

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

Planning Commission Work Session
Wednesday, April 9, 2008, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the Springboro Planning Commission Work Session to order at the temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio.

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

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

Discussion, Land Use Master Plan

Ms. Belpulsi asked for input from the Planning Commission members regarding the Land Use Master Plan Open House held at Heatherwoode April 8th.

Mr. Boron reported that approximately 60-70 signed in. An estimate was made that 100 people attended.

Ms. Gibson stated that she felt the approach was good and well thought out, but that she was overwhelmed by all the information for the entire City. As a Planning Commission member, she felt that she needed more time to review the information in order for the commission to react to residents with specific zoning questions.

Mr. Chmiel stated that he felt the people tended to zone in on the portion of the map that was of the most interest to them.

Ms. Ridd asked about the preferred land uses within the policy areas and how the Planning Commission would implement them, by land use or zoning. She felt the land uses were very subjective and whether the Planning Commission would be making the decision about land uses. In the past, the Planning Commission looked to the Master Plan for suggested uses.

Mr. Papakirk commented that the land uses were guidelines.

Mr. Boron commented that the draft of the Land Use Plan has not changed the way the Planning Commission's uses it. This plan replaces the 1998 plan, the Planning Commission would use the Land Use Plan is the same way except that the areas have been organized into policy areas according to location, character and land use pattern. There would be no overlay zone, the plan

would inform future zoning whether city or privately initiated. The implementation would be the same.

Ms. Belpulsi added that the current zoning would not be changed.

Ms. Ridd commented that the plan does suggest preferred land uses. She asked should a developer ask for a retail use in an area zoned office, would it be appropriate as long as the use is listed under the preferences?

Ms. Gibson added that the uses in each policy area are listed in order of preference. Rezoning would still be possible and up to the Planning Commission to decide.

Ms. Belpulsi added that these are guidelines, the zoning has not changed, and that the plan is in the developmental stages, input will still be received not only from the Planning Commission but other sources.

Mr. Chmiel asked how the plan is designed to allow for redevelopment.

Ms. Belpulsi stated that that is one of the impetuses for the new plan. Springboro is almost grown out and this plan considers the aging and redevelopment of many areas. This plan reflects changes on State Route 73 and allows for more green space and access roads and solidifies what the City wants Springboro to look like.

Ms. Ridd commented that the plan was laid out great for redevelopment. She stated that she was unclear how it would affect vacant parcels.

Ms. Gibson asked how this would be any different with redevelopment, such as an area that has had one use with a proposal a change. With the plan's suggestion of a preferred use, she asked how it would be different than a redevelopment.

Ms. Ridd answered that many areas have been grandfathered in because of what they were. The uses may not be what are preferred in the long run.

Mr. Chmiel added that the plan recommends rezoning, which gives a chance to rethink a project and allow for more flexibility. This plan allows that should a owner come in with a new face to an old building, it allows for the Planning Commission to ask for something more.

Ms. Belpulsi stated that the original Master Plan stated how they wished the City to be, the City has developed nicely and this revision is the next step in the maturing of Springboro.

Mr. Boron added that this plan has the same issue of showing how to get from A to B in regards to the development of the City. Now that the open house has been held, the next step will be developing policy for Planning Commission and Council approval and the development of implementation steps. Zoning changes (text changes) will be needed, for example the B-3 (Historic District) will be revised and others areas such as the Town Center will be reviewed with a proactive zoning of the land to implement this plan. He added that instead of the downzoning used when the last plan was implemented, upzoning might be used to make the zoning more permissive. There may be simply text changes to allow the range of uses permitted in the B districts to be more permissive. These details have not been worked out as of yet. This plan might have density recommendations for retail and residential uses by policy area.

Ms. Ridd added that residential density uses such as moderate at 6-8 per acre might be seen as really high. She asked that the density be shown by gross and not net.

Mr. Boron added that in addition to explaining what would take place in specific parts of town, the plan would define what exactly multi-family or mixed-use means and examples of each would be provided. A lot coverage recommendation will also be provided based on an analysis of 2005 aerial photography.

Mr. Boron commented that what was presented at the Open House was done in summary form. The committee has seen the entire report in draft form at a later date.

Ms. Belpulsi commented that more work needs to be done, but that a good discussion has been begun.

Mr. Chmiel commented that one item that is always a stumbling block is the school boundaries in relation to the City borders. Questions come up about where the school tax monies will go and where the children will attend school. These boundaries are not consistent with the City boundaries and become a major issue. He stated that it would be to the City's benefit to use this as an educational tool to inform people about that and answer those questions.

Ms. Belpulsi commented that it could be developed as a separate narrative.

Mr. Chmiel commented that as the City looks at development they must also look at the effect on the tax base. The City can't control it but that it could be used for decision making and informational purposes.

Ms. Belpulsi commented that the City is almost grown out but that is a good point for developing areas such as North Pioneer that is in the City's tax base.

Mr. Chmiel added that it should be considered for boundary areas on the edge on the City for possible annexation.

Ms. Belpulsi commented that the possibility of annexation was discussed and what would be the preferred use of those properties. This item was not discussed at length. The important thing is to be aware of any opportunities and prepared to take advantage of them.

Ms. Belpulsi asked the Planning Commission members to look over the Master Plan draft and provide any comments they may have.

Mr. Boron asked Planning Commission whether they had any major concerns and encouraged them to put any comments in writing for the committee.

Mr. Papakirk asked about the format for comments at the Open House and whether there was a formal presentation with time for comments.

Ms. Ridd explained that the Open House was a self-tour.

Ms. Belpulsi explained that the Open House was informal with boards set up on display. Comments sheet were passed out. She commented that most residents went to the area of most concern to them.

Mr. Chmiel had heard comments that the residents enjoyed the relaxed forum and suggested using that for future Council town hall meetings.

Larry Budd of the Dayton Daily News asked the Planning Commission whether they had asked for comments from the Springboro school board. He had been to the school board meeting the previous evening and the board had expressed concern that they were not involved in the process.

Ms. Thompson explained that the school board was invited and the plan has been forwarded to them. Unfortunately, due to their board meeting they were unable to attend the open house.

Mr. Budd asked if there were any representatives from the school board on the committee.

Ms. Ridd explained that there were no representatives from any specific group.

Ms. Belpulsi added that now is the time to comment on the plan and it is available on the website for review. She explained that the plan is under preliminary discussion and the open house will initiate that discussion.

Mr. Budd again expressed that the school board was concerned that they were not consulted.

Mr. Boron explained that Township officials, the Miami Valley Regional Planning Commission Planner, the Warren County Regional Planning Commission were all invited to the open house.

Ms. Belpulsi added that Chamber of Commerce members and local realtors were also invited.

Mr. Budd commented that the school board expressed concern about densities.

Ms. Belpulsi commented that the City is almost built out so density and any impact on the school system is not an issue. The township is the target area for concern about density.

Ms. Belpulsi asked that this item be placed on the next Planning Commission meeting.

Mr. Boron explained that the Land Use Master Plan committee may not meet again until May and needs time to process the comments received. He asked that this item be placed on the May Planning Commission meeting agenda.

Planning Commission agreed.

Discussion, 2008 Planning Commission Projects

Mr. Boron presented the draft version of the Planning Commission Projects that was revised February 22, 2008 and discussed at the February 27th Planning Commission meeting.

Mr. Chmiel explained that Council would be meeting Saturday, April 12th for a Goals & Priorities Setting meeting. It is possible to make the Planning Commission projects part of the overall goals. The Planning Commission members need not attend. Ms. Belpulsi and Mr. Chmiel can share Planning Commission's concerns. He did suggest that Planning Commission meet at a Council Work Session to provide input.

Ms. Belpulsi agreed that it would be good for Planning Commission and Council to meet once the goals and objectives have been set.

Mr. Chmiel commented that Planning Commission and Council should meet annually to that they could get to know one another also due to the fact that there are new Council members.

Ms. Belpulsi commented that a meeting would give new Council members an opportunity to become familiar with the Planning Commission process.

Mr. Chmiel asked about the addition of lot planing to the supplemental regulations and asked that it be spelled out on the project list.

Mr. Boron commented that legislation on clear cutting without approved plans would be part of the supplemental regulations.

Mr. Boron asked if there were any other items to be added to the list.

Ms. Thompson commented that Franklin has initiated legislation and it has been recreated for Springboro on foreclosure in relation to maintenance issues. The City would get paperwork to help in the identification of potential problems.

Ms. Thompson informed Planning Commission that the City is working with Kettering on legislation on the VRADs. The VRAD is a 4'x4' box that is placed on concrete and connected to a power source and is used by AT&T for video services. These boxes are not regulated in regard to locations, size, setbacks or sight distances.

Ms. Thompson added that a right-of-way ordinance is being reviewed by City staff and Alan Schaeffer, City Law Director. The City can't stop any work but the City should be advised. The right-of-way ordinance should also address utility boxes.

Ms. Ridd asked about the utility boxes; once they are obsolete, would the ordinance address that they need to be removed?

Ms. Belpulsi confirmed that it would be part of the ordinance and added with regard to towers the ordinance should provide for maintenance and removal.

Mr. Boron commented that the ordinance could be on the April 30th Planning Commission agenda.

Ms. Thompson added that a public hearing would need to be set before Council.

Ms. Belpulsi asked whether the project list needed to be prioritized.

Mr. Boron answered that it was divided into current and long range initiatives.

Ms. Belpulsi asked Planning Commission if the current order of the list was okay with them. She stated that she felt that the update of the B-3 District was more important than the customer service questionnaire and that she felt that the conservation design ordinance should be a priority.

Mr. Boron answered that the new Master Plan should answer that. Now if there are densities that are identified as preferred, the conservation concept can be used.

Mr. Papakirk suggested that the policy be in its final form before the Master Plan is complete.

Mr. Boron answered that it would be concurrent with the Master Plan. The plan will be taken to Planning Commission once it is out of committee, possibly at the May meeting and discussed at a subsequent meeting. It would then be set for a public hearing. It should be ready for adoption in the 3rd quarter of 2008.

Mr. Papakirk commented that it makes sense to complete the conservation design ordinance concurrently since the two are tied together.

Mr. Boron confirmed that this item would be part of the April 30th meeting.

III. Guest Comments

Betty Bray, 150 South Main Street, asked that while working on the right-of-way ordinance the utility companies be required to shape up the trees instead of butchering them.

Russ Hess, 325 East Street, commented on the Land Use Master Plan Open House to say that residents may have been confused about how to view the information. They may not have been able to see how or whether the new plan differed from the current plan. There was no zoning listed. The handout confused him because there was a listing for each station and they were not numbered. He asked if there were any demographic studies done on specific areas to determine the uses in that area. He asked that Planning Commission involve people who have an interest in the area on the development of that area. He stated that there is only one person on ARB who actually lives in the area yet they make recommendations about the Historic District.

Ms. Belpulsi thanked Mr. Hess for his comments and added that once the plan is in a more final plan, every effort will be made to explain it in an easier way.

Ms. Ridd added that this was the first try and knowing that is helpful. Seeing the overall map first helped to make the other maps make sense.

IV. Planning Commission and Staff Comments

Ms. Gibson informed Planning Commission that she would not be in attendance for the May Planning Commission Work Session.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, April 9, 2008 Work Session at 8:03 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary