to approve the November 10, 2010 Planning Commission work session minutes as submitted. Mr. Vomacka seconded the motion.*

**Vote: Papakirk, yes; Gibson, yes; Ridd, yes; Belpulsi, yes; Landefeld, yes; Hartle, yes; Vomacka, yes. (7-0)**

**B. November 10, 2010 Planning Commission Meeting**

Ms. Belpulsi asked for corrections or additions to the minutes. There were none.

*Ms. Ridd motioned to approve the November 10, 2010 Planning Commission meeting minutes as submitted. Mr. Vomacka seconded the motion.*

**Vote: Papakirk, yes; Gibson, yes; Ridd, yes; Belpulsi, yes; Landefeld, yes; Hartle, yes; Vomacka, yes. (7-0)**

### III. Agenda Items

#### A. Revision to Approved Final Development Plan, 477-483 North Main Street PUD-B, Planned Unit Development-Business, addition to building/site

##### Background Information

This agenda item is based on an application filed on behalf of Panna Chordia, property and business owner, for Final Development Plan approval for the property located at 477-485 North Main Street (SR 741). The property formerly housed L&L Plumbing and a number of subordinate businesses, most recently a vehicle repair facility. The subject property was rezoned, effective October 17, 2009, to PUD-B, Planned Unit Development-Business (Ordinance No. O-09-24).

As indicated in the materials submitted by the applicant, a second loading dock is proposed to be added to the south side of the existing building/site, an area depicted as a display/storage area in the Final Development Plan approved by the Planning Commission on April 28, 2010. Given that this is a PUD City staff is placing this on the Work Session agenda for Planning Commission consideration.

##### Staff Comments

Staff has no comments regarding this agenda item.

Ms. Belpulsi commented that this item had been discussed at work session and asked for any further comments or questions from Planning Commission.

There were none.

*Ms. Ridd motioned to approve the revision to the approved Final Development Plan for 477-483 North Main Street PUD-B, Planned Unit Development-Business, addition to building/site. Mr. Papakirk seconded the motion.*

**Vote: Gibson, yes; Ridd, yes; Belpulsi, yes; Landefeld, yes; Hartle, yes; Vomacka, yes; Papakirk, yes. (7-0)**

### IV. Guest Comments

Judy Meno, 15 Edinburgh Drive, explained that she is concerned with the tax levies for Springboro schools and the new Fischer Development adding 2.5 children per home that they are about to develop will put an unbelievable tax burden. As a former educator and teacher and previous resident of Carmel, Indiana where Fischer Homes built in her county, she knows the tax burden it put on her. She has lived in Springboro for three years and is aware of what can happen to the tax burden with that number of children. The tax money that is being taken in from this number of homes will not support the children.

**V. Planning Commission and Staff Comments**

Mr. Boron asked for any comments regarding the 2011 Planning Commission meeting and submission schedule. With no objections, this schedule will be posted and forwarded to applicants.

There were no objections.

Ms. Belpulsi asked Planning Commission for a motion to appoint a Planning Commission member to represent Planning Commission on the Board of Zoning Appeals. Barb Gibson is the current BZA representative.

*Ms. Ridd motioned to nominate Ms. Gibson to the Board of Zoning Appeals. Mr. Papakirk seconded the motion.*

**Vote: Gibson, yes; Ridd, yes; Belpulsi, yes; Landefeld, yes; Hartle, yes; Vomacka, yes; Papakirk, yes. (7-0)**

**VI. Adjournment**

*Ms. Hartle motioned to adjourn the December 15, 2010 Planning Commission Regular Meeting at 7:07 P.M. Ms. Gibson seconded the motion.*

**Vote: Ridd, yes; Belpulsi, yes; Landefeld, yes; Hartle, yes; Vomacka, yes; Papakirk, yes; Gibson, yes. (7-0)**

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Marie Belpulsi, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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Lois Boytim, Planning Commission Secretary