

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

Planning Commission Regular Meeting
Wednesday, June 25, 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; Becky Hartle

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

Ms. Belpulsi asked Planning Commission for a motion to amend the agenda to include an informal discussion of the Easton Farms Development proposal.

Mr. Chmiel motioned to amend the agenda to include an informal discussion of the Easton Farms Development proposal. Mr. Landefeld seconded the motion.

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

II. Approval of Minutes

A. May 28, 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 May 28, 2008 Meeting minutes as submitted. Ms. Gibson seconded the motion.

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

B. June 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 June 11, 2008 Work Session minutes as submitted. Ms. Ridd seconded the motion.

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

III. Agenda Items

A. Site Plan Review, 185 Hiawatha Trail, proposed carwash

This agenda item is a request submitted by Rick Brown, Excel Construction, for Site Plan Review approval for the construction of a carwash at 185 Hiawatha Trail. The site is located at the southwest corner of Hiawatha Trail and Edwards Drive, a location immediately north of Hollywood Video and Tire Discounters. The site is presently vacant land.

The property is zoned B-1, Highway Business Zoning District.

Adjacent land uses include light industrial to the north and retail to the east, south and west. Properties to the south front onto West Central Avenue, SR 73.

Adjacent zoning includes ED, Employment Center District to the north; and B-1 District to the east, south and west.

This item appeared on the May 14th Planning Commission Work Session agenda.

Staff Comments

1. Provide at the June 25th Planning Commission Meeting a color rendition of proposed elevations and building materials for the City's records.
2. Please clarify the proposed "deck plate gate panel" proposed for the dumpster. What exactly is the proposed material and what will it look like?
3. Please indicate size of proposed landscaping materials (e.g., DBH, height in feet, gallon as appropriate) and total number of specimens.
4. Please provide cut sheet of proposed luminaries on lighting plan in order to determine compliance with Section 1271.02, Exterior Lighting. Also lighting levels exceed 6.0 foot-candle maximum intensity in several locations, minimum to maximum and average to minimum figures need to be complete and aggregated. Please coordinate with Dan Boron, (937) 748-6183, on the requirements of the City of Springboro exterior lighting ordinance, Section 1271.02, Exterior Lighting.
5. Please coordinate with Dan Fitzpatrick, Zoning Inspector, at (937) 748-9791, regarding signage that may be proposed for the buildings and site. In the interim please note that the proposed signage is to be located a minimum 8' from right-of-way line.
6. Provide dimensioning for the entrance and exit locations as well as curb radii. Also provide the aisle width dimension adjacent to the building.
7. Remove the rock protection in the detention basin and add a concrete low flow channel.
8. Provide erosion and sediment control measures.
9. Revise the proposed curb and gutter, on the north side of the property on Hiawatha Trail, to end 5' beyond the catch basin.
10. Remove the future curb and gutter callout along Edwards Drive.
11. Provide sanitary lateral elevation at the building.
12. Provide detention pond outlet structure detail.
13. Elevations are to be based upon USGS datum and identify the benchmark used.

14. Provide the signature of the owner of the land or duly authorized officer on the construction drawings.
15. Provide the address and telephone number of the owner and developer.
16. Provide an "as built" drawing showing as built location and elevations of all improvements.
17. Clearcreek Fire District: no comments

Rick Brown of Excel Construction was in attendance to answer questions of Planning Commission.

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

Mr. Brown answered yes; he would meet all requirements of Planning Commission.

Ms. Belpulsi asked whether Planning Commission or staff had any questions or comments.

There were none.

Ms. Ridd motioned to approve the Site Plan Review, 185 Hiawatha Trail, proposed carwash with the condition that staff comments are met. Mr. Chmiel seconded the motion.

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

B. Record Plan, The Cove at Settlers Walk, Section Three

This agenda item is a request filed by Troy Messer, P.E., Kleingers & Associates Engineers, for Record Plan approval for the third and final section of The Cove at Settlers Walk. The site is located at the northeast corner of the intersection of Lytle-Five Points Road and Settlers Walk Boulevard. The Record Plan contains approximately 3.6 acres, of which 3.1 acres are contained in 14 buildable lots and 0.5 acres are in the right-of-way.

The subdivision is zoned PUD, Planned Unit Development, and the developer is Phoenix Settlers Walk, Inc.

Following approval by the Planning Commission, approval by City Council by Ordinance is required.

Staff Comments

1. Revise and resubmit construction drawings to match the record plan.
2. Clearcreek Fire District: no comments

Troy Messer of Kleingers & Associates Engineers was in attendance to answer questions of Planning Commission.

Mr. Messer stated that he had no problems or concerns with staff comments.

Ms. Belpulsi asked whether Planning Commission or staff had any questions or comments.

There were none.

Ms. Ridd motioned to approve the Record Plan, The Cove at Settlers Walk, Section 3, with the condition that staff comments are met. Ms. Gibson seconded the motion.

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

C. Planning & Zoning Code Amendment, utility structures

Ms. Belpulsi commented that this item had been reviewed and discussed at the June 11th Work Session. Planning Commission is being asked to formally recommend the code amendment to City Council for public hearing and approval.

Ms. Belpulsi asked for questions or comments from staff.

Ms. Thompson commented that there is more pressure to enact this legislation. She stated that she has been in discussions with Duke Energy concerning their service. She explained that their service is not in play in that they are considered an essential service and should not be subject to the new legislation. The legislation may be amended to clearly identify their service as an essential service.

Ms. Thompson complemented Mr. Boron and the law director's office on their nice job with the legislation.

Ms. Belpulsi asked for comments from Planning Commission.

Mr. Papakirk asked whether the boxes vary in size.

Ms. Thompson cited an example of a box on Lower Springboro Road and added that at this point AT&T is building the boxes in areas such as Kettering and on the perimeter of Springboro.

Ms. Belpulsi added that the other issue is that these boxes could be constructed on private property in the utility easements.

Ms. Belpulsi thanked Mr. Boron, Ms. Thompson and the City's law director for their work on the legislation.

Ms. Ridd motioned to recommend to City Council adoption of the Planning & Zoning Code amendments, utility structures. Ms. Gibson seconded the motion.

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

D. Easton Farms Development, preliminary discussion

Ms. Belpulsi commented that this discussion of the Easton Village proposal is informal; there would be no definitive decisions made on what could or could not be built or on approval or disapproval.

Becky Hall, co-owner, Arn Bortz of Towne Properties and Matt Grever of Anchor Properties were in attendance to present the proposed Easton Village Conceptual Plan to Planning Commission.

Mr. Bortz and Mr. Grever reviewed their respective experience, history with the project and perspective on the concept plan for the proposed Easton Village.

Mr. Bortz explained that the plan utilizes three tiers; the western and central tiers providing residential space, possibly independent /assisted living or retirement cottages and the eastern tier along SR 741 providing retail space which would be the economic drive for the project.

Mr. Grever reviewed the retail tier of the project. He explained that the concept plan uses three access points along SR 741; one at Lytle Five Points Road, one at the center of the property with a potential traffic light and one at the south end of the property. The easternmost strip along SR 741 would involve small out-parcels with the parking to the side or the rear. He explained that to make the project successful, the team would be proposing two anchor tenants to the rear of the retail tier. He reviewed the green space, potential clients for the out-parcels and suggestions of the type of anchor tenants that would be preferred for the project.

Mr. Grever proposed that the anchor tenant portion of the proposal would involve 300,000 square feet of retail space.

Ms. Ridd referred to the plan, which showed three buildings on the western side of the retail portion and asked that since the proposal called for two anchors, would the third building be a strip building.

Mr. Grever explained answered that yes, the intent is for the third building to accommodate shorter depth retail space/junior anchors.

Ms. Ridd asked what size the buildings would have to be to secure the desired tenants.

Mr. Grever reviewed the sizes of various retailers in the large, medium and small ranges. He added that they are not anticipating any tenant over 170,000 square feet.

Ms. Gibson asked if the total square footage would be 300,000 square feet.

Mr. Grever responded that that would be the square footage for the back portion of the project; potentially the six buildings at the eastern side of the lot would be 6-7,000 square feet.

It was clarified that out of the total project of 85 acres, the retail portion of the project would be 50 acres, with the western portion to involve 300,000 square feet on 40 acres and the eastern six outbuildings along SR 741 at 6-7,000 square feet each on ten acres.

Mr. Chmiel asked whether Mr. Grever has reviewed the Land Use Master Plan.

Mr. Grever explained that he had met with Ms. Thompson and Mr. Boron and understood that there would be limitations on square footage.

Ms. Thompson explained that according to the proposed Land Use Master Plan, this project is in a policy area that is proposed to be limited to a maximum of 100,000 square feet for one acre with one acre per parcel. This committee will meet again in July.

Mr. Chmiel explained that there has been a lot of effort to develop the corridor along SR 741 without large parking lots and with more green space. He stated that that he felt that the western portion, the residential portion, of the project was unspecific and that many times the plans change to add retail space to support the project. He added that he felt that this was something that the Planning Commission is working to avoid.

Mr. Grever responded that this is an initial presentation and that every effort would be made to maintain green space such as within the parking aisles. He added that they are willing to identify a line in the sand where the retail portion ends and the residential portion begins. He stated that the project is still in the research phase in determining the marketability of the different types of residential areas.

Mr. Grever commented that the residential portion of the property was still very much in the future; the retail portion is the catalyst for the project. He expects this land to be developed as a PUD, which would allow Planning Commission control over the development. He added they are willing to compromise but that in order for the retail portion of the project to be successful, they could be asking for a minimum of 250-300,000 square feet with a minimum of two anchor stores.

Mr. Bortz commented that at this point they are looking for a baseline for the retail density that the Planning Commission is comfortable with. The developers are looking for direction from the Planning Commission about the amount of retail that can be built on the site, which will determine the value of the property. The residential portion of the property has not been determined until the retail portion has been established.

Mr. Papakirk asked if there were other Anchor projects locally that were similar in scope.

Mr. Bortz and Mr. Grever cited examples of their projects in the Cincinnati area and Indiana.

Ms. Ridd asked if it were possible to have different configurations for the anchor buildings.

Mr. Grever answered that yes, it was possible.

Mr. Landefeld commented that the retail portion of the project is about 30% larger than what he would like to see. The road on the south end of the project is needed, but would leave a portion of North Park essentially an orphan and diminishes that portion of the park. He would like to see park space as part of this development that would supplement the existing park. He stated that he was excited to see a bike trail.

Ms. Belpulsi commented that when the first community development plan was begun in 1996, the Planning Commission was very sensitive to the planning of the SR 741 corridor as the gateway to our community and the opportunity to maintain a small town feel. Careful planning and rezoning was used to control development on SR 741 and the Easton property is the last jewel on that corridor. She stated that she felt that the intention of the Land Use Plan was not to have a major retail development on SR 741. She stated that she would not personally be in favor of two anchor properties.

Ms. Belpulsi stated that the proposal for the new Comprehensive Master Plan allows for one anchor of a maximum of 100,000 square feet. That amount had already been increased. She stated that she could support one anchor, but not two.

Ms. Ridd added that just north of Springboro at SR 741 and Austin Pike; there will be big box development that has been court ordered.

Ms. Thompson asked Mr. Grever about the need for an anchor in a development and how developments such as The Greene work without one.

Mr. Grever explained that these developments work out a co-tenancy that states in the lease that the development would have certain retail outlets.

Trends in retailing and the need for anchors and supporting outlets were discussed.

Ms. Thompson stated that what she felt the Planning Commission was asking for was a compromise in the amount of square footage of retail and the style in which it exists. She stated that she felt that Planning Commission seems to be saying no to 300,000 square feet of retail, but is open to 300,000 of some combination of activity depending upon the size and arrangement of the structures.

Mr. Landefeld commented that things change in retailing and the Planning Commission would like something to be constructed that should one business leave, the rest of the development would not sink.

Mr. Landefeld asked about the sightline from the street to the retailers.
Ms. Hall explained the topography of the site.

Mr. Grever stated while they had not done any engineering studies; any potential business would require that it be visible from the street.

Mr. Landefeld stated that he would be in favor of a plan that would blend the retail and the residential in the same footprint.

Mr. Bortz explained that that design has not been seen yet due to the economics of the project. He gave an example of such a project.

Mr. Bortz commented that he and Mr. Grever would follow up with conversations with Ms. Thompson and Mr. Boron.

Ms. Belpulsi stated the she hoped that they had received some good guidance from the Planning Commission and encouraged them to work with staff for guidance. She thanked Mr. Bortz and Mr. Grever for their time.

Mr. Grever asked Planning Commission to keep an open mind regarding the limit of 100,000 square feet because it may rule of the majority of retailers.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Thompson thanked Mr. Boron and the City attorneys for their work on the utility structure Planning & Zoning Code amendments and Planning Commission for being proactive on this issue.

VI. Adjournment

Ms. Ridd motioned to adjourn the June 25, 2008 meeting. Mr. Landefeld seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 8:04 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary