

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

Planning Commission Regular Meeting
Wednesday, August 29, 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; Barbara Gibson; Janie Ridd; Becky Hartle

Absent: Chris Papakirk (Although Mr. Papakirk was considered absent and excused when the meeting was called to order, he arrived at 7:05 p.m. and was in attendance for the remainder of the meeting.)

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 Chris Papakirk.

Mr. Chmiel motioned to excuse Chris Papakirk. Ms. Ridd seconded the motion.

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

II. Approval of Minutes

A. July 25, 2007 Planning Commission Meeting

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

Ms. Gibson asked that staff comment #4a for the rezoning of property on Clearcreek Franklin Road on behalf of Otterbein Communities be amended. It was discussed and agreed that the staff comments could not be amended once they were approved.

Ms. Ridd motioned to approve the July 25, 2007 Meeting minutes as presented. Mr. Landefeld seconded the motion.

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

B. August 8, 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 August 8, 2007 Work Session minutes. Mr. Chmiel seconded the motion.

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

Mr. Papakirk arrived at 7:05 p.m.

III. Agenda Items

A. Site Plan Review

Renegade Corporation, proposed manufacturing facility, west end of South Tech Drive, South Tech Business Park

Background

This agenda item is a request from Miller Valentine Group, representing Renegade Corporation, for the construction of a 23,000-square foot manufacturing facility, along with accessory office space, at the west end of South Tech Boulevard in the South Tech Business Park. The proposed building would house Renegade Corporation, a subsidiary of Maverick Corporation (some of the smaller sized drawings submitted indicate Maverick). The proposed site is located to the north of The Leather Gallery and to the west of Printing Services, Inc.

This portion of the South Tech Business Park was rezoning in early 2007 to ADD-1, Austin Development District 1, in order to comply with the recommendations of the multi-jurisdictional *Austin Center Land Use and Development Plan* that is intended to guide the long-range development of the land adjacent to the proposed Austin Road interchange of I-75 on the north side of the City. The ADD-1 allows the proposed use.

This item was reviewed by the Planning Commission at the June 13, 2007 Work Session.

Consolidated Staff Comments

1. Future building and other long-range portions of the overall site plan subject to review and approval by Planning Commission at a later date.
2. A portion of the 20-foot buffer, required per Section 1264.20(f)(4)(c), on the north side of the property to be provided on adjacent property to the north.
3. Please indicate short-range and long-range screening of loading dock proposed for north side of building.
4. Please indicate maximum building occupancy for purposes of verifying minimum/maximum off-street parking spaces required/allowed per code.
5. Please indicate on drawings A 301 and A 302 proposed building exterior materials.
6. Please verify that development coverage does not exceed 85% of the site per ADD-1 Section 1264.20(f)(3)(D).
7. Landscaping plan consistent with ADD-1 requirements to be submitted for Planning Commission review at a later date per the provisions of ADD-1 Section 1264.20(f)(4).
8. Mechanical equipment to be screened per the provisions of Section 1264.20(f)(5).

9. Lighting plan consistent with the provisions of Section 1271.02, Exterior Lighting, to be provided to the City of Springboro. Please coordinate with Dan Boron at (937) 748-6183 for more information.
10. Please coordinate with Ron Gibboney, Zoning Inspector, regarding any proposed signage for the proposed building. Item is not subject to review by Planning Commission.
11. Elements pertaining to contours, drainage, design, etc. to be prepared and certified by a professional engineer licensed to practice in Ohio.
12. The site for the proposed building as shown on the vicinity map is incorrect.
13. Identify adjacent properties and their uses.
14. Show the name, address and telephone number of the owner.
15. Site plan to be signed by owner of land/or duly authorized officer.
16. Remove the existing curb and gutter in the proposed driveway area and replace with depressed curb as per ODOT Std. Construction dwg. BP- 4.1.
17. Show the pavement typical section for the driveway and parking lot areas.
18. The dumpster pad to have a six(6) foot high solid wood fence or brick wall and a solid gate.
19. Provide storm sewer calculations. Construct ODOT Type 1-2 paved gutter next to the proposed headwall and merge it with the existing paved gutter. Match the crown of the storm pipes. Show the type of catch basin and storm pipe material.
20. Show the lot coverage i.e. area covered with any combination of buildings, pavement etc.
21. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
22. The silt fence material to be ODOT Item 712.09, Type C.
23. Provide details about the vertical nitrogen tank.
24. Show elevations both for pavement and top of curb.
25. Clearcreek Fire District: no comments.

Matt Packer of Miller Valentine Group was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Packer whether he had questions regarding staff comments.

Mr. Packer asked that staff comment #18 be amended to reflect that the dumpster could be constructed of "similar materials to match the building facade".

Mr. Boron responded that the change would present no problems. The dumpster would match the building on three sides with a gate on the fourth side and the change would be an improvement to the staff request.

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

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

Ms. Gibson motioned to approve the Site Plan for Renegade Corporation, South Tech Business Park with the condition that all staff comments are met and the comment #18 be amended to read "or similar materials to match the building facade". Ms. Hartle seconded the motion.

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

- B. Site Plan Review,
Dayton Children's Medical Center, proposed medical office building, west end of West Tech Boulevard, South Tech Business Park

Background

This agenda item is a request filed by David Glover, Pinnacle Architects, on behalf of Dayton Children's Hospital, for Site Plan Review approval for the construction of a 20,000 square foot medical office building west of the present terminus of West Tech Drive in the South Tech Business Park.

As indicated in the documents supporting the Site Plan Review application, the proposed medical office building is one part of a multi-phase medical campus on the site. For the purposes of this Site Plan Review, the proposed 20,000 square foot building is the only item on the agenda; the applicant has been advised that future phases of the proposed medical campus will require Planning Commission review and approval through the Site Plan Review process.

The property on which the proposed medical campus is located was rezoning in early 2007 to ADD-1, Austin Development District-1, in order to comply with the recommendations of the multi-jurisdictional *Austin Center Land Use and Development Plan* that is intended to guide the long-range development of the land adjacent to the proposed Austin Road interchange of I-75 on the north side of the City. The City of Miamisburg and Miami Township, Montgomery County, also adopted similar zoning code text and map amendments to incorporate that plan's recommendations. As part of the review process, review and approval by the Austin Center Land Use Advisory Committee (LUAC) is required.

This item was reviewed by the Planning Commission at its June 13, 2007 Work Session.

Consolidated Staff Comments:

1. Please indicate on drawings A7-1 and A7-2 proposed building exterior materials.
2. Applicant has indicated that a design guideline is to be developed to coordinate the character of the entire of the Children's Medical Center campus. What is the status of that guideline?
3. Proposed photometric analysis exceeds the maximum allowable light intensive levels significantly. Please submit a revised plan meeting the provisions of Section 1271.02, Exterior Lighting. Also please confirm that proposed lighting fixture are fully shielded to prevent glare. Please coordinate with Dan Boron, Planning Consultant, at (937) 748-6183 for more information.
4. Landscaping plan to conform to ADD-1 requirements Section 1264.20(f)(4).
5. Please indicate if the proposed landscaping at the West Tech Drive entrance to the, per ADD-1 requirements Section 1264.20(f)(C), includes a 30-inch high, 35-wide screened buffer.
6. Please coordinate with Ron Gibboney, Zoning Inspector, regarding the proposed signage for the proposed building. Item is not subject to review by Planning Commission.
7. The site plan to be signed by owner of land/or duly authorized officer.
8. Show vicinity sketch showing location of site in relation to surrounding street system.

9. The storm sewer to match the permanent driveway and not temporary driveway location. See Structure #12 &13.
10. Show details about the permanent driveway at its intersection with the proposed West Tech Road. The driveway to be radial to West Tech Road.
11. The silt fence material to be ODOT Item 712.09, Type C.
12. The issues regarding the 36" storm sewer and detention/retention basin outlet elevation to be resolved.
13. At Station 13+86, Water main, provide 8"x8"x8" tee and plug and not two 45° bends.
14. The dumpster pad to have a 6' high solid fence and/or concrete block wall and a solid gate.
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. Check top of casting on profile sheet for CB-3 and CB-9.
17. Add curve on the main driveway and eliminate deflection.
18. Tie down the building.
19. Match crown of the storm sewers.
20. Clearcreek Fire District: no comments.

David Glover of Pinnacle Architects was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Glover whether he had questions regarding staff comments. He had none.

Mr. Boron commented that he had spoken with Mr. Glover and had no concerns about addressing staff comments. He added that landscaping and lighting plans were being worked out.

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

Ms. Ridd asked about the design guidelines that were being developed as indicated in staff comment #2.

Mr. Glover explained that the guidelines are being developed along with the specifications for Phase I.

Ms. Gibson asked whether additional buildings would be as colorful as the original building.

Mr. Glover responded no, that they would be scaled down.

Ms. Gibson asked whether the Austin Center Land Use Advisory Committee had approved the design.

Mr. Boron answered yes, the approval had occurred earlier in June.

Ms. Ridd asked whether a decision had been made regarding the percentage of accent material permitted on an elevation.

Mr. Boron explained that Mr. Glover had submitted calculations indicating the percentage of accent materials. The material was approved in the LUAC review; the committee will take into

consideration the Planning Commission's recommendation in approving the material and those recommendations would be written into future revision to the ADD district.

Mr. Landefeld asked Mr. Glover about requested changes to the parking lot to allow for a better pedestrian pathway. He presented a copy of pictures he had taken of a similar parking lot to illustrate his suggestion. Concrete and planting beds were used to delineate the walkway from the parking area.

Mr. Glover explained that the plans had not changed; pedestrian walkways could be designated by striping and spaces.

Ms. Ridd suggested that brick pavers could be used to encourage pedestrians to use the walkway.

Mr. Glover commented that due to the size of the lot and the orientation and number of spaces required, it might be difficult to reduce the number of spaces to allow for a walkway. He added that in future phases, the walkway could be incorporated.

Ms. Thompson commented that the size of the lot had been reduced due to the West Tech extension. For that reason, parking is very tight.

Ms. Gibson agreed with Mr. Landefeld, in that this is a safety issue with children involved.

Ms. Belpulsi also agreed with Mr. Landefeld, but commented that it may not be possible on this site. She asked that the parking lot plan be worked on with staff to improve the walkway and that future projects take in consideration more pedestrian friendly parking areas.

Ms. Gibson asked that staff comment #5 be amended to read "30-inch high, 35-foot wide screened buffer". Staff agreed.

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

Ms. Ridd motioned to approve the Site Plan for Dayton Children's Medical Center, West Tech Blvd with the condition that staff comments are met and the developer work with staff to try to make the parking lot more pedestrian friendly. Ms. Gibson seconded the motion.

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

C. Right-of-way Dedication/ Record Plan
South Tech Business Park, Section 16

Background

This agenda item is a request for Record Plan approval for an area within the South Tech Business Park Development at the west end of West Tech Road. Under the provisions of the Record Plan, approximately 0.74 acres of the West Tech Road right-of-way would be dedicated. The land is zoned Austin Development District 1 (ADD-1). The extension of West Tech Road will provide access for the future Dayton Children's Medical Center (see previous agenda item) and Crucible Materials sites (approved by Planning Commission on May 30th).

Consolidated Staff Comments:

1. Show the lot lines for the Crucible site and also provide Crucible signature blocks.
2. Revise the Notary Public signature block by replacing "The City of Springboro" with "Christine Thompson, City Manager." Also, revise the Notary Public signature block for the Bank of New York accordingly.
3. Revise the City of Springboro's Tract 2 acreage and deed information throughout the plan.
4. No Clearcreek Fire District comments at this time.

Elmer Dudas, Assistant City Engineer was prepared to answer questions of Planning Commission. Mr. Dudas explained the proposed extension would provide access to Dayton Children's Medical Center and Crucible Materials. He commented that all staff comments have been corrected.

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

Ms. Ridd motioned to approve the Right-Of-Way Dedication/ Record Plan for South Tech Business Park, Section 16 with the condition that staff comments are met. Mr. Landefeld seconded the motion.

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

- D. Revision to Approved Site Plan
125 East Mill Street, Springboro Baptist Church, revision to approved building design

Background

This agenda item is a request of Pete Nelson of The McKnight Group, representing Springboro Baptist Church, to revise the approved site plan for an expansion of the church that was approved by the Planning Commission in March 2006.

As a summary, the Planning Commission approved on March 29, 2006 a 14,968-square foot addition to the church facility as well as an expansion of the parking lot for the church complex. Construction on the site is largely complete, however in the course of inspecting progress on the site, City staff noted a couple discrepancies relative to the approved site plan. As a result, the applicant is requesting to revise the approved plans to allow a change in the materials used for the south elevation. As originally proposed, the south elevation was to be finished with brick on the lower portion of the building to match brick on the west elevation and original church building to the north. The south elevation was finished out with an alternative material. The applicants have asked to continue to keep that alternative material in light of the fact that the 14,968-square foot addition will be in the long-term screened to the south with a 6,608-square foot addition. That 6,608-square foot addition is indicated on the color site plan submitted by the applicant.

This item was discussed at the August 8, 2007 Planning Commission Work Session.

Consolidated Staff Comments:

No staff comments at this time.

Richard Fair of Springboro Baptist Church and Pete Nelson of The McKnight Group were in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked the gentlemen if they had any questions of Planning Commission.

Mr. Boron asked, based on a comment from Planning Commission at the work session, whether the church had determined a time frame for construction of the next phase of the project.

Mr. Nelson answered that he did not have an exact time frame but that the next phase was not anticipated for a couple of years.

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

Ms. Ridd motioned to approve the revision to the Site Plan for Springboro Baptist Church. Ms. Hartle seconded the motion.

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

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Chmiel thanked Mr. Landefeld for taking the initiative by providing sample pictures of his suggested parking lot improvements.

Dan informed Planning Commission that on August 13th he had attended as an observer the Open House presented by Otterbein Communities for the residents near the proposed new nursing home. He commented that the evening was informative and very positive. The public hearing for the property will be September 6th at 7:00 p.m.

Ms. Belpulsi encouraged Planning Commission members to attend the public hearings in order to be available to Council members to comment or answer questions of Council about the property and the Planning Commission process. Two public hearings are scheduled on September 6th; Clearcreek Franklin Road / Otterbein Communities, proposed nursing home and Clearcreek Franklin Road / Henkle-Schueler, proposal for up to 118 units.

Ms. Belpulsi informed Planning Commission that the Charter review process is beginning. Planning Commission members will be receiving a copy of the City Charter and asked for input and suggested revisions.

VI. Adjournment

Mr. Landefeld motioned to adjourn the August 29, 2007 meeting. Ms. Ridd seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:29 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary