

City of Springboro
320 W. Central Ave., Springboro, OH 45066

Planning Commission Regular Meeting
Wednesday, May 30, 2007, 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 Springboro Municipal Building, Council Chambers, 320 West Central Avenue, 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, Becky Hartle

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

II. Approval of Minutes

A. April 25, 2007 Planning Commission Meeting

Ms. Belpulsi asked Planning Commission for corrections or additions to the minutes. Ms. Gibson asked that the comment on page 3 be amended to clarify the comment. "Because the plans accomplished the Planning Commission's intent to mitigate the visual impact of the size of the building" will be added to the comment.

Ms. Ridd motioned to approve the April 25, 2007 Meeting minutes. Ms. Gibson seconded the motion.

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

Due to a procedural error, the April 25th meeting minutes will be amended and resubmitted for approval at the June 27th meeting.

B. May 9, 2007 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 May 9, 2007 Work Session minutes. Ms. Ridd seconded the motion.

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

III. Agenda Items

A. Final Development Plan, 250 Advance Drive, new manufacturing facility (Advanced Engineering)

Background

This agenda item is a request for Final Development Review approval, based on an application filed by Ferguson Construction, in order to construct a 71,600-square foot manufacturing facility within the Advanced Drive Planned Unit Development (PUD) for Advanced Engineering, Inc. The proposed manufacturing facility, as indicated in the submitted site plan, would be located adjacent to Advanced Engineering's manufacturing facility at the south end of Advanced Drive.

Final Development Plan represents the second step in the three-step PUD review and approval process.

This item was reviewed on a preliminary basis at the April 11th Planning Commission Work Session.

Staff Comments:

1. Please verify with staff that proposed pole lighting is fully cut-off/shielded and that all proposed lighting is high-pressure sodium per the provisions of Section 1271.02 (Exterior Lighting) of the Planning and Zoning Code.
2. Please coordinate with Ron Gibboney, Springboro Zoning Inspector, at (937) 748-9791, regarding proposed signage for the facility.
3. Please provide a schedule of proposed landscaping for the site of the proposed new building indicating species name, size and number.
4. Please provide a building population for the proposed building; parking requirement for manufacturing uses based on number of employees (maximum shift), not on a space per floor area basis. Please contact Dan Boron, Planning Consultant, (937) 748-6183, for clarification.
5. The curb to be depressed as per ODOT Std. Construction drawing BP-4.1.
6. The thickness of concrete apron to be 7". Show the length of the curb to be depressed for southern driveway.
7. Install 12"x8" tapping valve and sleeve to connect the new 8" water main to the existing 12" water main.
8. Furnish the estimated average monthly water consumption for the proposed building.
9. The silt fence material to be ODOT item 712.09 Type C.
10. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
11. The cover over the storm sewer in the loading dock area is not enough. Looks like 10" storm sewer as shown along the south side of the loading dock should be 12". Provide storm sewer calculations.
12. The detention basin outlet needs to be modified. As there is no emergency spillway the storm manhole next to detention basin to have an open grate.
13. Show the pavement elevations next to the northern curb cut.
14. Consolidate the two lots into one.
15. The Clearcreek Fire District has no additional comments at this time.

Jay Gearon of Ferguson Construction was in attendance to answer questions of Planning Commission. Mr. Gearon has reviewed the staff comments and had no concerns. Mr. Gearon confirmed the building population (125 - 150 employees), which conforms to the number of parking spaces proposed. The estimated monthly water consumption was also reviewed.

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

Planning Commission had no questions.

Ms. Belpulsi asked for guest comments on this issue. There were none.

Ms. Ridd motioned to approve the Final Development Plan for 250 Advanced Drive with the condition that staff comments are met. Mr. Landefeld seconded the motion.

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

- B. Site Plan Review, west end of West Tech Drive, new manufacturing facility (Crucible Materials)

Background

This agenda item is a proposal, submitted by John Westheimer of Cincinnati Commercial Contracting, for site plan review and approval to construct a 66,000-square foot manufacturing facility at the west end of West Tech Drive in the South Tech Business Park. This portion of the South Tech Business Park was rezoning in early 2007 to ADD-1, Austin Development District-1, in order to comply with the recommendations of the multi-jurisdictional *Austin Center Land Use and Development Plan* that is intended to guide the long-range development of the land adjacent to the proposed Austin Road interchange of I-75 on the north side of the City.

The City of Miamisburg and Miami Township, Montgomery County also adopted similar zoning code text and map amendments to incorporate that plan's recommendations. As part of the review process, review and approval by the Austin Center Land Use Advisory Committee (LUAC) is required.

This item was reviewed on a preliminary basis at the Planning Commission's April 11th Work Session and April 25th Meeting.

While the overall building location and parking/circulation plans have been reviewed by the LUAC, the lighting and landscaping plans have not. Should the Planning Commission wish to approve the overall site plan, staff recommends that the lighting and landscaping plans be excluded from that approval, per the discussion staff conducted with the applicant prior to the May 11th submission deadline.

Staff Comments:

1. Right-of-way to be dedicated to the City of Springboro to allow for the extension of West Tech Boulevard. The final location and layout of the western driveway to be approved by

the Engineering Department per the proposed layout of West Tech Blvd. as submitted to the City by LJB.

2. Dedicate a 30-foot bikeway/ walkway easement at the rear (south side) of the property.
3. Provide documentation of all releases or the vacation of easements from the Montgomery County Sanitary Sewer Department indicating rights of encroachment or other resolution of the sanitary force main, water main and lift station service road that cross the proposed site of the manufacturing facility.
4. Create a record plan platting the lot. Final Occupancy Permit will not be issued until this is completed.
5. Site plan to be signed by owner of land/ or duly authorized officer.
6. Identify adjacent properties and their uses.
7. The total number of parking spaces required as per Planning and Zoning Code, Section 1271.04(d)(2) is 20 for the office area and 60 for the warehouse area. The total number of spaces provided is 50.
8. The gate and fence around the dumpster to be solid with no openings. Show details.
9. Show the lot coverage and open space area as per Planning and Zoning Code Section 1264.20(f)(3)D.
10. Show the location of mechanical equipment such as transformers and HVAC.
11. No signs are being approved as a part of this site plan review. For sign approval please contact Ron Gibboney, Zoning Inspector, at (937) 748-9791.
12. Provide safe transition for people walking from their vehicle to the building in accordance with Planning and Zoning Code Section 1264.20(f)(7)D.
13. The bearings to run in the clockwise direction.
14. Identify benchmark utilized.
15. The depressed curb width of 80 ft and driveway width of 32.5 ft for the eastern driveway looks excessive. Please justify.
16. Provide storm sewer and detention basin calculations.
17. Show pavement spot elevation every 25 ft.
18. The storm sewer in the northwestern corner crossed the gas and petroleum lines. Please furnish a letter from the gas and petroleum companies approving it.
19. Show the grading details between the ramp in the northeastern corner of the building and the loading dock.
20. The riprap at the spillway from the detention basin needs to be extended further downhill.
21. Water and sanitary sewer to be approved by the Montgomery County Sanitary Engineering and is not being reviewed as part of this site plan review.
22. The sheet C1.1 is too crowded. Make separate sheets for site, grading and storm sewer.
23. Show the combination curb and sidewalk details.
24. A private hydrant system shall be installed around the access road maximum distance between hydrants shall not exceed 300' per OFC 508.5. The hydrant locations shall be submitted to the Clearcreek Fire District for approval. Please forward the plan to us when prepared.
25. Post the curb side of the South driveway as "No Parking Fire Lane," for the entire length of the lane, maximum 75' between signage.

Len Bonomini of KBA Architects and John Westheimer and Steve Fischer of Cincinnati Commercial Contracting were in attendance to answer questions of Planning Commission.

Mr. Bonomini presented samples of the proposed materials for the building.

Mr. Fischer reviewed the following comments:

1. Mr. Fischer will work with Mr. Boron regarding the right-of-way dedication for the extension of West Tech Blvd.
3. Mr. Fischer has the required documentation for the encroachment of the sanitary sewer from Montgomery County and will provide them to City Staff.
7. Mr. Fischer commented that the required parking spaces should be 20 for the office area and 15 (the number of employees in a shift change) for the manufacturing area not a warehouse area. Mr. Boron advised that the comment would be withdrawn due to the fact that the plans meet the minimum requirements.
25. Mr. Fischer will work with Clearcreek Fire District to provide access by possibly widening the driveway to accommodate emergency vehicles and still allow parking on the driveway. Mr. Boron commented that staff will coordinate with Clearcreek Township and has no issue with the change.
2. Mr. Boron explained that City retained ownership of a parcel to the south and rear of the development and that plans include the trail but on the City's land. Mr. Boron advised that this comment would be withdrawn.

Mr. Boron explained that though the lighting and landscaping plans were included in the Planning Commission packets for review, staff will be working the developer on the plans and they would be submitted for approval at a later date.

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

Ms. Gibson about the details for the dumpster. Mr. Fischer explained that the plans mimic the masonry of the building.

Ms. Gibson asked whether the plans had been reviewed and approved by the LUAC. Mr. Boron responded that yes, the plans were approved prior to being presented to Springboro Planning Commission.

Ms. Ridd asked about the number of parking spaces at the facility. The design requirements call for 35 parking spaces and there are 50. She asked about the need for the additional spaces. Mr. Westheimer stated the extra spaces are needed for shift changes.

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

Ms. Ridd motioned to approve the site plan for the west end of West Tech Drive (Crucible Materials) conditional that staff comments are met with the exception of comments #2 and #7 which have been withdrawn and that lighting and landscaping plans be submitted for approval at a later date. Ms. Gibson seconded the motion.

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

Ms. Belpulsi welcomed Crucible Materials to Springboro and thanked the gentlemen for their patience in being the first project for City review in the new Austin Center.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Thompson asked the Planning Commission members to schedule a meeting for a focus group session with the Comprehensive Land Use Master Plan Committee. Planning Commission members agreed to meet with the subcommittee Monday June 25th at 7:00 p.m.

VI. Adjournment

Ms. Gibson motioned to adjourn the May 30, 2007 meeting. Ms. Ridd seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:23 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary