

City of Springboro
320 West Central Avenue, Springboro, Ohio

Planning Commission Regular Meeting
Wednesday, July 28, 2010, 6:00 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 (arrived at 6:05), David Vomacka, Chris Papakirk, Barb Gibson
Absent: Janie Ridd

Staff: 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. Ridd.

Mr. Landefeld motioned to excuse Ms. Ridd. Ms. Gibson seconded the motion.

Vote: Belpulsi, yes; Landefeld, yes; Vomacka, yes; Papakirk, yes; Gibson, yes. (5-0)

II. Approval of Minutes

A. June 30, 2010 Planning Commission Meeting

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

Ms. Gibson motioned to approve the June 30, 2010 Planning Commission meeting minutes as presented. Mr. Papakirk seconded the motion.

Vote: Gibson, yes; Belpulsi, yes; Landefeld, yes; Vomacka, yes; Papakirk, yes. (5-0)

B. July 14, 2010 Planning Commission Work Session

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

Mr. Landefeld motioned to approve the July 14, 2010 Planning Commission work session minutes as submitted. Ms. Gibson seconded the motion.

Vote: Belpulsi, yes; Landefeld, yes; Vomacka, abstain; Papakirk, yes; Gibson, yes. (5-0-1)

III. Action Agenda Items

A. Sandwich Board Signs, The Marketplace at Settlers Walk PUD, Planned Unit Development

Background Information

This item is a request for Planning Commission review and approval, based on an application submitted by Melissa DeHart, property manager, Marketplace at Settlers Walk, and John Roll, architect, for sandwich board signs at the shopping center. At the June 9th Work Session and June 30th Meeting, references to these signs were included in staff comments for the proposed outdoor display areas. As proposed by the applicants, the signs would follow the following criteria:

- Black frame and base, white or black background. Signs can be poster signs, changeable letters or write-on, but must be legible and in good repair.
- Maximum total height, including base: 54" (4'-6"); maximum width: 30" (2'-6").
- All signs must be stationary and weighted so that they do not move or blow around.
- All signs must be placed inside at close of business.
- All signs must be pre-approved by Landlord to insure consistency.

The applicant will provide sketch examples of the proposed sandwich board signs at the Work Session; if available they will be forwarded to members of the Planning Commission electronically prior to the meeting.

Staff Comments

1. As discussed at the July 14th Work Session, please include a stipulation that signs are to be placed at the curb in order to avoid pedestrian pathways.

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

Mr. Boron explained that the applicant was advised that they did not need to attend the meeting, but the applicant is looking forward to implementing the new sign rules.

Ms. Gibson asked for clarification about whether the staff comment regarding the placement of the sign on the sidewalk would be included by making it part of the motion.

Mr. Boron agreed that it would.

Ms. Gibson motioned to approve the sandwich board signs for The Marketplace at Settlers Walk provided staff comments are met. Mr. Landefeld seconded the motion.

Vote: Vomacka, yes; Papakirk, yes; Gibson, yes; Belpulsi, yes; Landefeld, yes. (5-0)

Ms. Hartle arrived following the vote.

IV. Non-Action Agenda Items

A. Discussion, Review of Township Zoning within Corporate Boundary

Staff wishes to continue this discussion that was introduced this item at the May 26th Planning Commission meeting. Information regarding this agenda item will be provided at the meeting. No formal action is requested.

Mr. Boron reviewed the zoning map and the statistics provided in a memo to Planning Commission regarding the inventory of township zoning within the City limits (memo is attached).

Mr. Boron stated that the next step would be to group the properties based on proximity of location and similarity of use. He is doing a preliminary review of how the properties lie relative to the Land Use Master Plan.

Ms. Belpulsi asked that when the recommendations are made, that staff provide Planning Commission with the current and future zoning so they can compare and address the pros and cons.

Mr. Boron agreed and added that that is where the next step is going. He reviewed possible recommendations including adopting township zoning and incorporating it into the City's zoning code.

Ms. Gibson expressed her concern about incorporating township zoning into the city code. She commented that that could wait until staff receives feedback from the residents. She commented that staff needs to explain and portray the rezoning as "cleaning things up" and getting uniformity in the City.

Mr. Landefeld suggested that the rezoning be part of a City newsletter as general information at first in order to educate the citizens and prepare them for the project before specific properties are addressed. He suggested that the statistics in the staff memo be used.

Ms. Gibson suggested also referencing the new mapping system.

Mr. Boron commented that because of the large number of properties, the notification requirements are much different which should make the process easier.

Planning Commission discussed the issue of properties owned by City Council members that are to be rezoned. Staff is aware of the issue and will consult with the City attorney.

Mr. Vomacka suggested making the rezoning process as simple as possible.

Mr. Boron commented that staff will have more information for Planning Commission as early as the next meeting looking at the matchup of existing land use and zoning and potential zoning recommendations.

V. Guest Comments

There were no Guest comments.

VI. Planning Commission and Staff Comments

Mr. Boron informed Planning Commission that the City Council will review two resolutions on August 5th based on the Planning Commission recommendations for The Fairways.

VII. Adjournment

Mr. Vomacka motioned to adjourn the July 28, 2010 Planning Commission Regular Meeting at 6:29 P.M. Mr. Landefeld seconded the motion.

**Vote: Hartle, yes; Vomacka, yes; Papakirk, yes; Gibson, yes; Belpulsi, yes; Landefeld, yes.
(6-0)**

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary