

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

Planning Commission Regular Meeting
Wednesday, May 28, 2008, 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 temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio. Ms. Belpulsi asked the Secretary to call the roll.

Present: Marie Belpulsi, Chairperson; Jim Chmiel; Hans Landefeld; Chris Papakirk;
Barbara Gibson; Janie Ridd; 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

II. Approval of Minutes

A. February 27, 2008 Planning Commission Meeting

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

Mr. Chmiel motioned to approve the February 27, 2008 Meeting minutes as presented. Ms. Ridd seconded the motion.

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

B. April 9, 2008 Planning Commission Work Session

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

Ms. Gibson motioned to approve the April 9, 2008 Work Session minutes as presented. Ms. Ridd seconded the motion.

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

C. May 14, 2008 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 May 14, 2008 Work Session minutes as presented. Mr. Landefeld seconded the motion.

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

III. Agenda Items

A. Record Plan, village Park PUD-MU, Phase I, dedication of right-of-way

Background

This agenda item is a request for Record Plan approval for the dedication of right-of-way and easements for the Phase 1 road improvements within the Village Park Planned Unit Development-Mixed Use (PUD-MU) located at the southwest corner of North Main Street and Pennyroyal Road.

The right-of-way dedication being considered under this Record Plan includes the proposed Gardner Road, Anna Drive and Village Park Boulevard. The record plan revises the previously approved Record Plan for Phases I and II of Village Park. The General Plan for the office portion of Village Park was approved on January 30, 2008.

Following consideration and approval by the Planning Commission, the Record Plan will need to be reviewed and approved by City Council.

1. Revise the title block to read "Record Plan – Village Park Phase 1"
2. Revise vicinity map to include the roads being dedicated.
3. Extend the right-of-way dedication for Anna Drive all the way to the south property line, across the office development portion. Also extend the right-of-way portion of Anna Drive to Lytle-Five Points Road.
4. Add the Village Park Boulevard right-of-way dedication to Lytle-Five Points Road and the S.R. 741 right-of-way dedication.
5. The construction drawings and the record plan are to match one another.
6. Provide a 35' public access easement across the frontage of all the lots on S.R. 741.
7. Add the appropriate signature blocks accordingly.
8. Provide the right-of-way width at the Village Park Boulevard intersection with Gardner Road. Also type out the word "Boulevard".
9. Provide centerline data for the right-of-way.
10. Remove the bold line outlining the office development if it is not being platted as a lot. Otherwise, provide lot number.
11. Dimension the right-of-way being dedicated along Pennyroyal Road. Also dimension the water and sanitary sewer easement widths.
12. Provide the utility and landscape easements for both sides of all the streets being dedicated.

Elmer Dudas, Assistant City Engineer, explained that this record plan had previously been approved for Coffman Development. Village Park LLC, Mr. Martin and Mr. Fishbaugh, have changed the record plan.

Mr. Dudas added that the lot at the entrance to Village Park at Village Park Boulevard is under receivership. He explained that it would be recorded as part of this record plan so that any future owner can simply sign off on this plan.

Ms. Belpulsi asked for questions from Planning Commission.

Ms. Ridd asked whether this dedication was needed to open the road.

Mr. Dudas answered yes.

Ms. Gibson asked for further explanation about the entry to the development.

Ms. Thompson explained that the property is in receivership and the matter would be resolved with Mark Fornes Realty. She added that she has been in discussions with Mark Fornes Realty to discuss and resolve the issue.

Ms. Belpulsi asked whether the issue needed to be reflected in the motion for approval.

Ms. Thompson commented that she would contact Mark Fornes Realty and that the record plan would not go forward without resolution of the issue.

Mr. Dudas explained that it is already there but is not bonded. Fornes Realty can sign over the bond. He explained that the record plan was approved but not recorded.

Ms. Thompson added that if Fornes Realty can't sign over the bond, a separate record plan could be approved.

Mr. Landefeld asked for clarification about which portion of the road was being discussed.

Ms. Thompson explained that it is as Village Park Boulevard from SR 741 to Gardner Road.

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

It was decided that because the Village Park Boulevard issue was addressed in the staff comments and could be approved as a separate record plan, it would not be included in the motion.

Ms. Ridd motioned to approve the Record Plan for Village Park PUD-MU, Phase I, dedication of right-of-way, with the condition that all staff comments are met. Mr. Landefeld seconded the motion.

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

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

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Ridd commented that she had received a call from a resident on Robin Glen Court concerning the property owned by Minds in Motion. Trees have been taken out on the edge of the property and have reduced the buffer. The owner has no plans to replace the trees.

Mr. Boron will check into the situation.

Ms. Thompson also suggested that the owner contact the Tree Authority for grant funds should the buffer be in an easement, grant money couldn't be used on private property.

VI. Adjournment

Ms. Ridd motioned to adjourn the May 28, 2008 meeting. Mr. Chmiel seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:17 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary