

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

**Planning Commission Regular Meeting  
Wednesday, October 27, 2010, 6:00 p.m.**

**I. Call to Order and Roll Call**

Chairperson Marie Belpulsi called the Springboro Planning Commission Meeting to order at the Springboro Municipal Building, 320 West Central Avenue, Springboro, Ohio.

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

Staff: Chris Thompson, City Manager; Dan Boron, Planning Consultant; Lois Boytim, Planning Commission Secretary

Ms. Belpulsi asked Planning Commission for a motion to excuse Ms. Ridd and Ms. Hartle.

*Ms. Gibson motioned to excuse Ms. Ridd and Ms. Hartle. Mr. Landefeld seconded the motion.*

**Vote: Vomacka, yes; Papakirk, yes; Gibson, yes; Belpulsi, yes; Landefeld, yes. (5-0)**

**II. Approval of Minutes**

**A. September 29, 2010 Planning Commission Meeting**

Ms. Belpulsi asked for corrections or additions to the minutes. There were none.

*Ms. Gibson motioned to approve the September 29, 2010 Planning Commission meeting minutes as submitted. Mr. Vomacka seconded the motion.*

**Vote: Papakirk, yes; Gibson, yes; Belpulsi, yes; Landefeld, yes; Vomacka, yes. (5-0)**

**B. October 13, 2010 Planning Commission Work Session**

Ms. Belpulsi asked for corrections or additions to the minutes. There were none.

*Mr. Vomacka motioned to approve the October 13, 2010 Planning Commission work session minutes as submitted. Mr. Landefeld seconded the motion.*

**Vote: Vomacka, yes; Papakirk, yes; Gibson, yes; Belpulsi, yes; Landefeld, yes. (5-0)**

### III. Action Agenda Items

#### A. General Plan Revision, The Springs PUD, Planned Unit Development, Major Change to the Approved General Plan, use change to continuing care area and curb cut

##### Background Information

This agenda item is based on an application filed by St. Mary's Parish, Franklin, seeking a revision to the approved General Plan for The Springs PUD, Planned Unit Development. As indicated in the submittal, the applicants are proposing to relocate St. Mary's Catholic Church from its location in Franklin to Springboro at the northwest corner of Springs Boulevard and Yankee Road in The Springs PUD.

The proposed relocation of the church was discussed at the Planning Commission's September 8th Work Session and September 29th meeting. This agenda item pertains specifically to the applicant's request to amend the approved General Plan for The Springs PUD to (1) approval the change of use from continuing care to church and (2) approve the proposed curb cut on Yankee Road. Attached please find a document that identifies conditions to the approval on these two points as prepared by the City of Springboro. Also attached is a copy of the August 25, 2010 LJB traffic analysis referenced in the conditions document.

For the purposes of background, The Springs PUD was originally established in January 2000 by Coffman Development as The Glennon Farm PUD through Springboro Ordinance O-00-10. The General Plan was approved in 2002 and revised in major fashion in 2005 through Springboro Resolution R-05-48. A copy of the 2005 General Plan Revision is also included in your packets.

The area proposed for the church in the 2005 General Plan was proposed to be a Continuing Care facility; Coffman Development did not present specific plans for that use in the form of a Final Development Plan, stage two in the three-stage PUD approval process.

Under the provisions of the City of Springboro Planned Unit Development Ordinance, Chapter 1272 of the Codified Ordinance, the proposed church constitutes a major change to the approved General Plan for the PUD. As such the proposed revision requires the approval of the Planning Commission and City Council.

##### Staff Comments

No staff comments at this time. City staff reserves the opportunity to comment on this proposed General Plan Revision at a later date.

Steve Bermick of St. Mary's Church of Franklin was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Bermick whether he had any questions about the proposed conditions.

Mr. Bermick asked for clarifications/changes on the following items in the proposed conditions.

1. Under the second bullet on page 2 "church use shall be limited to a structure for a place of worship." Could that be pluralized to structures?
2. Under same bullet "school use" is not intended to exclude the use of the buildings for religious education classes?

3. Under the third bullet, can any mention of curb cuts be amended to include the curb cut on Springs Boulevard in addition to the one on Yankee Road?

The Planning Commission members agreed to all the changes and clarifications.

Mr. Bermick commented on the bullet that states that should no action be commenced that an extension of time be requested. He stated that they may be in that position. He asked whether there would be any problem with asking for an extension.

Ms. Belpulsi commented that Planning Commission does grant such extensions.

Ms. Thompson commented that she will make the changes in the proposed comments before they are presented to Council.

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

Mr. Vomacka commented that he agreed with Mr. Bermick; his comments were the same. He asked that on page two of the conditions, the second bullet, be changed to read "a school use including K through 12 or housing for any purpose" instead of "K through 12, housing for any purpose".

Planning Commission agreed to the change.

Mr. Vomacka (referring to the next to the last bullet in the proposed conditions) asked what "commence the approval process" meant.

Mr. Boron explained that it is the Final Development Plan stage of the PUD approval process where building and site improvements are reviewed.

Mr. Vomacka asked whether it is upon submission of the Final Development Plan.

Ms. Gibson stated that Mr. Boron is referring to Chapter 1272.

Mr. Vomacka commented that that is too obscure.

Ms. Thompson commented that should they get more specific it could counteract the effect of the condition as it is written.

Mr. Papakirk commented that more flexibility is sometimes desired.

Ms. Thompson commented that these conditions are meant to protect the City and the church.

Ms. Belpulsi asked for any further comments.

There were none.

*Mr. Landefeld motioned to recommend to City Council approval of the changes to the General Plan for The Springs PUD, Planned Unit Development, Major Change to the Approved General Plan, use change to continuing care area and curb cut based on the proposed conditions. Mr. Vomacka seconded the motion.*

**Vote: Landefeld, yes; Papakirk, yes; Gibson, yes, Belpulsi, yes; Vomacka, yes. (5-0)**

Ms. Belpulsi commented that the General Plan revision would be forwarded to City Council for their November 4th meeting.

**IV. Guest Comments**

There were no Guest comments.

**V. Planning Commission and Staff Comments**

Ms. Belpulsi reminded Planning Commission members that the next meeting would be held November 10th with the work session beginning at 6 pm and the regular meeting beginning at 7 pm.

**VI. Adjournment**

*Mr. Landefeld motioned to adjourn the October 27, 2010 Planning Commission Regular Meeting at 6:14 P.M. Mr. Vomacka seconded the motion.*

**Vote: Papakirk, yes; Gibson, yes, Belpulsi, yes; Landefeld, yes; Vomacka, yes. (5-0)**

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Marie Belpulsi, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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Lois Boytim, Planning Commission Secretary