

**City of Springboro  
320 West Central Avenue, Springboro, Ohio**

**Planning Commission Regular Meeting  
Wednesday, August 31, 2011, 6:00 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, Chris Papakirk, Barb Gibson,  
Janie Ridd  
Absent: Hans Landefeld

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

Ms. Belpulsi asked Planning Commission for a motion to excuse Mr. Landefeld.

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

**Vote: Gibson, yes; Ridd, yes; Belpulsi, yes; Hartle, yes; Vomacka, yes; Papakirk, yes. (6-0)**

**II. Approval of Minutes**

**A. June 29, 2011 Planning Commission Meeting**

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

There were none.

*Ms. Ridd motioned to approve the June 29, 2011 Planning Commission meeting minutes as submitted. Mr. Vomacka seconded the motion.*

**Vote: Papakirk, yes; Gibson, yes; Ridd, yes; Belpulsi, yes; Hartle, abstain;  
Vomacka, yes. (5-0-1)**

**B. July 13, 2011 Planning Commission Meeting**

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

Ms. Belpulsi asked for Ms. Ridd's comment on the last paragraph of Page 4 to be clarified. Ms. Ridd reviewed it and the sentence will be changed from "where building materials are what" to "what the building materials are".

*Ms. Ridd motioned to approve the July 13, 2011 Planning Commission meeting minutes as amended. Ms. Hartle seconded the motion.*

**Vote: Vomacka, abstain; Papakirk, abstain; Gibson, yes; Ridd, yes; Belpulsi, yes; Hartle, yes. (4-0-2)**

**C. August 10, 2011 Planning Commission Work Session**

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

There were none.

*Ms. Gibson motioned to approve the August 10, 2011 Planning Commission work session minutes as submitted. Ms. Ridd seconded the motion.*

**Vote: Belpulsi, yes; Hartle, yes; Vomacka, yes; Papakirk, abstain; Gibson, yes; Ridd, yes. (5-0-1)**

**III. Agenda Items**

**A. Proposed Farmer's Market, 5 West Mill Street (Springboro United Church of Christ)**

**Background Information**

This agenda item is based on a request filed by Tim Stephens, representing Springboro United Church of Christ, 5 West Mill Street, to operate a farmer's market at the church site which is situated on the southwest corner of South Main Street and West Mill Street. As indicated in the submitted materials, the Farmer's Market would operate in the church's east parking lot; visitor parking would be located in the church's west parking lot. The market would operate on Saturdays through mid-October in 2011 and from mid-May to mid-October in 2012.

This item is on the agenda consistent with past policy of having temporary uses similar to the proposed—a farm market operated at Tractor Supply, Inc., on West Central Avenue from 2002 to 2004 and in 2009 at Midway Plaza—reviewed and approved by Planning Commission.

This item was discussed at the August 10th Work Session at which time the staff was directed to add this item to the August 31st agenda for formal action. Note: the materials submitted by the applicant are the same as those reviewed at the August 10th Work Session.

Based on past practices the following conditions are recommended as part of the approval of this or any proposed farmer's market at this time.

**Staff Comments**

1. Applicant to obtain any necessary approvals from the Springboro Building and Zoning Departments.
2. Applicant to obtain any necessary approvals from the Warren County Health Department.
3. Signs subject to review and approval by Dan Fitzpatrick, Zoning Inspector.
4. Approval to expire at the end of the 2011 season and be renewable on an annual basis by Planning Commission.

## Discussion

Ms. Belpulsi noted that the item had been reviewed at the last Planning Commission work session and asked for any further questions from Planning Commission.

Mr. Vomacka commented that the farmer's market was open last weekend. He asked that they be encouraged to be more careful with their sign placement in order to keep them looking straight.

Mr. Boron stated that staff will work with them to address the issue.

*Ms. Ridd motioned to approve a Farmer's Market for 5 West Mill Street at Springboro United Church of Christ provided that staff comments are met. Mr. Vomacka seconded the motion.*

**Vote: Papakirk, yes; Gibson, yes; Ridd, yes; Belpulsi, yes; Hartle, yes; Vomacka, yes. (6-0)**

## IV. Non-Action Agenda Items

### A. Discussion, Revisions to Exterior Lighting Requirements, Section 1271.02 of Planning and Zoning Code

#### Background Information

This agenda item is an update and follow-up to the discussion that took place at the August 10th Work Session.

#### Discussion

In response to the discussion at the work session about color corrected temperature (CCT), Mr. Boron reported that he and Ms. Thompson sent out messages to the city managers of Ohio, the planning community soliciting information about their lighting ordinances. Six responses were received. Nobody is currently regulating this concept although nationally it will be an issue perhaps in the coming years at least according to the International Dark Sky Association (IDA). At present the use of the term, CCT is directly related to areas with ecology concerns such as along the shoreline with turtle nesting.

In 2009, Planning Commission was prepared to make a revision to the lighting ordinance that would take away the high pressure sodium requirement and change it to a consistent look or consistent lighting color or technology on an individual building, site or development. IDA commented that the price point on LED has dropped so quickly that the problem is rising as an issue.

Mr. Boron continued that there are two ways to go. One way is to get away from the requirement of high pressure sodium or allowing one technology. What is now available are the tools and techniques to get the same color; allow the use of LED but ask for the color correctness with the use of filters and colors. This is the case at the Austin Road interchange. The LUAC group has introduced the idea of having LED lighting on the pedestrian and street lights. The Montgomery County Engineers have countered with the suggestion of use of filters or other color gradients to have a consistent color with the County standards whether stated or otherwise. The City could write that into an ordinance; allowing a consistent technology or look.

Ms. Ridd asked should they determine that they want to use other technologies; could they make it other technologies except metal halide so that people don't use it as an excuse to change over to that?

Mr. Boron answered that they could but what is available is the use of filters which can correct for the temperature.

Ms. Ridd commented that that could be used on any lighting source; this would leave it open to future technologies which they don't even know about. Her other concern other than asking that it be consistent and a certain color grade is when a plan comes to us how do we know?

Mr. Boron answered that staff asks for the specs. They can determine that once they have a policy from the Planning Commission.

Ms. Belpulsi stated that her concern is that they weigh what they are doing and don't make it impossible for developers, be reasonable; that the filters are not too expensive.

Ms. Thompson explained that any fixture can be use with a filter added. The filter is used as a shield to gradiate the color and brightness. UDF is using LED lighting but it is filtered.

Mr. Vomacka commented that he is in favor of loosening up the technology standard. It makes a lot of sense; things are changing. At the same time he does not want to see a Las Vegas look. He was at the new Kohl's location and felt that that light was much too white, harsh.

Ms. Thompson commented that the light standards that LUAC can control are the pedestrian and roadway. The Kohl's goes by the township standard.

Mr. Vomacka commented that they should relax the technology requirement as long as they are controlling the kind of light that is coming out. He suggested that staff look to Duke Energy, DP&L, Philips lighting, Westinghouse lighting and GE lighting for input. They all have consumer outreach programs.

Ms. Ridd commented that they would also be a good resource for the filters and how they work.

Mr. Boron commented that the gentleman from Dark Sky is not aware of any at this time. He is aware of the City's high pressure sodium requirement. The model ordinance has changed from the one that was used a few years ago. The best route is to take some of the information that is available and see what is there. It is suggested that they provide some flexibility. The Dark Sky representative commented that the subject will be soon on the front burner and part of every ordinance within a few years; where those lines are drawn remains to be seen but the less blue light emitted the better.

Mr. Boron commented that for the September 14th work session he will put together a report in ordinance language that could be recommended on to Council.

## **V. Guest Comments**

Carol Hosey, 155 Sesame Street, explained that she was attending the meeting because exterior lighting was on the agenda and she has had an issue with her neighbors and their outside spotlights.

Ms. Thompson commented that this could be a property maintenance issue. She took Ms. Hosey's contact information and will follow up with staff in order to help her find a resolution.

## **VI. Planning Commission and Staff Comments**

Ms. Boytim commented that Planning Commission was provided with the brochures for the Miami Valley Planning and Zoning Workshop on Friday, October 21<sup>st</sup>. She asked that the members give her their RSVP at the next work session.

Ms. Belpulsi asked staff about the local businesses that have added patios in front of their storefronts.

Mr. Boron commented that the patios are permitted and encouraged by code and City policy. They were advised to first coordinate with the Ohio State Liquor Control Board whose requirements are much stricter because alcohol would be consumed. The plans were reviewed to ensure that they do not impact parking and met structural and setback requirements.

## **VII. Adjournment**

*Mr. Vomacka motioned to adjourn the August 31, 2011 Planning Commission Regular Meeting at 6:28 P.M. Ms. Gibson seconded the motion.*

**Vote: Ridd, yes; Belpulsi, yes; Hartle, yes; Vomacka, yes; Papakirk, yes; Gibson, yes. (6-0)**

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Marie Belpulsi, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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Lois Boytim, Planning Commission Secretary