

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

**Planning Commission Regular Meeting**  
**Wednesday, April 28, 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: Dan Boron, Planning Consultant; Raj Sharma, City Engineer; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

**II. Approval of Minutes**

**A. April 7, 2010 Planning Commission Meeting**

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

*Ms. Ridd motioned to approve the April 7, 2010 Planning Commission meeting minutes as presented. Mr. Vomacka seconded the motion.*

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

**B. April 14, 2010 Planning Commission Work Session**

Ms. Belpulsi asked for corrections or additions to the minutes.

Ms. Belpulsi asked that the minutes be corrected to show that the Acting Chairperson Hans Landefeld called the meeting to order.

*Ms. Ridd motioned to approve the April 14, 2010 Planning Commission work session minutes as corrected. Mr. Landefeld seconded the motion.*

**Vote: Hartle, Vomacka, Gibson, Ridd, Landefeld, all yes; Belpulsi, Papakirk, abstain (5-0-2)**

**III. Agenda Items**

**A. Site Plan Review, 850 West Central Avenue, Taco Bell exterior renovations**

Background Information

This agenda item is based on a request filed by Ryan Oyster, GPD Group, representing the business owners, Yum Brands, for exterior renovations to the existing Taco Bell located at 850 West Central Avenue (SR 73). As indicated in the submitted application and support materials, Taco Bell intends to remodel the exterior of the existing restaurant as well as a portion of the interior. Other improvements include the repavement of the existing parking lot, the installation of new signage and sidewalk improvements to comply with ADA requirements.

As it applies to this agenda item, the exterior renovations alone are subject to Planning Commission review and approval through the Site Plan Review process: as provided in the Planning and Zoning Code, all exterior renovations where more than 30% of any one elevation is subject to the standards and requirements provided for in Section 1271.03, Exterior Façade Design Standards, adopted in August 2005. In this case that minimum standard is exceeded.

This item was reviewed at the April 14th Planning Commission Work Session. Revised plans have addressed the staff comment, as discussed at the Work Session, regarding the application of EIFS below the 6' minimum provided per code.

### **Staff Comments**

1. Applicant to coordinate with Dan Fitzpatrick, Zoning Inspector, at [danf@cityofspringboro.com](mailto:danf@cityofspringboro.com) or (937) 748-6845, for compliance of proposed signage changes with the City of Springboro Sign Code.
2. Revise drawings to indicate north or south elevation, not left or right.

Todd Huntingdon of GDP Group was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Huntingdon whether he had reviewed staff comments.

Mr. Huntingdon stated that yes, he had. He explained that revised plans were submitted that addressed the staff comment regarding the EIFS that was discussed at the work session.

Ms. Belpulsi asked for question or comments from Planning Commission. There were none.

Ms. Gibson thanked Mr. Huntingdon for the changes that were made to the plan.

*Ms. Ridd motioned to approve the Site Plan for 850 West Central Avenue, Taco Bell exterior renovations with the condition that staff comments are resolved to staff's satisfaction. Ms. Hartle seconded the motion.*

Ms. Belpulsi asked for any further discussion. There was none.

Ms. Belpulsi asked whether any guests wished to address the issue. There were no guest comments.

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

## **B. Final Development Plan, 477-485 North Main Street, reuse of existing 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). That classification allows most uses permitted in the B-2, Local Business District. A General Plan for the 1.8-acre (approximate) property was approved by City Council on September 17, 2009 (Resolution No. R-09-52). Final Development Plan is the second stage in the three-stage Planned Unit Development approval process.

The effect of the proposed Final Development Plan is somewhat limited as the owner intends to largely reuse the existing building and property, however a number of changes to the site—outdoor storage, parking lot striping, any new paved areas—proposed by the applicant are subject to Planning Commission review. Final Development Plan approval is required before the Building Department may grant an occupancy permit.

This item was reviewed at the April 14th Planning Commission Work Session. Revised drawing have addressed a number of issues identified by staff, and discussed at the Work Session, however others remain as indicated below.

#### **Staff Comments**

1. Please indicate proposed brick material/provide a brick sample for the proposed display/storage area. Please provide specification (e.g., cut sheet) for proposed fencing materials for the display and storage areas. Also indicate proposed landscaping material, size and number.
2. Location of any new pavement area, per code, may be placed no closer than 9' from any property line.
3. Any proposed lighting shall be subject to review through Section 1271.01, Exterior Lighting, of the Planning and Zoning Code. Please coordinate with Dan Boron, Planning Consultant, at [danb@cityofspringboro.com](mailto:danb@cityofspringboro.com) or (937) 748-6183.
4. Please coordinate with Dan Fitzpatrick, Zoning Inspector, at [danf@cityofspringboro.com](mailto:danf@cityofspringboro.com) or (937) 748-6845, for any proposed signage for the property and building.

John Burkhardt was in attendance to answer questions of Planning Commission.

Mr. Burkhardt presented samples of the brick to be used and pictures of the proposed fencing. He explained that the revised plans reflect that he has moved the pavement to offset the nine foot green space. He commented that the landscaping along the north and west lines would include Junipers and Norway Spruces.

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

Mr. Vomacka asked about the size of the evergreens and asked that they be six feet high instead of four feet on the north side.

Mr. Burkhardt answered that he does not think that it would be a problem.

*Mr. Landefeld motioned to approve the Final Development Plan for 477-485 North Main Street, reuse of existing building/site with the condition that staff comments are addressed, that the record*

*include the handouts from tonight's meeting and the trees on the west and north side are to be six feet in height. Ms. Hartle seconded the motion.*

Ms. Belpulsi asked whether any guests wished to address the issue. There were none.

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

### **C. Landscape Plan, 620-626 North Main Street, Wade Insurance office building**

#### Background Information

This agenda item is based on a request filed on behalf of Ralph Wade Insurance Co., business owner, for the approval of a landscape plan for the now-constructed office building that in-part houses Ralph Wade Insurance agency at 620-626 North Main Street (SR 741). The Site Plan for the then-proposed office building was approved by the Planning Commission at its September 30, 2009 meeting along with a number of conditions; among them was seeking approval, at a later date, on a landscaping plan for the site/building.

This item was also reviewed at the April 14th Work Session. The revised landscaping sketch addresses comments made at the Work Session.

#### **Staff Comments**

1. Please complete Site Plan Review application for this agenda item.
2. Please be advised site plan used is not up-to-date. Please contact project engineer for an update and adjust landscape plan accordingly as needed.
3. Have all other conditions associated with the September 30, 2010 Planning Commission approval of the site plan been complied with?

Roy Smith representing Wade Insurance was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Smith whether he had reviewed the staff comments.

Mr. Smith answered that he had and had no questions.

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

Ms. Ridd thanked Mr. Smith for adding landscaping along the south elevation; it looks much better

Mr. Papakirk stated that he does not have enough information on the landscape plan. For example, he would like to know the variety of arborvitae; could the applicant be more specific.

Mr. Boron stated that they have been asked for the cultivar and the schedule of the number and volume.

Mr. Landefeld asked Mr. Papakirk whether there was any cultivar that he would not recommend.

Mr. Papakirk answered that there certainly are which is why it is a start to look at this but it is not showing the shape or the color of the landscaping.

Ms. Ridd asked whether he would like to see it again with more information.

Mr. Papakirk answered that he does not want to hold up the approval. He asked that staff in the future ask for more information.

Mr. Boron answered that staff did ask for the information; the application is a complete as staff can make it without holding it up for further delay, the staff comments reflect that. He suggested that Mr. Papakirk review a revised application.

*Mr. Vomacka motioned to approve the Landscaping Plan for 620-626 North Main Street, Wade Insurance office building with the condition that staff comments are met and based on the Planning Commission discussion. Ms. Ridd seconded the motion.*

Ms. Belpulsi asked whether any guests wished to address the issue. There were none.

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

#### **D. Record Plan, Right-of-Way Dedication, Pennyroyal Road**

##### Background Information

This agenda item is a request for Record Plan approval for the right-of-way dedication of a portion of Pennyroyal Road adjacent to the Village Park PUD-MU, Planned Unit Development-Mixed Use development. The city is in the process of designing the future roadway improvements along this portion of Pennyroyal Road, and right-of-way is needed in order to complete construction. A total of 1.2 acres are being dedicated with this Record Plan.

##### **Staff Comments**

Staff has no comments at this time.

Elmer Dudas, Assistant City Engineer reviewed the Record Plan for the Planning Commission.

Ms. Belpulsi asked for question or comments from Planning Commission. There were none.

*Ms. Ridd motioned to recommend to Council approval of the Record Plan, Right-of-Way Dedication for Pennyroyal Road. Ms. Hartle seconded the motion.*

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

#### **IV. Guest Comments**

There were no guest comments.

#### **V. Planning Commission and Staff Comments**

Mr. Landefeld asked that staff look at the landscaping behind the building that contains Donato's Graeter's and the Verizon store. The left side of the parking lot was planted with shrubs and now about half of them are gone. Since Planning Commission approved the plan with certain coverage of shrubs, it is his understanding that they can ask to have the shrubs replaced.

Staff will follow up.

Ms. Gibson stated that she has noticed that the sidewalks are being installed on SR 741. She recalled that when Clearcreek Christian Assembly brought their site plan to Planning Commission they had been asked to put sidewalks in along the front. The congregation at that time had asked that since the sidewalks would have been leading nowhere that they hold off on their investment in those sidewalks until the City or other developers took care of the rest of the sidewalk. She asked that staff ascertain that they have duly paid for their portion of the sidewalk. They were supposed to do it originally and Planning Commission waived that requirement at their request.

Mr. Sharma stated that staff did not remember that requirement and had proceeded as a City project. They were never approached.

Ms. Belpulsi asked whether the City is putting the sidewalk in.

Mr. Sharma answered yes. Staff will investigate.

Ms. Belpulsi commented that City Council has gone paperless. All information is being received by e-mail. She asked that Planning Commission consider doing the same thing to save the countless amounts of paper and staff time.

Planning Commission discussed the issue.

## VI. **Adjournment**

*Mr. Vomacka motioned to adjourn the April 28, 2010 Planning Commission Regular Meeting at 7:20 P.M. Mr. Landefeld seconded the motion.*

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

---

Marie Belpulsi, Planning Commission Chairperson

---

Dan Boron, Planning Consultant

---

Lois Boytim, Planning Commission Secretary