

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

Planning Commission Work Session
Wednesday, March 14, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the March 14, 2007 Work Session to order.

Present: Marie Belpulsi, Jim Chmiel, Hans Landefeld, Becky Hartle, Barbara Gibson, Janie Ridd
Absent: Chris Papakirk

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

II. Agenda Items

- A. Variance in a Planned Unit Development, 310 Steeplechase Drive, Richard's Run Planned Unit Development, fence in required front yard.

Background Information

This agenda item is a request to allow an installed decorative fence to remain in a required front yard at 310 Steeplechase Drive in the Richard's Run Planned Unit Development (PUD). As indicated in the material included in your packets, the property owners, Jeff and Rachel Sheridan, installed in 2006 a 48-inch wrought iron-type decorative fence within 17 feet of the property line on the Steeplechase Drive side of the property. Since the property is located at an intersection and is defined per code as a corner lot, a minimum 35-foot front yard setback is required on both the Steeplechase Drive and Triple Crown Circle elevations of the property; fences are not permitted in the required front yard when they are in excess of 36 inches.

This item is being presented to Planning Commission for consideration, not the Board of Zoning Appeals (BZA), (1) since the property at 310 Steeplechase is located in a PUD and (2) Section 1270.47(a) of the Planning and Zoning Code affords Planning Commission the authority to approve fences in front yards that do not impede the vision into the flow of traffic.

Staff visited the site to inspect sight visibility at the Steeplechase/Triple Crown intersection/stop sign in early March. As indicated in the enclosed site photography, the decorative fence does not impede visibility to traffic as Steeplechase Drive dead ends at the west property line of 310 Steeplechase.

Staff Comments:

No staff comments.

Clearcreek Fire District: No comments.

Jeff and Rachel Sheridan, homeowners of 310 Steeplechase Drive were in attendance to answer questions of Planning Commission. Mr. Sheridan explained the situation that led to the fence being installed without the proper permits.

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

Planning Commission confirmed that the fence would not obstruct the site lines, including any that may result from a possible extension of Steeplechase Drive.

Mr. Boron explained that the fence approval would be an item on the March 28th meeting for formal Planning Commission action. The property owners could then continue the approval process for their fence permit through the building department.

B. Landscaping Plan, Woodhull office building, west end of Commercial Way

Background

This agenda item is a request submitted by Brian Filburn, Construction Managers of Ohio, Inc., agent, seeking approval on the landscaping plan for a proposed office building at the west end of Commercial Way. The overall site plan for the office building—and Record Plan—were approved at the January 31, 2007 Planning Commission with the condition of complying with staff comments and the presentation of a landscape plan to Planning Commission for review.

Staff Comments:

1. Staff has advised the applicant to provide a color rendition of the proposed landscape plan that clearly depicts the proposed landscaping plan at the March 14th Work Session.
2. Clearcreek Fire District: No additional comments at this time.

Brian Filburn, Construction Managers of Ohio, Inc., was in attendance to answer questions of Planning Commission. Mr. Filburn reviewed the color rendition of the landscape plan with the Planning Commission.

Mr. Filburn asked Planning Commission for a list of acceptable trees for the property. Mr. Boron will provide Mr. Filburn with a copy of the Town Center guidelines for their use in choosing approved trees.

Ms. Belpulsi confirmed that the landscape plan would be an item on the March 28th Planning Commission meeting.

C. Revision to Approved Final Development Plan, Village Park Planned Unit Development-Mixed Use, retail building

Background

This agenda item is a request submitted by John Roll, submitted on behalf of Coffman Development Company, for a revision to the approved Final Development Plan for the construction of a 13,291-square foot retail building within the retail portion of the Village Park Planned Unit Development-Mixed Use (PUD-MU). The Village Park PUD-MU is located on the southwest corner of North Main Street (SR 741) and Pennyroyal Road.

The site of the proposed Final Development Plan revision is midway between the intersections of North Main Street with Lytle-Five Points Road/and its proposed western extension: the proposed Anna Drive and Remick Boulevard/and its proposed western extension: the proposed Village Park Drive. The site of the proposed Final Development Plan revision is approximately 2.1 acres in area and includes a private access drive that links North Main Street to Gardner Drive.

On February 22, 2006, the Planning Commission approved a Final Development Plan for this site that included a 6,000-square foot building—located on the site's northeast corner—with indications from the developer that a similarly sized building would be constructed to the south. Coffman Development submitted a revised site plan showing the present building configuration following a similar submittal to the Springboro Building Department.

This item was last reviewed at the February 14th Planning Commission Work Session and prior to that, at the November 8, 2006 Planning Commission Work Session. The submitted plans include substantial changes to the building exteriors and site plan in accordance with the Planning Commission's direction to Coffman Development at the October 11th and November 8th Work Sessions.

Final Development Plan review and approval by Planning Commission is the second stage in the three-step PUD review process. Following the Final Development Plan's consideration by Planning Commission, review and approval of a Record Plan by both Planning Commission and City Council is required.

Consolidated Staff Review Comments:

1. Comments by staff focus on the requirements for Work Session review and as such on the building placement and parking/circulation aspects of the submitted plans. Review and feedback of more detailed site planning issues (e.g., lighting, landscaping) will occur when the site plan is formally considered by the Planning Commission.
2. Applicant has provided a color rendition of the proposed building exterior, sheet 2 of submitted plans, that will be available for Planning Commission review at the March 14th Work Session.
3. Landscaping and lighting plans to be submitted in conjunction with final review/approval by Planning Commission under the provisions of the Village Park PUD's retail patternbook.
4. Dedicate a 35' Public Access Easement to the City of Springboro along the State Route 741 frontage. Also dedicate the side yard access easement through the access drive, along with the walkway and utility easements along S.R. 741.
5. All roadway improvements, including sidewalks, are to be completed and right-of-way dedicated prior to the issuance of an occupancy permit.
6. Revise the grading in the area next to the parking lot entrance so that the surface water from the parking lot does not drain into the access road.
7. Clearcreek Fire District: No comments.

John Roll, representing Coffman Development Company was in attendance to answer questions of the Planning Commission.

Mr. Roll reviewed the amended elevations with the Planning Commission members.

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

Mr. Boron asked that the Approved Final Development Plan be an item on the April 25th Planning Commission meeting for formal approval. Mr. Roll will provide further drawings needed for that approval.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Mr. Landefeld asked for information concerning a township project at Pennyroyal & State Route 741. Mr. Boron confirmed that the construction is a church bit is in Miami Township, Montgomery County.

Planning Commission reviewed the process and timing for submissions to appear before Planning Commission work sessions and meetings.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, March 14, 2007 Work Session at 7:26 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary