

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

Planning Commission Regular Meeting
Wednesday, February 27, 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; Chris Papakirk; Barbara Gibson; Janie Ridd
Absent: Becky Hartle

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

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

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

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

II. Approval of Minutes

A. January 30, 2008 Planning Commission Meeting

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

Ms. Gibson motioned to approve the January 30, 2008 Meeting minutes as presented. Ms. Ridd seconded the motion.

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

III. Agenda Items

A. Town Center Overlay District Approval, Digestive Specialists, 75 West Eleanor Drive, ground signs

Background

This agenda item is a request from Roger Peters of Signs Now, agent for the property owner, for a finding of substantial compliance with the Town Center Overlay District Design Guidelines to allow the construction of two (2) ground signs for Digestive Specialists, 75 West Central Avenue. Digestive Specialists is located immediately to the west of Community National Bank. Digestive Services has access from both West Eleanor Drive and Edgewood Drive.

As indicated in the application and support information, the applicant proposes to install one 12-square foot ground-mounted, non-illuminated sign on the West Eleanor Drive entrance to the medical office building/site. A second 12-square foot ground-mounted, non-illuminated sign is proposed for the Edgebrook Drive entrance to the building/site.

The signs have been approved by Ron Gibboney, Zoning Inspector, for compliance with the Sign Code of the City of Springboro.

The property at 75 West Eleanor Drive is located in the Town Center Overlay District. As such a finding of substantial compliance from both the Architectural Review Board and Planning Commission are required. The proposed ground signs were approved by the Springboro Architectural Review Board at its February 11, 2008 meeting.

Staff Comments:

No comments from staff at this time.

Ms. Belpulsi reminded Planning Commission that the Architectural Review Board had approved the signs.

Dan Boron provided background on the application, as the applicants were not in attendance. He explained that there are two sign applications both approved by the City's zoning inspector, Ron Gibboney, one on Eleanor and one on Edgebrook Drive. A site plan showing the location was incorrect, the sign is shown on an adjacent property but will be placed onto the applicant's property.

Mr. Boron showed Planning Commission the corrected location on the site plan.

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

Mr. Landefeld asked whether the base of the sign would be brick.

Mr. Boron answered yes, that the material is a tile brick that matches the building exterior.

Ms. Ridd motioned to approve the ground signs for 75 West Eleanor Drive, Digestive Specialists conditional that staff approves the sign location. Ms. Gibson seconded the motion.

Ms. Belpulsi asked for questions or comments from guests. There were none.

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

IV. Guest Comments

James Gibson, 185 Sycamore Creek Drive asked what the project is at St Rt 741 and Pennyroyal Road where the trees have been taken down and the lot cleared.

Mr. Boron answered that the property is located in Clearcreek Township. The property is zoned Township R-1, which allows residential uses at two units per acre; an application for rezoning to the township would be necessary to construct anything other than residential on that site. Ms. Belpulsi asked whether under township zoning, a lot could be leveled without permission as opposed to the City's tree ordinances.

Mr. Boron explained that under the City's monitored tree ordinances, trees of a certain size are regulated. Trees can be removed and sites cleared once certain criteria are met. He is not aware of any township regulations.

Ms. Ridd commented that at one time Planning Commission had discussed an earth-moving ordinance limiting earth movement to only after a plan has been submitted and approved to prevent these occurrences.

Ms. Belpulsi suggested adding such an ordinance to the list of priorities.

V. Planning Commission and Staff Comments

A. Discussion, 2008 Planning Commission Priorities

Ms. Belpulsi asked Planning Commission whether they had reviewed the proposed projects that were included in the packet and for any comments or suggestions.

Mr. Papakirk asked whether landscaping would be included in the supplemental regulations.

Mr. Boron answered yes.

Mr. Landefeld asked whether some of the projects were carryovers from previous years.

Mr. Boron answered yes; some of the proposed projects were carryovers. He added that the list has been updated since the 2006 list was compiled. Most of the present Planning Commission took part in the joint Planning Commission/Council priorities discussion that was held in January of last year. That meeting was the source for other priorities on the list. The Land Use Plan approval was last listed as a future initiative and is now listed as current and the project is expected to be completed in the second quarter of 2008. The Supplemental Regulations are ongoing and large in scale, which include such details as lighting and parking. The Land Use Plan would provide guidance for the supplemental regulations. The Customer Service Questionnaire and Planning Process Education came out of the joint workshop with Council. Township zoning is another ongoing project that is a carryover from previous lists. Future initiatives include the community bike plan that was discussed at a recent Planning Commission meeting, the B-3 District is an older initiative that the Land Use Plan would provide guidance for and the Conservation design is another carryover.

Mr. Boron added that the Supplemental Regulations include quite a bit of material and was quite a bit of work.

Ms. Belpulsi asked Planning Commission if there was anything they would like to add. Ms. Ridd asked that earth-moving regulations be added, possibly under Supplemental Regulations.

Mr. Chmiel suggested checking with other communities regarding their regulations.

Mr. Chmiel commented that at this point the Council hasn't had a planning session. It should happen early spring, in March or April. He added that Council could ask to meet with Planning Commission to review any issues that need to be added to Council's project list for 2008.

Mr. Boron added that the project list does not need to be approved tonight. The list can be held open for future adoption. He added that many projects are already ongoing.

Ms. Belpulsi asked Planning Commission members to make an ongoing list of possible issues and projects. She added that more issues could come out of the Land Use Plan.

Ms. Belpulsi asked for any further questions or comments. There were none.

Mr. Boron advised Planning Commission that an Open House would be held Tuesday, April 8th at Heatherwoode from 6-8 pm regarding the Land Use Plan. Planning Commission members will be invited and more information will be in the next Planning Commission packet.

Mr. Landefeld informed Planning Commission about an Open House, March 6th by the Montgomery County Engineers Office from 4:30 to 7:30 at the Dayton Wright Brothers Airport regarding the road improvements on Austin Pike from St Rt 741 to Washington Church Drive. This improvement would move Austin Road north and was to include a bike trail, which may be left out.

Ms. Belpulsi asked Mr. Landefeld to e-mail more information to Ms. Boytim so that she could forward it to the Planning Commission and Council.

Mr. Landefeld commented that the MVRPC is developing a regional trail plan that incorporates the northern part of Warren County but does not go into detail for individual communities. It is up to individual communities that have trail plans to provide them to the MVRPC for incorporation. The second component of that plan is to provide up to 10 communities with planning services/consultants to develop trail plans that would then be incorporated in the general plan. Springboro was included and has been accepted to receive the support. More information will be received in the next month or so.

Ms. Belpulsi added that Mr. Landefeld presentation had been mentioned to Council and a date for him to make that presentation to Council will be scheduled.

Ms. Boytim added that a hard copy of that presentation is included with the January 30th, 2008 minutes and available to Planning Commission members should they request a copy.

VI. Adjournment

Ms. Ridd motioned to adjourn the February 27, 2008 meeting. Mr. Chmiel seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:22 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary