

**City of Springboro**  
**320 W. Central Ave., Springboro, OH 45066**

**Planning Commission Regular Meeting**  
**Wednesday, March 28, 2007, 7:00 p.m.**

I. Call to Order and Roll Call

Chairperson Marie Belpulsi called the Springboro Planning Commission Regular Meeting to order at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio. Ms. Belpulsi asked the Secretary to call the roll.

Present: Marie Belpulsi, Chairperson, Jim Chmiel, Hans Landefeld, Janie Ridd, Barbara Gibson, Chris Papakirk (Mr. Papakirk arrived at 7:10 p.m.)

Absent: Becky Hartle

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

Ms. Belpulsi asked Planning Commission for a motion to excuse Ms. Hartle.

*Mr. Landefeld motioned to excuse Ms. Hartle. Mr. Chmiel seconded the motion.*

**Vote: Gibson, Ridd, Belpulsi, Chmiel, Landefeld; all yes**

II. Approval of Minutes

A. February 28, 2007 Planning Commission Meeting

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

*Ms. Ridd motioned to approve the February 28, 2007 Meeting minutes. Mr. Landefeld seconded the motion.*

**Vote: Gibson, Ridd, Belpulsi, Landefeld; all yes, Chmiel; abstain**

B. March 14, 2007 Planning Commission Work Session

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

*Ms. Ridd motioned to approve the March 14, 2007 Work Session minutes. Mr. Landefeld seconded the motion.*

**Vote: Gibson, Ridd, Belpulsi, Chmiel, Landefeld; all yes**

III. Agenda Items

- A. Fence Approval, 310 Steeplechase Drive, Richard's Run Planned Unit Development, fence in required front yard

Background

This agenda item is a request to allow an installed decorative fence to remain in a required front yard at 310 Steeplechase Drive in the Richard's Run Planned Unit Development (PUD). As indicated in the material included in your packets, the property owners, Jeff and Rachel Sheridan, installed in 2006 a 48-inch wrought iron-type decorative fence within 17 feet of the property line on the Steeplechase Drive side of the property. Since the property is located at an intersection and is defined per code as a corner lot, a minimum 35-foot front yard setback is required on both the Steeplechase Drive and Triple Crown Circle elevations of the property; fences are not permitted in the required front yard when they are in excess of 36 inches.

This item is being presented to Planning Commission for consideration, not the Board of Zoning Appeals (BZA), (1) since the property at 310 Steeplechase is located in a PUD and (2) Section 1270.47(a) of the Planning and Zoning Code affords Planning Commission the authority to approve fences in front yards that do not impede the vision into the flow of traffic.

Staff visited the site to inspect sight visibility at the Steeplechase/Triple Crown intersection/stop sign in early March. As indicated in the enclosed site photography, the decorative fence does not impede visibility to traffic as Steeplechase Drive dead ends at the west property line of 310 Steeplechase.

This item was reviewed at the March 14th Planning Commission meeting.

No new information has been submitted since the March 14th Work Session.

Staff Comments:

No staff or Clearcreek Fire District comments.

Mr. Boron explained on behalf of the property owners that the item was reviewed at the March 14th Planning Commission Work Session and that staff had no comments.

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

Planning Commission had no questions.

Ms. Belpulsi asked for guest comments on this issue. There were none.

*Ms. Ridd motioned to approve the variance for a fence as installed at 310 Steeplechase Drive. Mr. Chmiel seconded the motion.*

**Vote: Landefeld, Gibson, Ridd, Belpulsi, Chmiel; all yes**

- B. Landscaping Plan, Woodhull Office Building, west end of Commercial Way

## Background

This agenda item is a request submitted by Brian Filburn, Construction Managers of Ohio, Inc., agent, seeking approval on the landscaping plan for a proposed office building at the west end of Commercial Way. The overall site plan for the office building—and Record Plan—were approved at the January 31, 2007 Planning Commission with the condition of complying with staff comments and the presentation of a landscape plan to Planning Commission for review.

This item was reviewed at the March 14th Planning Commission meeting.

No new information has been submitted since the March 14th Work Session.

### Staff Comments:

No staff or Clearcreek Fire District comments.

Mr. Boron explained on behalf on the applicant that the landscape plan was reviewed at the March 14th Planning Commission Work Session. The site plan was approved on January 31st and there were no additional staff comments. The applicant was advised that the Town Center Guidelines could be used as a guideline for exchanging comparable trees or plants in the landscape plan as needed.

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

Planning Commission had no questions.

Ms. Belpulsi asked for questions or comments from guests. There were none.

*Ms. Gibson motioned to approve the landscape plan for the Woodhull office building. Ms. Ridd seconded the motion.*

### **Vote: Ridd, Belpulsi, Chmiel, Landefeld, Gibson; all yes**

- C. Final Development Plan, Settlers Walk Planned Unit Development, northwest corner Remick Boulevard and Farr Drive, proposed Southwest Church

## Background

This agenda item is a request for approval of a Final Development Plan, submitted by Michael Weinberg of Decker & Associates, Architects, for the construction of a church within the Settlers Walk Planned Unit Development.

The 23,971-square foot church facility is proposed to be constructed on the northwest corner of Remick Boulevard and Farr Drive. Access to the site would be provided from Farr Drive, Remick Boulevard and the YMCA access drive.

This item was reviewed at the February 14th Planning Commission Work Session.

### Consolidated Staff Review Comments:

1. Phase two construction subject to review by Planning Commission prior to construction of that phase of the project. Please coordinate with City staff at the appropriate time to initiate the review/approval process.
2. Staff suggests relocation of the dumpster location to the northwest corner (nearer the YMCA site) of the site. Regardless please indicate proposed enclosure treatment (e.g., materials, color). Also, dumpster to have a six-foot high solid wood fence or concrete/brick wall around it. Gate material to be solid wood or metal.
3. Please provide a plant materials schedule (number of specimens, size, name) on exhibit 1.1B.
4. Please contact Dan Boron at (937) 748-6183 regarding the details of the proposed lighting plan:
  - a. Please provide cut sheets or product samples for proposed lighting in order to ensure that all proposed lighting is fully shielded.
  - b. Please submit a revised photometric analysis that provides assurance that the proposed lighting does not exceed minimum light trespass allowances and the maximum light levels are not exceeded per Section 1271.02 of the Planning and Zoning Code. The lighting contours do not clearly indicate that.
  - c. Please contact Dan Boron for information regarding preferred plant materials (e.g., shade trees, ornamentals, etc.)
5. All items concerning the storm sewers and detention basins are incomplete. Provide all inverts, drainage calculations, detention calculations, proposed grading, and the existing storm sewer information (40" CMP?). Do not outlet the proposed storm sewer into the YMCA detention pond; it should drain to a public storm sewer system if possible.
6. Provide additional information regarding the curb cuts on Remick Boulevard and Farr Drive. Provide radii, curb and sidewalk removal and replacement, and tie down their locations and widths. Do not drain storm water from the driveway onto Remick Boulevard.
7. Provide radii information for all curves within the parking lot and driveway. Also provide parking stall and aisle dimensions. 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.
8. Provide erosion and sediment control measures on the plan for review.
9. Provide pavement typical section within parking lot, and concrete curb and sidewalk details.
10. Site plan to be signed by owner of land/or duly authorized officer.
11. Elements pertaining to contours, drainage design etc. to be prepared and certified by a professional engineer licensed to practice in Ohio.
12. Show the street's name on the vicinity map.
13. Provide more detailed landscaping along the east side of Farr Drive opposite to the driveway to protect the properties from vehicles headlights.
14. Because the site abuts the residential use on the east side it should comply with City Ordinance Section 1271.02(b)(o).
15. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
16. The boundary details as shown on the site plan are incomplete. Curve details for curve C1, C2 and C3 are not shown.
17. Identify bench mark utilized.
18. The material for 6" water main to be ductile iron pipe class 52. Minimum cover over water main to be 4'-6". Show the size of the domestic water service. The material for domestic water service to be K-Copper. Provide back flow prevention devices as per City Ordinance #O-90-36. Show the estimated average monthly water consumption.
19. Show the size and location of the existing water main along Remick Blvd.

20. The sanitary sewer details as shown are incomplete. Sanitary sewer lateral to be 6" @ 2% slope minimum. Is the proposed sanitary sewer public or private? Show the sanitary sewer material.
21. Show the existing water mains, storm sewer and sanitary sewer. The details as shown are incomplete.
22. The finished floor elevation for the building should be 943.70'.
23. Provide the pavement marking details for a left turn into the church property on Remick Blvd. between Blackford Drive and Farr Drive.

David Weinberg of Decker & Associates, Architects appeared to answer questions of Planning Commission. He reviewed the plans for the Planning Commission.

Ms. Belpulsi asked Mr. Weinberg if he had any questions concerning the staff comments. His only concern was the right of way for the proposed screening on Farr Drive referred to in comment #13. Staff explained that if the plantings are not in the easement the condo association could be petitioned for approval.

Mr. Boron commented that Mr. Weinberg spoke with the Assistant City Engineer and that the staff comments could be worked out. He reminded Mr. Weinberg that although Phase One has been presented the church would need to return to the Planning Commission for review of Phase Two of the project.

Mr. Landefeld asked about the property owner to the north of the project. Mr. Weinberg confirmed that Coffman YMCA owned the property.

Ms. Belpulsi asked Planning Commission members and staff for questions or comments.

Planning Commission had no questions.

Ms. Belpulsi asked for guest comments. There were none.

*Mr. Landefeld motioned that the Planning Commission approve a Final Development Plan for Settlers Walk Planned Unit Development, northwest corner Remick Boulevard and Farr Drive, proposed Southwest Church with the condition that staff comments be met and the landscape plan be submitted at a later date. Ms. Ridd seconded the motion.*

**Vote: Belpulsi, Chmiel, Landefeld, Papakirk, Gibson, Ridd; all yes**

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Gibson asked to be excused from the April 25th Planning Commission meeting. She advised the commission that she may be absent for the April 11th work session and will advise the chair.

Ms. Belpulsi informed the Planning Commission that a customer service survey is being prepared by City Staff. Mr. Boron in the meantime will ask for informal feedback from applicants and report to the Planning Commission.

VI. Adjournment

*Ms. Ridd motioned to adjourn the March 28, 2007 meeting. Mr. Landefeld seconded the motion.*

**Vote: Papakirk, Gibson, Ridd, Belpulsi, Chmiel, Landefeld; all yes**

Ms. Belpulsi adjourned the meeting at 7:20 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