

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

Planning Commission Regular Meeting
Wednesday, September 24, 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; Barb Gibson; Janie Ridd; Becky Hartle

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

II. Approval of Minutes

A. July 30, 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 July 30, 2008 Meeting minutes as submitted. Mr. Landefeld seconded the motion.

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

B. August 13, 2008 Planning Commission Work Session

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

Ms. Ridd motioned to approve the August 13, 2008 Work Session minutes as submitted. Mr. Chmiel seconded the motion.

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

III. Agenda Items

- A. Site Plan Review, 5 Greenwood Lane, northwest corner West Central Avenue (SR 73) and Greenwood Lane, reuse of building for restaurant

Background

This agenda item is a request submitted by Steve Schwope, Glavan Feher Architects, Columbus, agents for the property owners, for the reuse of the former Tom Katz restaurant, 5 Greenwood Lane, located at the northwest corner of West Central Avenue (SR 73) and Greenwood Lane, for a Chipotle restaurant.

As proposed the majority of the existing 4,848-square foot restaurant would be retained; about 731 square feet of the existing building would be demolished—comprising a cooler on the rear (north) side of the building and the southernmost (front) part of the building. The existing parking area would be retained but reconfigured and resurfaced. As such, much of the proposed reuse of the building and site is grandfathered and not subject to Planning Commission review; Planning Commission's review is limited to the exterior of the building and some site plan details such as landscaping, lighting, and parking lot details.

This item was reviewed on a preliminary basis at the August 13, 2008 Planning Commission Work Session.

The property is zoned B-1, Highway Business District. The B-1 District allows the restaurant as a permitted use.

Adjacent land uses include the Hampton Inn to the north; a veterinarian's office on the east side of Greenwood Lane; to the south, a vacant site formerly occupied by a gasoline/service station south of West Central Avenue; and Smythe Automotive to the west.

Adjacent zoning includes B-1 to the east and west; B-4, Destination Business District to the north; and ED, Employment Center District to the south.

Staff Comments

1. Signage not subject to review by Planning Commission; contact Dan Fitzpatrick, Zoning Inspector, (937) 748-9791, for provisions of Springboro Sign Code.
2. Please provide an indication of proposed dumpster screening (indicate color, materials, height and appearance).
3. Applicant to coordinate with Springboro Building Department and/or state agencies for minimum requirements for the proposed outdoor dining area relative to liquor control requirements.
4. Issues with proposed building elevations provided for review at August 13th Work Session have been addressed relative to exterior façade standards, however revised plans proposes use of split-faced block is permitted, per Section 1271.03, Exterior Façade Design Standards, of the Planning and Zoning Code, only permitted for exposed foundations and with an imbedded color. Alternative material such as natural stone, residential-scale brick or concrete siding permitted in this application.
5. Required parking calculation provided on sheet C1.0 is incorrect, an out of date standard is shown; contact Planning Consultant, Dan Boron, (937) 748-6183, for corrected language.

6. Clearcreek Fire District: no comments at this time.
7. Remove first parking stall on the left, next to the handicap stall, at the southeast entrance to the site.
8. Revise the parking stall layout at the north curb cut to allow for parking of traffic in either direction. Also remove and replace the south curb line of this curb cut to match up with the drive aisle.
9. Revise the building setback note of 90' to read 35' along the frontage of S.R. 73.

Steve Schwope, Glavan Feher Architects, representing Chipotle Mexican Grill was in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked Mr. Schwope whether he had any questions regarding the staff comments.

Mr. Schwope stated that he had no questions about or any problems with the staff comments.

Ms. Belpulsi asked for questions or comments from Planning Commission or staff. There were none.

Ms. Ridd motioned to approve the Site Plan Review, 5 Greenwood Lane, northwest corner West Central Avenue (SR73) and Greenwood Lane, reuse of building for restaurant with the condition that staff comments are met. Mr. Papakirk seconded the motion.

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

Ms. Belpulsi suggested that Mr. Schwope meet with staff should he have any further questions.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Ridd asked staff to check on the Hanna property on North Main Street concerning any safety violations for incomplete and/or uneven clearing and leveling of the lot. Staff will follow up.

Mr. Papakirk asked about the progress of the Springs and Falls Developments.

Mr. Boron stated he would inform the City Manager that the Planning Commission had asked about the development's status and report back to the Planning Commission at an upcoming meeting.

VI. Adjournment

Ms. Ridd motioned to adjourn the September 24, 2008 meeting. Mr. Landefeld seconded the motion.

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

Ms. Belpulsi adjourned the meeting at 7:09 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary