

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Work Session
Wednesday, October 13, 2010, 6:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the Springboro Planning Commission Work Session to order at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio

Present: Marie Belpulsi, Chairperson, David Vomacka, Janie Ridd, Chris Papakirk, Barb Gibson, Hans Landefeld, Becky Hartle

Staff: Dan Boron, Planning Consultant; Raj Sharma, City Engineer; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

II. Agenda Items

A. Site Plan Review, east end Commercial Way, new landscaping business

Background Information

This agenda item is based on an application filed by Paul Sivak, PS Properties, to construct a 6,000 square foot building and support functions to serve as a new operations facility for Brickman Landscaping. The property is located near the western terminus of Commercial Way; the proposed site is situated immediately east of Woodhull (Woodhull fronts directly onto I-75) and south of the Dialysis Center of Dayton.

The site proposed for the landscaping operation consists of two lots totaling approximately 2.98 acres in area. The property is currently owned by the City of Springboro. The two lots—along with the entirety of Commercial Way—are zoned ED, Employment Center District. The proposed use is a permitted use of the ED District. The district also provides for Planning Commission to establish building setbacks on a lot by lot basis at the time of development through the Site Plan Review Process.

In addition to the adjacent uses mentioned above, surrounding uses to the east include light manufacturing (S&S Tool & Die) and recreation (tennis club); residential to the south in Franklin Township on properties fronting Sharts Road. The south property line for the parcel(s) marks the City of Springboro corporation line.

Staff Comments

1. Please coordinate with Dan Fitzpatrick, Zoning Inspector, (937) 748-6845 or danf@cityofspringboro.com, regarding compliance with City of Springboro Sign Code, Chapter 826 of Codified Ordinances, for any future signage package for the proposed building.
2. Please provide detail of proposed decorative fence as well as the proposed 30' wide gate.

3. Please label elevations north, south, etc.
4. Please provide projected employment levels that are generating the need for 52 off-street parking spaces.
5. Following October 13th Work Session applicant to provide exterior lighting plan consistent with Section 1271.02 of the Planning & Zoning Code. All lighting to be high-pressure sodium.
6. Please indicate plans for a dumpster location and its means of screening.
7. Following October 13th Work Session applicant to provide landscaping plan; landscaping plan to focus on screening of dumpsters, parking and material storage.
8. Replat both lots into one lot.
9. Move storage tank and storage bins to the east to provide 15' clearance to the existing 24" storm sewer.
10. Provide spill containment details regarding the outdoor fuel storage tank.
11. Building setback is measured to the overhang.
12. Provide storm water detention design and storm sewer calculations and details.
13. Dedicate sanitary and storm sewer easements as determined by the engineering department.
14. Provide north arrow.
15. Will materials be stored outdoors in other locations beside the storage bin? If so, what materials and where?
16. How are pedestrians accessing the fenced area and building from the parking lot along Commercial Way?
17. Remove the existing ODOT type 2 curb and gutter and replace with depressed curb and gutter at both curb cut locations.
18. Provide proposed on site grading and spot elevations throughout the paved areas every 25'.
19. Provide handicap parking spaces as per ADA requirements.
20. Provide water and sanitary sewer lateral information.
21. Depending on the quantity and material involved, this tank may be too close to the adjoining lot line to the east. More details on the proposed tank will be needed.
22. Given the current configuration and fencing, a fire hydrant will be needed within the perimeter of the fence, in an approved location.
23. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

John Burkhardt and Jonathan Burkhardt of Burkhardt Engineering and Paul Sivak of PS Properties were in attendance to answer questions of Planning Commission.

Mr. Burkhardt stated that the storage bins shown on the plans have been removed.

Mr. Sivak reviewed the plans for the trailer parking the storage tank and the fencing. He stated in response to staff comment # 4 that the parking would accommodate 70 employees. He reviewed the planned landscaping for the property.

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

Mr. Vomacka asked whether there would be a retail operation as well; he asked about the small parking lot adjacent to the building.

Mr. Sivak answered no. The small parking lot would be for the office staff.

Mr. Vomacka asked about the difference between the two plans; whether the parking spaces were straight or angled.

Mr. Burkhardt answered that the plans would be corrected to match.

Ms. Gibson asked whether this district comes into the parking regulations.

Mr. Boron stated that is why staff asked what was generating the need for the spaces.

The answer was that there would be 70 employees with many of them working offsite.

Mr. Vomacka asked about staff comment #23.

Staff answered that the comment was provided by Clearcreek Fire District.

Ms. Belpulsi asked for further comments.

Mr. Boron commented that staff is asking for plans and elevations that are to scale.

Mr. Boron commented that the next Planning Commission meeting and work session would be November 10th with a submission deadline of October 29th.

B. Site Plan Review, 20 Eleanor Drive, multi-purpose building for Minds In Motion school/day care

Background Information

This agenda item is a request for Site Plan Review approval based on an application filed by CESO, Inc., agent for the property owner and business owner, Minds in Motion DBA 741 Church, LTD. As indicated in the submitted materials, the property owner proposes to construct a 7,200-square foot multi-purpose building adjacent on their property located at 20 Eleanor Drive and the northeast corner of Eleanor Drive and North Main Street (SR 741).

The property on which the multi-purpose building is proposed was the site of Epiphany Lutheran Church. The operators of Minds In Motion acquired the site and building and reused it for their school/day car operation in late 2006/early 2007. Access to the 20 Eleanor Drive property is from a driveway located on Eleanor Drive.

As shown in the supplied plans, the applicant proposed to construct a 7,200-square foot multi-purpose building on a portion of the existing parking lot serving the 20 Eleanor Drive property. A 42-vehicle parking area would be constructed to the east of the existing building on the site.

Minds In Motion's other facility is located on a separate property to the north accessed from Sycamore Creek Drive. That facility's Site Plan Review was approved in July 2004. The two sites are connected by a walkway.

The property is zoned O-R, Office-Residential District, a district that permits the school use.

In addition to the property to the north mentioned above, adjacent uses to the east include single-family residential lots located on Robinglen Court; this area is zoned R-1A, Low Density Residential

Transitional District. A storm water retention area and residential uses to the south fronting Eleanor Drive and zoned O-R District. To the south and west is St. Paul's Episcopal Church and Page's Carpet, both located on the west side of North Main Street and zoned B-2, Local Business District. To the northwest is an area zoned O-R District also on the west side of North Main Street.

Staff Comments

1. Please coordinate with Dan Fitzpatrick, Zoning Inspector, (937) 748-6845 or danf@cityofspringboro.com, regarding compliance with City of Springboro Sign Code, Chapter 826 of Codified Ordinances, for any future signage package for the proposed building.
2. Provide architectural renditions with an accurate relative scale to determine building heights for the proposed multi-purpose building.
3. Please relabel, if appropriate, west elevation as east and west elevation and north elevation as north and south elevation.
4. Indicate building populations that are generating the need for the proposed 42-car parking lot proposed for the site.
5. Following October 13th Work Session applicant to provide exterior lighting plan consistent with Section 1271.02 of the Planning & Zoning Code. All lighting to be high-pressure sodium.
6. Please indicate plans for a dumpster location and its means of screening.
7. Following October 13th Work Session applicant to provide landscaping plan consistent with Section 1271.02 of the Planning & Zoning Code. The plan should emphasize screening on the east property line particularly replacement of the stumps in that area.
8. Dedicate storm sewer easements as determined by the City of Springboro Engineering Department.
9. Provide storm water detention design and storm sewer calculations and details.
10. Provide proposed on site grading and spot elevations throughout the paved areas every 25'.
11. Provide 35' Public Access Easement along SR 741.
12. Replace all of the existing 2' walk and steps and provide a 5' walk; connect site to sidewalk on S.R. 741.
13. Are the islands in the parking lot paved or landscaped?
14. Provide a hydrant to the east of the building in an approved location near the newly established parking area. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Mark D'Urso and David Oaks of CESO, Inc. and Gina Pangalangan of Minds in Motion were in attendance to answer questions of Planning Commission.

Mr. Oaks reviewed the plans and elevations for the Planning Commission; they would be matching the existing architecture of the area. He commented that the enrollment at the school would not be increased; they are taking the activities that are being done at the school and moving them into a separate building. He commented that the parking would be a replacement with no additions.

Mr. Oaks commented that they have no problem with the 35 foot public access easement along State Route 741; they just want to make sure that all property owners get treated alike.

Mr. Oaks commented that islands would be added in the parking lot and they would be landscaped not concrete.

Mr. Oaks commented that he would verify with the fire department that they are within code regarding the fire hydrants.

Mr. Landefeld asked what architectural details they would be picking up from the adjacent buildings.

Mr. Oaks answered that it would be the brick wrap with a pitched roof and residential in nature.

Mr. Landefeld asked whether they envision that this is the build out for this facility or whether they have any long term plans beyond this building. He asked whether long term plans had been considered in placing this building and storm water calculations that may necessitate a bigger detention area.

Mr. Oaks answered that they will accommodate this building into their present storm water design. As it relates to the site, he feels that it is fairly built out with good buffers on all sides. There would have to be additional acquisitions for further expansions to occur, keeping in mind the residential nature of Eleanor Drive.

Mr. Vomacka asked about the elevations and the view from State Route 741.

Mr. Oaks answered that they are still having discussions themselves and with staff about the elevations. They will continue to work on it.

Ms. Gibson stated that she likes the positioning of the building due to safety concerns with the children and its relation to State Route 741. She does have concerns about the size of the building and asked that the colors and materials come as close as possible to the other buildings.

Ms. Belpulsi asked for comments from staff.

Mr. Boron asked about staff comment #4; the building population that generates the need for the parking spaces.

Mr. Oaks answered stated that he would work with staff on the item; it is based on the number of teachers and the need for parking for after hours activities.

Mr. Boron commented that the 35 foot public access easement is asked for on all properties along State Route 741.

Mr. Boron commented that the deadline for application for formal approval on November 10th is October 29th.

C. Final Development Plan, Lovely Farm PUD, Planned Unit Development, 330 East Central Avenue, addition to farm market building

Background Information

This agenda item is a request for Final Development Plan approval, the second-stage of the three-step Planned Unit Development (PUD) approval process, of a 3,108-square foot addition to Lovely Farm market located at 330 East Central Avenue (SR 73). The application was filed by Robin Lovely-Dowd, property and business owner. The existing market building is approximately (see

comment #2 below) 6,000 square feet in area. The addition is located on the east side of the existing building

The property was rezoned to PUD effective March 1998.

Adjacent land uses to the north and east include the open space/agricultural and residential portions of the PUD. To the south the Fieldstone subdivision that is zoned R-2, Low Density Residential District and the Richards Run Business Park PUD-MU, Planned Unit Development-Mixed Use, to the southwest.

Staff Comments

1. Please indicate clearly on plans the size of the proposed addition and existing building(s) for the purposes of determine off-street parking requirements.
2. Please provide plans to accurate relative scale to determine building heights for the proposed addition. It is at present impossible to determine the size of the building relative to the lot, location relative to property lines and other existing features.
3. Indicate on site plan, drawing A1.0, dimensions of proposed building from property lines. Dedicate 60' of right of way along the north side of SR 73.
4. Provide 35' Public Access Easement along SR 73.
5. Water and Sanitary sewer laterals?

Robin Lovely-Dowd and Larry Brubaker of Lovely's Farm Market were in attendance to answer questions of Planning Commission.

Ms. Lovely-Dowd reviewed the plans for Planning Commission.

Ms. Belpulsi asked for questions from Planning Commission.

There were none.

Mr. Boron asked that plans be provided that is drawn to scale.

Mr. Brubaker answered that he would provide it.

Mr. Dudas asked Ms. Lovely-Dowd if she was alright with the right-of-way dedication comment.

Ms. Lovely-Dowd asked whether the City would move her sign.

Mr. Sharma answered that the City would move the sign but she would have to give up the sixty foot right-of-way for further road improvements.

Ms. Lovely-Dowd asked whether the easement would be on both sides of the highway.

Mr. Sharma answered that it would.

Mr. Sharma commented that the easement is for future improvements but would need to be shown on the current plans.

Ms. Lovely-Dowd stated she would work with the engineering department on the issue.

Ms. Belpulsi commented that that issue could be on the November 10th Planning Commission meeting, with a submission deadline of October 29th.

D. Final Development Plan, Village Park PUD-MU, Planned Unit Development-Mixed Use, retail component, new credit union/financial institution

Background Information

This agenda item is a request for Final Development Plan approval, filed by Wenco Construction, New Carlisle, to construct a 4,952-square foot Wright-Patt Credit Union within the retail portion of the Village Park PUD-MU, Planned Unit Development-Mixed Use. The proposed site of the credit union is southwest of the corner of North Main Street (SR 73) and Village Park Drive. Specifically the site immediately south of the Fifth/Third Bank branch; immediately to the south is the retail building that includes Grater's Ice Cream shop.

As indicated above the site along with the entirety of the Village Park development is zoned PUD-MU. Rezoning to that category was effective September 2004 and is subject to a General Plan that includes design criteria for the retail portion of the PUD that defines the North Main Street frontage to the development. A pattern book to guide the specific details of the design and development of the retail area within the PUD-MU was approved by Planning Commission in 2006. Both documents have been provided to the applicant.

In addition to the uses listed above, adjacent land uses include to the east retail uses associated with the Marketplace at Settlers Walk; that development is zoned PUD as part of the larger Settlers Walk development. To the west, on the west side of Gardner Drive, is undeveloped land that is part of the office component of the Village Park PUD-MU.

Staff Comments

1. Off-street parking calculation are incorrect. Minimum requirement, based on 4,952-square foot building is 25 spaces with a maximum 37 spaces.
2. Proximity of exit drive from drive-thought to pedestrian sideway from Gardner Drive to North Main Street.
3. Proposed signage, lighting, landscaping, exterior building materials and other design and development details to comply with Village Park PUD-MU retail area pattern book of February 2006 provided to applicant in September.
4. Please coordinate with Dan Fitzpatrick, Zoning Inspector, (937) 748-6845 or danf@cityofspringboro.com, regarding compliance with City of Springboro Sign Code, Chapter 826 of Codified Ordinances and Village Park PUD-MU retail pattern book, for any future signage package for the proposed building.
5. Please indicate proposed screening and exterior materials for proposed dumpster.
6. Following October 13th Work Session applicant to provide exterior lighting plan consistent with Section 1271.02 of the Planning & Zoning Code and Village Park PUD-MU retail pattern book of February 2006.
7. Show the access into the Fifth Third Bank site.
8. The directional traffic flow arrows are shown incorrectly for the shared access road and parking lot.
9. Provide existing site information for the property to the south such as building, parking lot and sidewalk locations. Connect the new concrete walk to the existing sidewalk on the building to the south and connect the walk for the Wright Patt entry to the new sidewalk on the south side.

10. Sanitary lateral to be 6" and not 4" as shown. Provide 2% min. slope on the sanitary lateral.
11. Provide 2' cover at proposed CB 2-2B locations. Also provide storm sewer inverts at connections to the existing catch basins. Proposed storm sewer not approved as shown.
12. Provide proposed grading contours and additional spot elevations throughout site. Also, check parking lot grading at the existing catch basins.
13. Verify that area along S.R. 741 does not hold water.
14. Plans to have signature of the owner or duly authorized officer.
15. Provide name, address and telephone numbers of the owner and developer.
16. Provide additional parking lot dimensions.
17. Elevation and contours to be based upon USGS datum. Identify benchmark utilized.
18. Asphalt to be ODOT item 448 for surface and intermediate course.
19. Show the existing inspection ports and 4" cleanouts for the underground detention.
20. Identify adjacent business uses on site plan.
21. Revise vicinity map to indicate specific site of proposed credit union.

Dean McGillivray of Wenco, Inc. representing Wright Patt Credit Union was in attendance to answer question of Planning Commission.

Ms. Ridd stated for the record that she would be abstaining from any discussion on this item due to a conflict of interest.

Ms. Belpulsi asked Mr. McGillivray whether he had any questions about the staff comments.

Mr. McGillivray stated that he would clarify the plans for the drive-through and pedestrian sideway; the number of parking spaces would be 29 and he has no problem with the lighting standards.

Mr. McGillivray provided samples of the exterior building materials. The approved materials were discontinued; he will have something as close as possible.

Mr. McGillivray commented that the exterior material for the dumpster will be the same as the building.

Mr. McGillivray stated that he has reviewed the technical issues and sees no problem with any of them.

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

Mr. Vomacka stated that he liked the landscaping plan.

Ms. Gibson asked to see the elevations. She stated that it is very similar to the strip center next to it and asked whether it could be tied in with the strip center and the Fifth Third building and its pitched roof.

Ms. Gibson asked whether the logos on the awnings were considered signs.

Mr. Boron answered yes; they will be. Staff did not comment specifically on the signage.

Mr. Boron commented that the building is in compliance with the current pattern book.

Mr. Boron commented that staff did not go full bore on the comments relative to the pattern book; the plans include much more than normal for work session. Staff wanted to make sure that

Planning Commission was fine with the building location and circulation. Staff does have questions about how it will relate to the other two buildings. Mr. Boron asked for plans showing the location in relation to the other buildings.

Ms. Belpulsi commented that the next meeting would be November 10th with a submission deadline of October 29th.

**E. (This item was added to the agenda at the beginning of the work session.)
Revision to Approved Final Development Plan, 150 Remick Boulevard, Southwest Church,
landscaping plan, revision to approved building elevations and site plan**

Background Information

This agenda item is a request for approval of a revision to the approved site plan, as submitted by Michael Weinberg of Decker & Associates, Architects, for Southwest Church, located at 150 Remick Drive in the Settlers Walk Planned Unit Development. The site is located on the northwest corner of Remick Boulevard and Farr Drive immediately east of the Coffman YMCA.

The Site Plan for a 23,971-square foot church facility was approved by Planning Commission, contingent on compliance with a number of comments, at the October 31, 2007 Planning Commission meeting (that approval followed an approval on March 28, 2007 meeting). As indicated in the submitted drawings the proposed "phase 1" of the church property has been reduced in size from 23,971-square feet to 12,392 square feet. A second phase originally proposed in 2007 is not included in this submittal; the applicant has been advised to provide a summary of the new phasing plan and what the "build out" of the site will resemble at the conclusion of all phases of construction. Other changes include revised elevations including the elimination of all windows on the east elevation (facing Farr Drive) as well as site plan revisions affecting the location of parking, dumpsters and landscaping.

Staff will provide a copy of the October 31, 2007 plan for the purposes of comparison.

Staff Comments

There are no staff comments at this time; staff reserves the opportunity to forward comments when formal approval of the revision is requested.

Dave Weinberg of Decker & Associates, Architects, Mike Long of Sunrush and Lee Wagner of Southwest Church were in attendance to answer questions of Planning Commission.

Mr. Weinberg reviewed the plans for the Planning Commission and explained the changes in the plans from the original plans of October 2007 and the changes in the phasing process.

Mr. Boron presented the original approved plans for comparison.

Planning Commission reviewed the elevation that would be changed by the revision.

Mr. Boron asked what the time frame was between Phase I and Phase II.

Mr. Wagner answered that they do not have a time line at this time.

Ms. Gibson was concerned about the east elevation and asked for an option to break up the elevation, stating that it was too severe.

Mr. Weinberg presented another option; window frames with spandrel glass so the light would not affect the sanctuary.

Planning Commission preferred this option.

Mr. Vomacka stated that he does not like the architecture of the building and asked for a landscape mounding treatment along Remick Boulevard comparable to what is on the other side of Remick, buffering the homes to create more of a residential atmosphere.

Mr. Long commented that he is not sure that there is enough material to create the mounding and that the church could bear the cost of the change.

Mr. Boron commented that they could provide feedback in the second or third phases.

Mr. Vomacka stated that is now is the time to start looking at it.

Mr. Landefeld stated that he is a neighbor and agrees with Mr. Vomacka.

Ms. Gibson commented that some of the vegetation could be moved; it does not help with the mounding but will provide a green buffer. She cautioned that she does not want to see the existing vegetation damaged by the future phasing.

Mr. Boron cautioned that the landscape plan has been approved. The purpose of tonight's meeting is to review the revision to the site plan which includes the landscape plan. The applicant is asking for approval of the changes in elevation and phasing. There could be a commitment long term to look at the mounding.

Mr. Wagner commented that a parishioner is in the landscape business and that work would be part of the sweat equity program for the church.

Ms. Belpulsi commented that she understands that they have an approved plan but Mr. Vomacka brings up a good point.

Mr. Boron commented that revised plans need to be submitted by October 29th for the November 10th meeting. A footer foundation approval can be asked for based on this site plan. He commented that he would like to see the build out relative to some of the issues that were raised at tonight's meeting.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Ms. Ridd asked whether the signage on the former Ace Hardware store, now Moe's Hardware, was in compliance with City ordinance.

Mr. Boron answered that it was.

Ms. Belpulsi asked whether there were restrictions on outside storage; whether pallets were permitted.

It was answered that they were allowed within certain limits and boundaries.

Ms. Ridd commented that she would not be attendance for the October 27th meeting.

Mr. Boron asked Planning Commission to approve a change in the Planning Commission schedule for December from December 8th to December 15th with work session beginning at 6 pm and the regular meeting following.

Planning Commission approved the change in the schedule.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, October 13, 2010 Planning Commission Work Session at 7:16 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary