

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

Planning Commission Work Session  
Wednesday, August 10, 2011, 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, Barb Gibson, Hans Landefeld,  
Becky Hartle  
Absent: Chris Papakirk

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

II. Agenda Items

**A. Proposed Farmer's Market, 5 West Mill Street (Springboro United Church of Christ)**

**Background Information**

This agenda item is based on a request filed by Tim Stephens, representing Springboro United Church of Christ, 5 West Mill Street, to operate a farmer's market at the church site which is situated on the southwest corner of South Main Street and West Mill Street. As indicated in the submitted materials, the Farmer's Market would operate in the church's east parking lot; visitor parking would be located in the church's west parking lot. The market would operate on Saturdays through mid-October in 2011 and from mid-May to mid-October in 2012.

This item is on the agenda consistent with past policy of having temporary uses similar to the proposed—a farm market operated at Tractor Supply, Inc., on West Central Avenue from 2002 to 2004 and in 2009 at Midway Plaza—reviewed and approved by Planning Commission.

Based on past practices the following conditions are recommended as part of the approval of this or any proposed farmer's market at this time.

1. Applicant to obtain any necessary approvals from the Springboro Building and Zoning Departments.
2. Applicant to obtain any necessary approvals from the Warren County Health Department.
3. Signs subject to review and approval by Dan Fitzpatrick, Zoning Inspector.
4. Approval to expire at the end of the 2011 season and be renewable on an annual basis by Planning Commission.

## **Discussion**

Tim Stephens of Springboro United Church of Christ was in attendance to answer questions of Planning Commission. He reviewed the church's proposal for the farmer's market.

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

Mr. Stephens stated that he did not.

Ms. Belpulsi asked for questions from Planning Commission.

The locations of the parking lots where the market would be held and the actual parking would be were reviewed.

Ms. Gibson asked about the signage to direct people to the parking lot on the west side.

Mr. Stephens stated that there would be temporary signage to direct people to the parking lot and presented an example of the sign.

Ms. Ridd asked about the pedestrian traffic and sidewalks.

Mr. Stephens explained that there is a sidewalk along East Mill Street, not one on the south side of the church. Signage would direct people to the sale.

Ms. Gibson asked about staff's comment about renewing the approval in the spring.

Mr. Stephens commented that they are getting a late start this year and this year their goal is to establish a presence. He asked that the approval continue through next year.

Mr. Vomacka stated that he preferred an annual renewal. He added that Mr. Stephens can contact Mr. Boron and ask that the renewal be placed on the agenda; he does not need to attend the meeting.

Ms. Ridd agreed; there could be a problem with something such the parking that needs to be addressed. It gives Planning Commission the chance to make sure it is working as it's planned.

Ms. Hartle asked when it would start.

Mr. Stephens asked for a provisional approval pending the Planning Commission approval at the end of the month. He added that he has contacted the Warren County Combined Health District and they have no problem with the farmer's market.

Ms. Belpulsi explained that the Planning Commission cannot take any votes at the work session but added that the consensus of the Planning Commission seems to be in support of the farmer's market. Mr. Stephens can operate at his own risk.

Mr. Boron asked Mr. Stephens contact him to discuss any other issues.

## **B. Discussion, Revisions to Exterior Lighting Requirements, Section 1271.02 of Planning and Zoning Code**

### **Background Information**

This agenda item is a follow-up to the discussion that took place at the conclusion of the June 29, 2011 Planning Commission meeting regarding the City's Exterior Lighting requirements and specifically the use of LED and other forms of lighting in lieu of the City's long-standing high-pressure sodium requirement. A copy of Section 1271.02, Exterior Lighting, is included in your meeting materials along with meeting minutes from 2009—June 10, July 8 and July 29—and other materials when this issue was discussed at length.

### **Discussion**

Ms. Belpulsi commented that Planning Commission wants to look at being a little more flexible in the types of lighting that the City requires from the builders and developers.

Mr. Boron commented that two years ago Planning Commission had a discussion and presentation from a vendor that deals with LED and induction lighting. They arrived at the conclusion that the goal was consistency. If Planning Commission wants to get away from the requirement that developers use high pressure sodium there needs to be something to replace it.

Mr. Vomacka asked whether this was area lighting as opposed to decorative or spot lighting.

Mr. Boron answered that the lighting ordinance interprets it as everything including architectural lighting and canopy lighting. Other items that weren't anticipated but need to be included in the ordinance and implementation are lighting and uplighting of signs, internally lit signs and canopies. Parking lot lighting was addressed because of the intensity issue.

Mr. Landefeld agreed that it is hard to say that they have to use the same kind of lighting when all of the family of different types is considered. The LED is now out in other types besides parking lot lighting. He asked whether they could designate that the light emitted by the fixture be within a range of color.

Mr. Vomacka explained that color is measured by CCT, color corrected temperature. He commented that he has a problem with all of the range of new lighting. The technology has improved but some people may be sensitive to the blue/white light end of the spectrum. An LED with a CCT in the range of 3500, the light resembles that of an incandescent light, it's softer and more like high pressure sodium. Anything in the 6000 CCT range is in the blue metal halide type of lighting which he finds distracting and offensive. It is not the technology but how some of it is implemented.

Ms. Ridd asked whether the CCT ranges were available in any fixture. She wanted to ensure that they would be able to use the fixtures that they want.

Mr. Vomacka answered that he is not sure; he thinks it is the bulb.

Ms. Thompson commented that it is also the shields and the filters.

Ms. Belpulsi asked whether the Dark Sky people have a recommendation.

Mr. Boron commented that when this was originally adopted in 2005, the Dark Sky group's model ordinance was one of several used. It was a starting point. The lighting ordinance is the one of the most problematic things to implement on the part of applicants. The City adopted a standard without districts because they are a city not a region like Tucson or Phoenix. Dark Sky was worried about the glare, not the look below the glare. It is their ordinance model but using our aesthetic requirements. They are concerned with the lumens; we use foot candles. There are updates and their ordinance evolves; the application of where it's been used is much more widespread in the west. It is a preference on the part of the City.

Mr. Boron commented that his concern about adding something that he doesn't know fully yet is the complication because they want to give the applicant flexibility which he is all for. The last two applicants wanted to use LED. The number one thing that architects ask about is lighting that reflects the true color on their building.

Ms. Belpulsi commented that they have to be flexible.

Ms. Ridd asked whether they could grant the use of the LED as long as it is within a certain CCT range.

Mr. Landefeld commented that the only place in the ordinance that he could find where it mentions the effect of lighting is Part D, Subsection 9F where it mentions that only high pressure sodium can be used.

Mr. Boron commented that it is also piggybacked as the standard for the Town Center Light District for signage. It is also inferred in the sign code.

Ms. Ridd asked whether the ordinance should be changed to HPS or LED so they don't get the other huge variations.

Mr. Landefeld asked whether they could regulate the range of CCTs and not even dictate or mention the lighting type. If CCTs only apply to LEDs, they could determine other nomenclature that they could use such as spectrum.

Mr. Vomacka stated that he had researched color spectrum, found CCTs but that only applied to LED. He had been focused on the LEDs because that was the issue that was raised.

Ms. Belpulsi stated that she would like to see a recommendation from staff based on the input that they have been getting from applicants. What would it take to balance the needs of the applicant and the needs of the City? Will high pressure sodium be obsolete down the road?

Mr. Boron commented that what is happening is that more options will be available in the nearer term.

Ms. Ridd commented that it may not be too long before LED may not be the best technology. She suggested that it be left open as long as it's within a color spectrum if that is possible.

Ms. Belpulsi agreed that it makes sense.

Mr. Boron commented that he will research the technology with Dark Sky and locally with other communities in Kentucky and Ohio.

Ms. Ridd asked about Austin Landing; whether they are stipulating one certain kind of lighting.

Ms. Thompson answered that she will check with Chris Pozzuto, the Assistant City Manager who is the City's LUAC representative. He shared with her that shields or filters are being used with LED lighting to obtain that color spectrum. She will check with them to see if they have any definitive information because they seem to have the same intent as the City which is no matter what type of lighting that it looks the same. She added that the spectrum is huge; with the shields there is such a wide range that you can get almost any effect.

Ms. Ridd commented that that is why they need some guidance to what a reasonable range is.

Mr. Vomacka commented that 2500 to 3500 is a reasonable range; 4000 is getting into the blue light metal halide range.

Mr. Boron commented that in implementing the code what they are having the best luck with is the standard of the six foot candle standard in parking lots. Intensity is not an issue. That portion of the ordinance does not have to be reinvestigated.

Ms. Gibson stated that when they had visited this issue before she had contacted Dark Sky and they had serious concerns about the LEDs and what it was going to emit into the atmosphere. That doesn't say that they have to continue to follow that concern but she agreed with Mr. Vomacka that if they are not going to follow Dark Sky recommendations and worry about the environment that they be considerate of the citizens and regulate anything glaring or harmful. At that time, Dark Sky disagreed with the fact that high pressure sodium was going away. She commented a lot has happened in two years; filters may be an easier way to control the harshness.

Mr. Vomacka commented that only the manufacture of the 100 watt incandescent bulb has been banned; all other lighting is available.

Mr. Boron asked for any other comments.

There were none.

Mr. Boron commented that an exception that will continue will be the special provisions in the historic district such as no lighting of signs; it is still uplighting that is shielded. This discussion is geared toward new commercial and renovation.

### III. Guest Comments

There were no Guest Comments.

### IV. Planning Commission and Staff Comments

Mr. Boron reported that Going Places, the regional land use planning effort will have a meeting August 17th in Centerville. Planning Commission members may drop in and voice their comments.

The next Planning Commission meeting will be August 31st.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, August 10, 2011 Planning Commission Work Session at 6:41 P.M.

---

Marie Belpulsi, Planning Commission Chairperson

---

Dan Boron, Planning Consultant

---

Lois Boytim, Planning Commission Secretary