

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

Planning Commission Work Session
Wednesday, July 14, 2010, 6:00 p.m.

I. Call to Order

In the absence of the Chairperson, Janie Ridd called the Springboro Planning Commission Work Session to order at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio at 6:10 p.m.

Present: Marie Belpulsi, Chairperson (arrived at 6:15), Janie Ridd, Chris Papakirk, Barb Gibson, Hans Landefeld (arrived at 6:20), Becky Hartle
Absent: David Vomacka

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

II. Agenda Items

A. Sandwich Board Signs, Marketplace at Settlers Walk PUD, Planned Unit Development

Background Information

This item is a request for Planning Commission review and approval, based on an application submitted by Melissa DeHart, property manager, Marketplace at Settlers Walk, and John Roll, architect, for sandwich board signs at the shopping center. At the June 9th Work Session and June 30th Meeting, references to these signs were included in staff comments for the proposed outdoor display areas. As proposed by the applicants, the signs would follow the following criteria:

- Black frame and base, white or black background. Signs can be poster signs, changeable letters or write-on, but must be legible and in good repair.
- Maximum total height, including base: 54" (4'-6"); maximum width: 30" (2'-6").
- All signs must be stationary and weighted so that they do not move or blow around.
- All signs must be placed inside at close of business.
- All signs must be pre-approved by Landlord to insure consistency.

The applicant will provide sketch examples of the proposed sandwich board signs at the Work Session; if available they will be forwarded to members of the Planning Commission electronically prior to the meeting.

Staff Comments

No staff comments at this time.

John Roll of Roll & Associates and Melissa DeHart of The Marketplace at Settlers Walk were in attendance to answer questions of Planning Commission.

Ms. DeHart and Mr. Roll reviewed the examples of the sandwich boards and the criteria that the signs would follow.

Ms. Ridd asked about any restrictions about where the signs could be placed so that they are not in the middle of the pedestrian walkway; either by the curb or by the door.

Ms. DeHart answered that most of the signs are placed at the curb.

Ms. Ridd asked that it be noted in the regulations.

Mr. Roll suggested a minimum four or five feet path.

Cookswares was discussed, whether having their sign by the curb would interfere with sight distance. They place theirs right by the door.

Ms. Ridd commented that she wants to avoid putting it in the middle of the sidewalk.

Ms. Gibson suggested that the regulation say "at the curb in order to avoid pedestrian pathways".

Ms. Ridd commented that with the stipulation about placement, it should be fine.

Mr. Boron asked Planning Commission whether they were ready for the sandwich signs item to be on the agenda for the meeting at the end of July.

Planning Commission agreed.

B. Discussion, Review of Township Zoning within Corporate Boundary

Background Information

Staff introduced this item at the May 26th Planning Commission meeting. Information regarding this agenda item will be distributed at the Work Session. No formal action is requested or anticipated in the July Planning Commission meeting cycle.

Mr. Boron presented an updated zoning map. He explained that he and the Engineering Department are working on a current inventory of the township zoning within the Springboro Corporate boundary. At this point, the properties consist of approximately 150 lots, not including the northeast quadrant, 750 acres to this point and potentially well over 200 individual property owners.

Mr. Boron explained that the next step is the analysis phase; identifying what is on the land and how it fits into the Land Use Master Plan recommendations.

Planning Commission reviewed various properties and discussed how to approach the project and how to approach the property owners concerning the rezoning.

Mr. Boron informed Planning Commission about improvements to the zoning map that will be available with new technology.

Mr. Boron commented that the Planning Commission will continue this discussion at the July 28th meeting.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

There were no Planning Commission or Staff comments.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, July 14, 2010 Work Session at 6:53 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary