

**City of Springboro**  
**320 West Central Avenue, Springboro, OH 45066**

**Planning Commission Regular Meeting**  
**Tuesday, December 11, 2007, 6:00 p.m.**

I. Call to Order and Roll Call

Chairperson Marie Belpulsi called the Springboro Planning Commission Regular Meeting to order at the temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio. Ms. Belpulsi asked the Secretary to call the roll.

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

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

Ms. Belpulsi asked Planning Commission for a motion to excuse Mr. Papakirk.

*Mr. Chmiel motioned to excuse Mr. Papakirk. Ms. Ridd seconded the motion.*

**Vote: Belpulsi, Chmiel, Landefeld, Hartle, Gibson, Ridd; all yes**

II. Approval of Minutes

A. October 31, 2007 Planning Commission Meeting

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

*Ms. Ridd motioned to approve the October 31, 2007 Meeting minutes as presented. Mr. Landefeld seconded the motion.*

**Vote: Hartle, Gibson, Ridd, Belpulsi, Landefeld; all yes, Chmiel; abstain**

B. November 14, 2007 Planning Commission Work Session

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

*Ms. Ridd motioned to approve the November 14, 2007 Work Session minutes as presented. Ms. Hartle seconded the motion.*

**Vote: Gibson, Ridd, Belpulsi, Chmiel, Landefeld, Hartle; all yes**

III. Agenda Items

A. Site Plan Review, 365 North Main Street, proposed dental/general office building

Background

This agenda item is a request filed by James Gehring, agent, representing Dr. Adel Hanna, DDS, property owner, for Site Plan Review approval to allow the construction of an 11,126-square foot medical/dental and general office building at 365 North Main Street. The 1.1-acre property is located near the west corner of the intersection of North Main Street (SR 741) and McCray Boulevard.

The site at 365 North Main Street is zoned O-R, Office-Residential District, a zoning category that permits the proposed use. The proposed site of the office building is now vacant; a single-family residence on the property was recently demolished.

Adjacent land uses include office to the north; single-family residential (on the east side of North Main Street) in the McCray Farms subdivision to the east; office to the south; and single-family residential to the west.

Adjacent zoning includes O-R District to the north and south; PUD to the east (McCray Farms) and R-2, Low Density Residential District to the west.

This agenda item was reviewed at the November 14th Planning Commission meeting.

Staff Comments:

1. Please coordinate with Dan Boron, Planning Consultant, (937) 748-9791, regarding lighting plan. Specific issues are:
  - a. Provide cut-sheet and/or material samples of proposed lighting to determine compliance with Section 1271.02 of the Planning and Zoning Code (Exterior Lighting).
  - b. Lighting intensity on SR 73 frontage parking lot, northwest corner, falls below minimum 0.4 foot-candle (f-c) level; also building entrance to be lit to a minimum of 1.0 f-c.
  - c. Lighting intensity below proposed wall-mounted light exceeds 6.0 f-c intensity.
  - d. Please indicate average to maximum and maximum to minimum ratios on the data table.
2. Please provide a color rendering of the proposed building and/or proposed exterior building materials at the November 14th Work Session for display purposes and for a permanent record copy.
3. Please identify on drawings proposed building material on eaves on east elevation.
4. Please coordinate with Ron Gibboney, Zoning Inspector, (937) 748-9791, regarding signage that may be proposed for the buildings and site.
5. Provide 35-foot Public Access Easement for the frontage along North Main Street (SR 741) per 1280.08(a)(2) of the Planning and Zoning Code.
6. Site plan to be signed by owner of land/or duly authorized officer.
7. Modify the legal description as the property line goes to the right-of-way line and not the center of the road.
8. The sidewalk in the driveway portion to be 8" thick and have a cross-slope of  $\frac{1}{4}$ "/ft.

9. The water meter to be installed inside the building. Also install backflow prevention devices as per City's codified ordinance Section 1042.30.
10. The curb to be depressed as per ODOT Std. construction drawing BP-4.1.
11. The existing top of the sanitary manhole does not fit the proposed driveway elevations.
12. Modify the sanitary and water general notes as the extra strength vitrified clay pipe is not on approved sanitary sewer pipe materials.
13. Change the detention basin outlet location and outlet detail.
14. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
15. Disconnect the water service of the property to the north. Only one service is permitted from the existing water tap.

Jim Gehring, Gehring Construction Management and Adel Hanna, owner, were in attendance to answer questions of Planning Commission.

Mr. Gehring presented the revised detention pond calculations to Mr. Sharma. He also presented the lighting plan and commented that changes were made to comply with staff comments. He added that other staff comments have been complied with, with the exception of the detention pond, the location of the drain has been changed but the termination is not complete.

Mr. Gehring presented the landscape plan. He explained that the landscaping on the eastern boundary has been revised to comply with Planning Commission's concern about screening of the parking lot from State Route 741. He also pointed out the buffer next to the residential properties at the rear of the property.

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

Mr. Chmiel asked for details about the landscaping at the end of the entry drive and the corner of the parking lot and whether there was sufficient screening for the residential properties to the southeast.

Mr. Gehring answered that the trees in that corner would be 6-7 feet tall, 15 feet apart on a 3-foot mound. He added that the area is buffered with three types of trees. He commented that the proposed tenants of the building would only be on the property during daylight hours for much of the year.

Ms. Ridd commented that Mr. Chmiel's point needed to be covered for the long term and that future tenants have not been identified.

Mr. Chmiel commented that his was just a visual observation of the site with the understanding that the landscaping will be revised.

Ms. Belpulsi agreed that the point was well taken. She asked whether Mr. Gehring could work with staff to resolve the issue.

Mr. Gehring and Dr. Hanna agreed to work with staff to solve any issues with the screening.

Mr. Landefeld expressed a concern about the setback of the property. He compared the setbacks of the properties on each side of the proposed office building. He commented that

the building to the north is almost on the right-of-way line and not a fair comparison. The building to the south is located 14 feet west off of the 35 foot easement line. The new building will sit 60 feet further west. Mr. Landefeld wanted to quantify the difference between the two buildings and point out that this is not a minor difference.

Ms. Gibson thanked Mr. Gehring and Dr. Hanna for their cooperation. She commented that she has a problem with the size of the building in this zoning. She added that she also had the same objection to a building to the south also on State Route 741. In OR zoning, according to Code 2464.16, "It is intended that the appearance of such areas be residential in nature in terms of building scale". She felt that this 11,000 square foot building was not appropriate in this zoning. She added that she felt it was a great looking building and would be proud to have it in the appropriate zoning area. She again thanked the applicants for their hard work and said that she felt she had to express this comment.

Ms. Ridd commented that she does not have a problem with this building because she felt that the front elevation looks residential.

Ms. Belpulsi added that she agreed with Ms. Gibson that the other building referred to does look quite large, but this building would look like a one story from the front elevation.

Mr. Gehring reviewed the sight lines of the building from State Route 741 and the screening and landscaping that will help to shield the building.

Mr. Boron commented that he felt that the points were well taken but that the building does meet the letter of the law relative to the OR district in terms of setbacks.

Mr. Boron felt that these issues do not relate to this item and should be discussed further at a later date. Changes to the OR zoning will be addressed with a review of the setbacks and parking lots in the Comprehensive Land Use Master Plan.

*Mr. Chmiel motioned to approve the Site Plan for 365 North Main Street, proposed dental/general office building with the condition that all staff and additional comments made by the Planning Commission concerning the landscaping being met. Ms. Hartle seconded the motion.*

Ms. Belpulsi asked for questions or comments from guests.

Ms. Bray commented that a building was demolished without permission or approval from Planning Commission to make way for the large building referred to in the discussion.

Mr. Boron explained that approval or a permit is not required to demolish a building in the City. The demolition was coordinated with the Assistant Public Works Director.

**Vote: Ridd, Belpulsi, Chmiel, Landefeld, Hartle; all yes; Gibson, abstain**

#### IV. Guest Comments

Mike Hemmert, 115 Heatherwoode Court thanked Dr. Hanna his investment in the community. He had reviewed the plans and felt that it would be a wonderful addition to the City.

Mr. Hemmert explained that he had had a conversation with a city official about the minutes of October 31, 2007. He had spoken at the meeting under the guest comments section for the property at 610 West Central Avenue; the proposed TrueNorth/Dunkin Donuts expanded retail building. He felt that there were several of his comments that were not accurately presented in the minutes. He referred to page six and nine of the minutes and asked that the record show that the minutes do not accurately portray what he said at the meeting.

V. Planning Commission and Staff Comments

Ms. Belpulsi wished everyone a Happy Holiday and a successful and Happy New Year.

VI. Adjournment

*Ms. Ridd motioned to adjourn the December 11, 2007 meeting. Mr. Chmiel seconded the motion.*

**Vote: Landefeld, Hartle, Gibson, Ridd, Belpulsi, Chmiel; all yes**

Ms. Belpulsi adjourned the meeting at 6:24 P.M.

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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