

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

Planning Commission Regular Meeting
Wednesday, July 25, 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; Hans Landefeld; Chris Papakirk; Barbara Gibson; Janie Ridd; Becky Hartle
Absent: Jim Chmiel

Staff Present: 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 Jim Chmiel.

Ms. Ridd motioned to excuse Jim Chmiel. Mr. Landefeld seconded the motion.

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

II. Approval of Minutes

A. June 27, 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 June 27, 2007 Meeting minutes. Mr. Landefeld seconded the motion.

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

B. July 11, 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 July 11, 2007 Work Session minutes. Mr. Landefeld seconded the motion.

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

III. Agenda Items

A. Record Plan

Beck Ridge Planned Unit Development-Residential, Section One, 3143 West Lower Springboro Road

Background

The referenced subdivision is located on the south side of West Lower Springboro Road, southeast of the intersection of South Pioneer Boulevard and West Lower Springboro Road. This subdivision is zoned PUD-R, Planned Unit Development-Residential and contains 30.0 acres, of which 7.3 acres are in 31 buildable lots, 2.9 acres are in the right-of-way, and 19.8 acres are in open space. The Final Development Plan was approved by Planning Commission October 25, 2006.

Comments

1. Record Plan and construction drawings are to match one another.
2. Provide a 50' access easement for emergency vehicles and city use along the west property line from Lower Springboro Road and leading in between lots 24 and 25.
3. Fill in the blanks on the sheet 1 regarding the recording information for the HOA documents.
4. Clearcreek Fire District and Planning Consultant have no comments.

Elmer Dudas, Assistant City Engineer spoke on behalf of the applicant and answered questions of Planning Commission. Mr. Dudas explained that this record plan is for the first phase of a possible three phase PUD-R subdivision. He commented that the developer has no issues and will comply with the staff comments.

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

Mr. Landefeld asked about staff comment #2, the emergency access and whether it was an emergency access or public access to the open space. Mr. Dudas explained that the current plans call for a walkway and the access easement has been reserved at the same location to serve a dual purpose once the road is complete. Mr. Landefeld asked that the walkway be indicated on the Record Plan. Mr. Dudas commented that the developer is willing to add that to the plan.

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

Ms. Ridd motioned to approve the Record Plan for Beck Ridge Section One with the condition that all staff comments are met and that the applicant comply with the request to label the walkway on the plans. Mr. Landefeld seconded the motion.

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

B. Site Plan Review,

Village Park Planned Unit Development-Mixed Use, 720 Gardner Road, Park National Bank

Background

This agenda item is a request for Final Development Plan review and approval, submitted by Michael LeVally, Architects Plus, Inc., representing Park National Bank, to construct a 3,200-square foot bank branch within the retail portion of the Village Park Planned Unit Development-Mixed Use.

The proposed site of the bank branch, which would front both North Main Street and the proposed Gardner Road, is immediately to the north of the Max & Erma's restaurant.

Comments:

1. Please provide at the July 25th Planning Commission meeting a vicinity map indicating the proposed site of the bank branch relative to this portion of the City of Springboro.
2. Please provide indication if revised plans have been approved by Coffman Development. The City is in receipt of a March 30th letter from Chris Tinder of Coffman Development identification problems with the plans at that time, some which still remain including truss design, compliance with sign code provisions, lighting and landscaping.
3. Per drawing A-4, elevations, item #2 under notes, please verify that "Brick Veneer C1 Watertable w/ Precast Concrete Cap" is not EIFS. At April 11th Planning Commission Work Session applicant advised to use EIFS only as an accent material.
4. The submitted lighting plan is difficult to read due to the screen font used, however it appears to not comply with provisions of Exterior Lighting code, Section 1271.02, on a number of requirements--relative to lighting levels that exceed maximum intensity levels, minimum intensity levels, minimum to maximum levels and average to minimum levels. Please coordinate with Dan Boron, (937)748-6183 on this issue.
5. Lighting fixtures appear to not match those proposed in the Village Park PUD retail patternbook submitted by Coffman Development Company and approved by Planning Commission in February 2006.
6. Site Plan to be signed by owner of land/or duly authorized officer.
7. Dedicate 35' wide "Public Access Easement" to the City of Springboro as per Planning and Zoning Code Section 1280.08(a)(2).
8. The gate for the dumpster to be solid wood or metal, with no opening.
9. An "As Built" drawing showing as built location and elevation of all improvements shall be submitted prior to the issuance of an occupancy permit.
10. The silt fence material to be as per ODOT standard specification 712.09, Type C.
11. Sidewalk shown by others, on site plan, along Gardner Road and North Main Street, has to be constructed before the certificate of occupancy is issued.
12. The detention basin for this property is shown on the site plan as by others and is to be shared with the property to its north. This detention basin has not been installed as of now. No building permit will be issued until the detention basin is installed.
13. Exterior lighting to be high-pressure sodium. Revise lighting plan and resubmit.
14. Building permit will not be issued until the right-of-ways for the public streets for the Village Park Development are dedicated.

Greg Vidmar, ARC Building Group, was in attendance to answer questions of Planning Commission. He explained that he does not have issues with any of the comments and only needed some clarifications.

Mr. Vidmar asked about the easement indicted in staff comment #7, Mr. Sharma explained that the easement is part of the City Ordinance and is along State Route 741. The property owner will obtain the easement dedication.

Mr. Vidmar asked what confirmation is needed to prove that the detention basin referred to in staff comment #12 is complete. Mr. Sharma answered that the city would provide the confirmation to the building department once the project is complete.

Mr. Vidmar asked about the right-of-way on Gardner road that must be dedicated prior to the issuance of a building permit. Mr. Vidmar was under the impression that this requirement had been waived. Mr. Boron will confer with the City Manager in regards to this item.

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

Ms. Ridd asked about color renditions, specifically the color of the trusses. Mr. Vidmar explained that the trusses had been reduced from six to two and that the color would be natural to blend in with the brick that is behind them. Mr. Vidmar presented samples of brick, stone and roofing building materials and those materials were reviewed.

Mr. Landefeld asked that a sidewalk be added to connect the sidewalks to the rear of the lot and the sidewalk along Gardner Road. Mr. Vidmar agreed to add the sidewalk.

Ms. Gibson asked that quantities of the plants be added to the landscape plans. Mr. Vidmar will provide the information.

Mr. Sharma asked Mr. Vidmar to provide color renditions of the building. Mr. Vidmar will provide them.

Mr. Boron commented that the deadline for submission for the August 8th Work Session is July 27th should Mr. Vidmar wish to submit the requested color rendition of the elevation, landscape plan and amended plan to include the sidewalk.

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

Ms. Ridd motioned to approve the Site Plan for 720 Gardner Road, Park National Bank with the condition that staff comments are met, color renditions and a landscape plan are provided and approved and that the sidewalk is extended to the west side to Gardner Road. Ms. Gibson seconded the motion.

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

C. Landscape Plan, west end of West Tech Drive, Crucible Materials

Background

This item is a request, submitted on behalf of John Westheimer, Cincinnati Commercial Contracting, for landscape plan approval for the proposed Crucible Materials facility proposed to be constructed at the west end of West Tech Drive in the South Tech Business Park. The site plan for the proposed 66,000 manufacturing facility was approved at the May 30, 2007 Planning Commission meeting with an extensive list of conditions including the review and approval of the landscaping plan by the Planning Commission at a later date.

The site is located within the ADD-1 District; the district's provisions include extensive landscaping and screening requirements; staff has been coordinating with the applicant on compliance with the ADD-1 provisions. The proposed plan is in compliance with landscaping and screening requirements relative to the property perimeter, foundation plantings and the front property line (West Tech frontage) regarding the minimum number of trees and shrubs required. Staff comments below indicate remaining issues regarding the landscaping plan.

Staff Comments:

1. Please indicate plans (e.g., cross section, site plan, etc.) for the required four-foot (4') screening required on West Tech elevation per Section 1264.20(f)(4)(B). According to code that screening may consist of mounds, decorative walls, or dense vegetation in combination.
2. Staff assumes the landscaping plan may need to be revised to account for (1) the alignment of the entry drive to be located on the northwest corner of the property and (2) any required relocation of the approved building location as maybe required of the Montgomery County Sanitary Sewer District to be clear of underground utility easements.
3. Do not install foliage that will block or obstruct the fire department sprinkler connection. Provide a 3-foot circumference clear area around fire hydrants.

Steve Fischer of Cincinnati Commercial Contracting was in attendance to answer questions of Planning Commission.

Mr. Boron confirmed that Planning Commission members had received the revised plans that were presented just prior to the meeting. He explained that comment #1 was addressed on the new plan. Mr. Boron added that the plan does meet the minimum requirements provided by the ADD-1 district.

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

Ms. Gibson motioned to approve the Landscape Plan for West Tech Blvd, Crucible Materials with the condition that staff comments are met. Mr. Papakirk seconded the motion.

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

- D. Amendment to Zoning Map, near southeast corner of intersection of Clearcreek Franklin Road and Whispering Pines Drive (no address), from R-2, Low-Density Residential District, and O-2, Office Park District, to PUD-B, Planned Unit Development-Business, proposed continuing care facility/nursing home
- E. General Plan Approval, near southeast corner of intersection of Clearcreek Franklin Road and Whispering Pines Drive (no address), proposed continuing care facility/nursing home

Background

These agenda items are based on a request filed on behalf of Jill Hreben, Otterbein Communities, for Rezoning and General Plan review and approval to rezone approximately 5.5 acres of land located near the southeast corner of Clearcreek-Franklin Road and Whispering Pines Boulevard to PUD-B, Planned Unit Development-Business, from R-2, Low

Density Residential District, and O-2, Office Park District. This rezoning would allow for the development of the site as a nursing home facility consisting of five 10-unit stand-alone “houses.”

The 5.5-acre site is located on the northwest corner of the Eastbrook Farm, an 83.1-acre site owned by Eastbrook Farm, Inc., and represented by Henkle-Schueler Realty. The remaining acreage within Eastbrook Farm (77.6 acres) is not subject to this rezoning application and is to be retained by Eastbrook Farm Inc./Henkle-Schueler.

This item was discussed earlier this year at the June 13th and July 11th Planning Commission Work Sessions.

The site is presently zoned from R-2, Low Density Residential District, and O-2, Office Park District. These zoning districts were applied to the site in April 2002 as part of the SR 73 Planning and Zoning Initiative, a Planning Commission-led rezoning process that addressed zoning from Clearcreek-Franklin Road east to the City corporate limits. That rezoning process, in part, was designed to help implement the recommendations of the 1998 Comprehensive Land Use Master Plan. The R-2 District allows single-family residential development at the rate of four (4) dwelling units per acre. The R-2 District also allows public and quasi-public uses such as schools, churches, parks and playgrounds.

The O-2 District allows for the development of large-scale office parks including medical offices, clinics and research laboratories. A limited amount of retail uses, accessory to office uses, are also permitted.

Rezoning together with General Plan review and approval are the first stage in the three-stage PUD review and approval process. Approval by both Planning Commission and City Council is required. Final Development Plan review and approval by Planning Commission is the second stage in the process followed by Record Plan review and approval by both Planning Commission and City Council.

The site is presently vacant.

Adjacent land uses include single-family residential to the north, along Whispering Pines Boulevard, within the Tamarack subdivision, and to the west along Clearcreek-Franklin Road. A portion of the single-family residential area to the west is located in Franklin Township. Vacant land, comprising the balance of the Eastbrook Farm property, is located to the south and east.

Adjacent zoning includes R-2 District to the north (Tamarack subdivision); (T)R-1, Franklin Township Rural Residence to the west including some property located within Franklin Township.

R-2 and O-2 zoning is located to the east; and O-2 District is located to the south. As described in the previous paragraph, lands to the east and south are located within the balance of the Eastbrook Farm property.

The *Springboro Comprehensive Land Use Master Plan*, initiative NW-8—that corresponds to the 5.5-acre site subject to the rezoning request, as well as the balance of the Eastbrook Farm property to the south and east—states that “Development of this parcel should be oriented

towards Rt. 73. Property is suitable for development as a large-scale office park. Retail use is not appropriate except supplemental retail to the office park with no frontage or exposure to Rt. 73 or Clearcreek Franklin Rd. (The) Site would also be suitable for medical service facilities including assisted care living facilities.” development.” Initiative NW-8 also states: “Require setback from Rt. 73 with pathways and landscape mounding...”

The applicant has requested rezoning to PUD-B, not a residential PUD category, since nursing home facilities are not permitted in conventional residential zoning districts such as the R-2, R-3 and so on. Nursing homes are allowed in the B-2, Local Business District, as well as the B-1 and B-4 District. The applicant has been advised by staff that the Planning Commission will have in its power, as was discussed at the June 13, 2007 Planning Commission Work Session, should it find the proposed use of this site as a nursing home desirable, the ability to strike-out other uses permitted in the B-2 District that they might find undesirable for this site given its location. Staff has included as “Exhibit A” a proposed attachment to the proposed rezoning application that shows all other permitted uses for the B-2 District struck out with the exception of #23.

Traffic impacts from the proposed development as well as the overall Eastbrook Farm were discussed extensively at the June 13th Work Session. Staff, working with its traffic engineering consultant, and using information provided by Henkle-Schueler and Otterbein Communities notes the following regarding traffic:

- Based on trip ends for the peak hour, a traffic impact study is presently not required.
- The site access for Otterbein Nursing Home should be located within 550± feet of the north property line of Eastbrook Farm.
- Internal roadways should be designed to accommodate a through street that can be extended as part of overall site plan when fully developed in the future. This street should have a three-lane section and limit on-site access about 250 feet from the Clearcreek-Franklin Road Corridor. Also the street should have sidewalks on both sides.
- Only two access points along Clearcreek-Franklin Road should be granted for the overall Eastbrook Farm site. The second access point should be located opposite the existing access point for the apartments on the west side of Clearcreek-Franklin Road. This access point may have traffic signal depending upon the future traffic demand.

The proposed rezoning and General Plan request for approval appear as two items on the Planning Commission agenda since, in the event this application moves forward, the Planning Commission will need to make two separate recommendations to City Council: one for the rezoning request and a second for the General Plan.

Staff Comments:

1. Road right-of-way dedication to be determined at a later date.
2. Provide a legal description of the property being rezoned.
3. Provide an indication of interim plans for storm water detention/retention for the site until the entire Eastbrook Farm acreage is developed.
4. Traffic comments discussed at the July 11th Work Session need to be integrated into the General Plan:
 - a. The site access for Otterbein Nursing Home should be located within 550± feet of the north property line of Eastbrook Farm.

- b. Internal roadways should be designed to accommodate a through street that can be extended as part of overall site plan when fully developed in the future. This street should have a three-lane section and limit on-site access about 250 feet from the Clearcreek-Franklin Road Corridor. Also the street should have sidewalks on both sides.
- c. Only two access points along Clearcreek-Franklin Road should be granted for the overall Eastbrook Farm site. The second access point should be located opposite the existing access point for the apartments on the west side of Clearcreek-Franklin Road. This access point may have traffic signal depending upon the future traffic demand

Adam Hoff of R.D. Zande & Associates and Greg Bartley of Henkle-Schueler Realty were in attendance to answer questions of Planning Commission. Mr. Hoff has no questions concerning the rezoning.

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

Mr. Boron commented that Exhibit A, which was reviewed June 13th Work Session and handed out at the time of the meeting, listing the permitted uses for the property and striking out all uses except "nursing homes and convalescent care facilities" would be attached to the application for rezoning to be forwarded to City Council.

Ms. Ridd motioned to recommend the Amendment to the Zoning Map for the near southeast corner of the intersection of Clearcreek Franklin Road and Whispering Pine Drive (no address), from R-2, Low-Density Residential District and O-2, Office Park District, to PUD-B, Planned Unit Development-Business, proposed continuing care facility/nursing home, be forwarded to City Council for public hearing and approval with the inclusion of Exhibit A, PUD-B uses. Mr. Landefeld seconded the motion.

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

Ms. Belpulsi asked Mr. Hoff had any questions regarding comments about the General Plan. He had none and deferred to Mr. Bartley for a question.

Mr. Bartley asked that staff comment #4c be stricken due to the restrictive language in that it may limit future proposals.

Ms. Belpulsi asked for comments from Planning Commission members.

Ms. Ridd felt that it was okay to strike the comment. She felt that while two access points may be ideal for current plans for the project, two points might not be appropriate for future plans. She felt that a traffic study of any proposed use at that time should define the access points.

Ms. Gibson stated that she would agree to strike the comments but felt that the development should be limited to two access points while not limiting them to a specific location.

Mr. Papakirk agreed with Ms. Gibson that the comment should limited access to two points while leaving the exact location variable.

Mr. Bartley explained that he felt that the comment expresses the Planning Commission's intent and direction but that he requests that the issue remain open ended.

Ms. Belpulsi asked for staff recommendation concerning any mobility plan. Mr. Boron stated that access is limited on the State Route 73 corridor. The Clearcreek-Franklin Road access points will be dictated by how the property is developed. He stated that he felt that the language of the comment was permissive and not prescriptive. The comment is intended to show that staff has reviewed the issue at the request of Planning Commission and allows the flexibility for any long range plans.

Mr. Bartley asked for a change in the language to indicate that the two-access requirement is a suggestion based on current plans and not a requirement regardless of future plans.

Ms. Gibson expressed her concern about the piecemeal development of the property. She reminded Mr. Bartley that at Work Session it was discussed that putting in the initial access point could compromise the property. Mr. Bartley was asked to be definite in his and the land owners plans for the access to be at that location and that two access points were the direction of the Planning Commission.

Ms. Ridd commented that the development may not be completed for many years and that a future Planning Commission may have a different view of access points and traffic patterns.

Ms. Belpulsi suggested that the comment be amended in order to express the recommendation of the current Planning Commission while allowing a future Planning Commission to make adjustments for future proposals.

Ms. Ridd agreed that due to the property's zoning the Planning Commission at that time could then make any limitations they should require.

Ms. Belpulsi asked for staff comments. Mr. Sharma explained that the engineers had worked with Scott Kneibel, the traffic engineer to write the comment based on the request of the Planning Commission to review the issue.

Mr. Papakirk asked whether the traffic engineer had based his comment on the current plans or had taken into account any proposed plans. Mr. Sharma explained that Mr. Kneibel had not wanted additional intersections to be too close to each other and had taken into account the location of Whispering Pines and the entrance to the apartment complex.

Mr. Boron added that Henkle-Shueler had provided Staff with potential general uses for the property and they were taken into account in Mr. Kneibel's analysis. This comment was written as a necessary first step in laying the groundwork for the significant road infrastructure in the development.

Mr. Boron suggested adding "Based on the information available at this time Planning Commission recommends that" to the beginning of the comment. This addition will allow for a more detailed discussion once additional plans are presented.

The actual rewording of the comment was discussed and rewritten.

Ms. Belpulsi asked for additional comments from Planning Commission members.

Mr. Landefeld asked fellow Planning Commission members whether they felt comfortable that the proposed Otterbein access point is a recognized access for the entire site, one of the two accesses.

Mr. Boron clarified that the road would be designed to city standards. Later discussions will determine its disposal with current plans calling for an easement in the short term and a city dedication in the long term.

Mr. Hoff added that that language is included in the site plan.

Ms. Gibson asked about the setback on the northern edge of the property and the change in elevation at that point. Mr. Hoff answered that the topographic would be completed next week but that the drop off should be about 20 feet.

Mr. Hoff informed Planning Commission that a conceptual agreement regarding the easements is being prepared with Eastbrook Farms, the boundary topographic survey was in the works and a meeting with neighboring residents is tentatively scheduled the week of August 13th at Springboro library. Mr. Hoff presented pictures of recently completed Otterbein communities.

Mr. Boron commented that the exterior designs and landscape design would be presented in the next phase of the approval process, Final Development Plan. He stressed that the property owner review how Otterbein's design would fit into the design of the overall project.

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

Ms. Ridd motioned to recommend to Council approval of the General Plan for Clearcreek Franklin Road, Otterbein Communities, proposed continuing care facility/nursing home with the condition that all staff comments are met and staff comment #4c is amended. Ms. Hartle seconded the motion.

Staff comment #4c should read: Based on the available information at this time Planning Commission recommends that only two access points along Clearcreek-Franklin Road should be granted for the overall Eastbrook Farm site one being the proposed site. The second access point should be located opposite the existing access point for the apartments on the west side of Clearcreek-Franklin Road. The access point may have traffic signal depending upon the future traffic demand.

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

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Landefeld asked staff to inspect the landscaping at Graeter's in Village Park. Many plants have died and he asked Mr. Boron whether the owners could be compelled to replace the plants

that have been approved in the landscaping plan. Mr. Boron advised that the developers are required to fulfill their obligations and the plants should be replaced and that staff will follow up.

VI. Adjournment

Ms. Ridd motioned to adjourn the July 25, 2007 meeting. Mr. Landefeld seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:56 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary