

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

Planning Commission Regular Meeting
Wednesday, December 17, 2008, 7:00 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; Barb Gibson; Janie Ridd; Becky Hartle (Chris Papakirk arrived at 7:05 pm)

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

Ms. Belpulsi asked for a motion to amend the agenda to remove Agenda Item B, Record Plan, Village Park Planned Unit Development-Mixed Use.

Ms. Ridd motioned to amend the agenda to remove Agenda Item B, Record Plan, Village Park Planned Unit Development-Mixed Use. Mr. Chmiel seconded the motion.

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

II. Approval of Minutes

A. November 11, 2008 Planning Commission Work Session

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

Ms. Gibson motioned to approve the November 11, 2008 Work Session minutes as submitted. Ms. Ridd seconded the motion.

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

B. November 11, 2008 Planning Commission Meeting

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

Ms. Ridd motioned to approve the November 11, 2008 Meeting minutes as submitted. Mr. Landefeld seconded the motion.

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

III. Agenda Items

- A. Final Development Plan, Richards Run Planned Unit Development-Mixed Use, Lot #4, southeast corner East Central Avenue (SR 73) and South Richards Run Road, proposed office/service building

This agenda item is a request submitted by Richard Tipton, Tipton Development Ltd., property owner and developer, for the construction of a 10,800-square foot office building at the southeast corner of East Central Avenue (SR 73) and South Richards Run Road. Lot #4 is the southernmost location in the Richards Run PUD-MU.

The property is zoned Planned Unit Development-Mixed Use (PUD-MU) as part of the Richards Run Business Park. Other portions of the business park that have been developed to date (from north to south) include a realty office at the corner of South Richards Run Road and East Central Avenue, a daycare facility, Imagination Crossing, and a set of three small office buildings. Office uses such as the one proposed are permitted under the terms of this PUD-MU.

Adjacent land uses include the Hillspring continuing care facility to the east; single-family lots within the Fieldstone residential development to the southeast; vacant City-owned land to the south; to the west, undeveloped land on the west side of South Richards Run Road; and the aforementioned Richards Run PUD-MU office buildings to the north.

Adjacent zoning includes PUD to the east (Hillspring); R-2, Low Density Single-Family Residential District to the southeast; PUD-Office to the south and west; and PUD-MU to the north.

This agenda item was reviewed at the November 11, 2008 Planning Commission Work Session.

Staff Comments

1. Consistent with Section 1271.02, External Lighting, of the Planning & Zoning Code, please provide cut sheet of proposed lighting hardware to Dan Boron by fax at (937) 748-0815 or e-mail at danb@cityofspringboro.com. Also lighting levels fall below 0.4 foot-candle in areas of the lighting plan. Also applicant is advised that external lighting—including architectural or under canopy lighting—shall be high-pressure sodium.
2. Please coordinate with Dan Fitzpatrick, (937) 748-9791, Zoning Inspector, for sign code information and submission requirements.
3. Provide handicap ramps to access the sidewalk from parking lot.
4. Provide detention calculations for review and approval.
5. Final Development Plan to be signed by owner of land/or duly authorized officer.
6. Provide low flow channel grade.
7. Provide silt fence along the southern and east lot line. The silt fence material to be as per ODOT standard specification 712.09, Type C Geotextile fabric.
8. Provide 5' wide transverse striping along the entire southern portion of the building preventing vehicles from colliding with the doors.
9. Relocate dumpster to the northeast corner of the lot adjacent to the detention basin.

10. An "As Built" drawing showing as built location and elevation of all improvements shall be submitted prior to the issuance of an occupancy permit.
11. Relocate the storm sewer outlet onto the city's property and regrade area to drain properly.
12. Dimension the front aisle width.
13. Clarify the floating 10.5' callout along South Richards Run.
14. Why is the existing catch basin being removed from existing detention basin from the north?
15. Provide existing storm sewer information.
16. Provide sanitary and water lateral information.
17. Move fence along the southern portion of the lot to the back of curb.
18. Revise general notes pertaining to Warren County and add City of Springboro. Remove sanitary sewer note #11.
19. Clearcreek Fire District: No comments.

Eric and Dick Tipton were in attendance to answer questions of Planning Commission. Eric Tipton reviewed the plans for the Planning Commission.

Ms. Belpulsi asked Mr. Tipton whether he had reviewed the staff comments and had any questions.

Mr. Tipton stated that he had no questions.

Mr. Belpulsi asked for comments or questions from Planning Commission or staff.

There were no questions or comments.

Ms. Ridd motioned to approve the Final Development Plan, Richards Run Planned Unit Development-Mixed Use, Lot #4, proposed office/service building with the condition that staff comments are met. Mr. Landefeld seconded the motion.

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

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron reminded Planning Commission members that the 2009 Planning Commission meeting schedule was included in the packet.

Mr. Boron announced that there would be an Open House for the Land Use Master Plan at Heatherwoode, Tuesday, January 27th from 6:30 pm to 8 pm to provide residents the chance to review the recommendations of the Land Use Master Plan Committee.

Ms. Gibson stated that she would be absent from the January 14th Planning Commission Work Session.

VI. Adjournment

Ms. Ridd motioned to adjourn the December 17, 2008 meeting. Ms. Hartle seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:11 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary