

City of Springboro
320 West Central Avenue, Springboro, Ohio

Planning Commission Regular Meeting
Wednesday, May 26, 2010, 7:00 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, Becky Hartle, David Vomacka, Barb Gibson, Janie Ridd
Absent: Hans Landefeld, Chris Papakirk

Staff: 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 Mr. Papakirk and Mr. Landefeld.

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

Vote: Ridd, yes; Belpulsi, yes; Hartle, yes; Vomacka, yes; Gibson, yes. (5-0)

II. Approval of Minutes

A. April 28, 2010 Planning Commission Meeting

Ms. Belpulsi asked for corrections or additions to the minutes.

Ms. Gibson asked that a typographical error on page six be corrected, from "City of other developers" to "City or other developers".

Ms. Ridd motioned to approve the April 28, 2010 Planning Commission meeting minutes as amended. Ms. Gibson seconded the motion.

Vote: Ridd, yes; Belpulsi, yes; Hartle, yes; Vomacka, yes; Gibson, yes. (5-0)

III. Non- Action Agenda Items

A. Discussion, Review of Planned Unit Development, Chapter 1272 of Planning & Zoning Code

Background Information

Staff is recommending that Planning Commission use this meeting to initiate a review of the Planned Unit Development (PUD) Ordinance, Chapter 1272 of the Planning & Zoning Code, discuss a number of issues and problems with the implementation of the present ordinance and to outline a schedule for meetings this summer in order to formulate a recommendation to City Council on text amendments. A copy of the PUD Ordinance is incorporated into your packets.

Mr. Boron explained that the last update of the PUD Ordinance was in 2003. In 2002, the City adopted a moratorium on the property that was zoned PUD and not developed and categories for PUD's were created and adopted. Staff is proposing that the Planning Commission review the ordinance over the next few months with the goal of a recommendation to City Council for any needed text amendments.

Mr. Boron explained that there are areas that staff agrees needs work, such as; incomplete PUD's, how PUD recommendations come from the Planning Commission to Council and clarifying the expectations for General Plans.

Ms. Belpulsi agreed that the goal is to make the process easier and clearer.

Ms. Ridd asked staff about responses from applicants who may feel that the process is cumbersome and asked staff to get input from them.

Mr. Boron explained that staff will be looking at what other communities are doing to get the best practices.

Mr. Boron asked whether Planning Commission would like to start the discussion at the June 9th work session.

It was agreed that the discussion item would be placed on future Planning Commission work session and regular meeting agendas taking into account the length of those agendas.

Ms. Gibson asked Mr. Boron whether there were any other problems that need to be addressed.

Mr. Boron explained that staff does not intend to bring another PUD rezoning before Planning Commission without a General Plan. General Plans will be defined and the expectations clarified.

Planning Commission discussed other goals and intents for the discussions of the PUD ordinances and identified issues such as clarifying the language and dealing with PUD's which are only partially completed.

B. Discussion, Review of Township Zoning within Corporate Boundary

Background Information

Staff is also recommending that Planning Commission devote time during the May 26th meeting to initiate a discussion on resolving the issue of township zoning within the corporate boundaries. As many of you know historically the City of Springboro annexed property but did not initiate rezoning to manage that property's use or development under the terms of the City of Springboro Planning & Zoning Code. For the past few years City Staff has been directing property owners at the time Planning Commission action—on a Site Plan Review, lot split or similar regulatory action—to initiate rezoning in order to help reduce the volume of township-zoned property within the City.

Background information on the situation will be provided at the meeting. As with agenda item A, Staff would like to discuss how the Planning Commission would like to embark on this matter over the summer with a goal of formulating a recommendation to City Council on amendments to the Official Zoning Map of the City of Springboro.

Mr. Boron presented a City zoning map that was prepared by Mr. Dudas and shows the inventory of land within the City that is zoned under township zoning. There is zoning under Clearcreek Township and Franklin Township. Mr. Boron estimated that there are approximately 400 acres.

Mr. Boron commented that, with the Land Use Master Plan in place, this is an opportunity to make recommendations and approach property owners on an individual basis in a cooperative way by letting the property owners know what the problem is and how it can be fixed.

Mr. Boron reviewed past examples of rezoning that occurred when property owners appeared before Planning Commission for Site Plan Review.

Mr. Boron explained that with the multiple zonings, the City staff is responsible to maintain three zoning codes, for the City of Springboro, Clearcreek Township and Warren County, which maintains the Franklin Township zoning code through the regional Planning Commission.

Ms. Belpulsi asked whether any of the property owners had been contacted about switching the zoning.

Mr. Boron answered no that the rezoning had only been done in a reactive mode.

Mr. Boron explained that staff will be fleshing out the inventory and will let Planning Commission know what the situation is. There are a lot of individual property owners.

Ms. Gibson commented that the challenge is approaching the property owners and explaining that there is no downside to the rezoning.

Planning Commission agreed to proceed with the project.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Vomacka informed Planning Commission that he would be unable to attend the June 9th Work Session.

VI. Adjournment

Ms. Gibson motioned to adjourn the May 26, 2010 Planning Commission Regular Meeting at 7:23 P.M. Mr. Vomacka seconded the motion.

Vote: Gibson, yes; Ridd, yes; Belpulsi, yes; Hartle, yes; Vomacka, yes. (5-0)

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary