

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

Planning Commission Work Session
Wednesday, June 11, 2008, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the Springboro Planning Commission Work Session to order at the temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio.

Present: Marie Belpulsi, Chairperson, Jim Chmiel, Janie Ridd, Barb Gibson,
Hans Landefeld, Becky Hartle
Absent: Chris Papakirk

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

II. Agenda Items

A. Site Plan Review,
2738 Pennyroyal Road, Clearcreek Chapel, building addition

Background

This agenda item is a request submitted by Michael Grable, Childress & Cunningham, architects, representing Clearcreek Chapel, for Site Plan Review approval for the construction of a 4,200-square foot addition to the existing church structure at 2738 Pennyroyal Road.

The property is zoned (T)R-1, Clearcreek Township Rural Residence District. Church uses are permitted in the (T)R-1 District.

Adjacent land uses include large-lot residential to the east and south within the City of Springboro corporate limits; I-75 to the west within Clearcreek Township; and undeveloped land to the north within the City of Springboro.

Adjacent zoning includes (T)R-1, Clearcreek Township Rural Residence District to the east and south; and ADD-1, Austin Development District 1 to the north. Land to the west, encompassing the I-75 right-of-way, is zoned Clearcreek Township SR-1, Suburban Residence Zone.

Staff Comments:

1. Provide at the June 11th Work Session color rendition of proposed elevation and building materials.
2. Please provide design capacity of existing church structure and classroom addition to Dan Boron, Planning Consultant, at (937) 748-6183 or danb@cityofspringboro.com, to determine parking requirements for proposed addition.
3. Clearcreek Fire District: no comments at this time.

Michael Grable, Childress & Cunningham, architect and Tadd Dieringer, Director of Facility Expansion, and Terry Engle, Facilities Manager, of Clearcreek Chapel were in attendance to answer questions of Planning Commission.

Ms. Belpulsi asked whether there were any questions regarding the staff comments.

Mr. Grable explained that Larry Cunningham was handling the project. Mr. Grable reviewed the elevations. Color elevations were not available, but would be provided with the next submittal.

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

Ms. Ridd asked what had been determined for the parking requirements referred to in staff comment #2.

Mr. Boron proposed that he would coordinate with the architects regarding that item. At this time, there is an overage; he does not anticipate any problem.

Mr. Engle explained that there would be no increase in number of people, just an increase in the amount of educational space available.

Mr. Dieringer added that the parking lot would not be changed. He commented that the new space would include room allowing for more space for classrooms and office needs.

Mr. Boron explained that the staff comments were based on the information received; the engineers would have to review any expanded retention/detention issues. The City engineers would review the more detailed drawings at a later date.

Mr. Grable added that a civil engineer had been hired.

Mr. Boron commented that the project could be submitted for approval at the July 30th Planning Commission meeting; the deadline for submittal is July 11th. Mr. Boron explained that the project could proceed with a footer/foundation permit.

The Planning Commission had no objection to Clearcreek Chapel proceeding with the footer foundation.

B. Discussion,
Stoneridge Commercial Planned Unit Development-Business, clarification of General Plan approval

Background

This agenda item is a request, based on a preliminary proposal submitted for property owned by Bob Abernathy, developer, to clarify the intent of the approved General Plan for the Stoneridge Commercial Planned Unit Development-Business (PUD-B) located southwest of the intersection of East Central Avenue (SR 73) and Red Lion-Five Point Road.

For the purposes of background, 8.87 acres of land located at the southwest corner of SR 73 and Red Lion-Five Points Road were rezoned to PUD-B by an Ordinance of City Council, based on an application for rezoning filed on behalf of Mr. Abernathy, in August 2002. The rezoning was accompanied by a Resolution, approved by City Council in September 2002, that included an

exhibit that indicated the proposed location of land uses, lots and a proposed roadway to access the property. In May 2007, City Council approved by Ordinance a revision to the PUD-B that expanded the land area to 13.56 acres; that Ordinance was accompanied by a Resolution (R-07-17), also approved in May 2007, that approved a revision to the September 2002 General Plan that incorporated the expanded PUD-B area that included an exhibit showing the proposed location of land uses, lots and a proposed roadway to access the property. A copy of the Resolution R-07-17 and accompanying documentation is included in your packets.

City staff has received a preliminary proposal (see attachment), as a preliminary step to submitting plans for Final Development Plan review and approval by Planning Commission, to locate a combination gasoline service station, convenience store and carwash immediately adjacent to the SR 73/Red Lion-Five Points intersection. The approved General Plan for the 13.56-acre PUD-B indicates that such a use would be located at the northwest corner of the site with access provided by a proposed roadway that connects SR 73 to Red Lion-Five Points Road. As proposed the combination gasoline service station, convenience store and carwash would be accessed from the proposed driveway and a curb cut onto Red Lion-Five Points Road. The approved May 2007 General Plan does not indicate any curb cuts onto Red Lion-Five Points Road nor SR 73.

Staff has not prepared any comments on the specifics of the proposed plan (e.g., building placement, access and circulation) as the agenda item has been placed on the agenda to determine if the proposed location is consistent with the approved General Plan or not.

Bob Abernathy, developer, was in attendance to review the General Plan with the Planning Commission.

Mr. Abernathy presented the original plan that was approved and the proposed revision. He commented that the zoning was approved as B-2 zoning under the PUD. At this time, he has a potential customer for the property, a gas station to be located at the corner of SR 73 and Red Lion Five Points Road and including an additional curb cut.

Mr. Abernathy added that the traffic light at SR 73 and Red Lion has been approved and will be installed in October 2008.

It was discussed and agreed by the Planning Commission that the relocation of the gas station within the property was not as much of an issue for the members and could be approved. The greater concern was the proposed second curb cut on Red Lion-Five Points Road.

The variables, such as speed of the road and distance between curb cuts, that the Planning Commission uses to review and approve curb cuts was explained.

Planning Commission agreed that the buildings and types of buildings could be moved within the property but that no more curb cuts would be approved.

C. Staff Recommendation, Planning & Zoning Code Amendment, utility structures

Mr. Boron clarified the type of structures that are under discussion and gave examples of current structures in the City of Springboro.

Mr. Boron explained that the legislation is not designed to address specific users, but to address the size and appearance of the structures.

At this time many of these structures are screened with landscaping. He added that these structures might be placed on private property easements without prior approval. The proposed legislation is intended not to prohibit the structures, but to control their design and appearance.

Ms. Thompson added that this legislation would be presented for recommendation to Council for approval to coincide with the right-of-way legislation.

Ms. Ridd asked whether there would be a need to include language to provide for funds for potential removal of the structures should the service be vacated.

Mr. Boron indicated that the legislation does include the necessary language.

Ms. Belpulsi asked about requiring a demolition bond.

Ms. Thompson commented that the City attorney had advised against any attempt to require a demolition bond.

Mr. Landefeld asked about the possibility of requiring a permit fee for the construction of the structures.

Ms. Thompson stated that it would have to be determined whether a permit fee was a reasonable amount and added that the larger concern of the code amendments was to be aware of and control the construction of the structures.

Mr. Chmiel asked how a variance to the ordinance and a possible aggressive plan by a specific company would be handled.

Mr. Boron answered that any variance would be handled under the BZA and staff would handle any plan through the permit process.

Ms. Belpulsi asked about requiring fencing and landscaping should the structures need to be placed on a private property easement.

Mr. Landefeld asked about utility boxes with damage, possibly fire damage and screening while allowing for access to the boxes.

Ms. Thompson stated that utility companies do not permit screening without immediate emergency access to the service area. What are being discussed are structures for non-essential services and the exceptions are listed in the legislation.

Ms. Gibson asked whether there was a provision for maintenance of the landscaping.

Mr. Boron answered that it would be maintained by the provider and subject to the property maintenance code.

It was agreed that the legislation would be on the Planning Commission agenda for approval for recommendation to City Council at the June 25th Planning Commission meeting.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Ms. Ridd asked whether there was any information from staff concerning the issue of the buffer between Minds in Motion and the resident on Robin Glen Court that was brought up at the last meeting.

Mr. Boron had no report and will follow up.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, June 11, 2008 Work Session at 7:52 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary