

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

Planning Commission Work Session
Wednesday, August 8, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the August 8, 2007 Work Session to order.

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

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

II. Agenda Items

- A. Architectural Design, 720 Gardner Drive, Village Park Planned Unit Development-Mixed Use, Park National Bank, review of building exterior design

Background

This agenda item is a follow-up from the review at the July 25th Planning Commission meeting for the proposed Park National Bank branch office proposed for the retail portion of the Village Park Planned Unit Development-Mixed Use. The proposed site of the bank branch, which would front both North Main Street (SR 741) and the proposed Gardner Road, is located immediately to the north of the Max & Erma's restaurant.

While the site plan for the proposed branch office was approved at the July 25th meeting, the Planning Commission directed the applicants to provide color renditions of the proposed building exterior for review and approval at a later date. A color version of the front (SR 741 frontage) is included in your packets; staff will provide the black and white versions of the building elevations that were reviewed at the July 25th Planning Commission meeting. Those elevations indicate proposed materials and are drawn to scale.

Consolidated Staff Comments

No additional comments at this time.

Mike LeVally of Architects Plus, representing Park National Bank, was in attendance to answer questions of Planning Commission.

Mr. LeVally reviewed the color rendition and material samples provided. The materials proposed are similar to those in the pattern book but due to the expense they are not the exact ones.

Mr. Boron commented that the intent of the pattern book is to use the specifications that are proposed in the pattern book. Design may be individual but the materials must be uniform.

Mr. LeVally commented that it was his understanding that the pattern book was to be used to identify a range for match only.

The wording of the requirements in the pattern book was discussed and samples of materials provided by Mr. LeVally were compared to the pattern book.

Ms. Gibson commented that the wording of “color range match only” in the pattern book is open to interpretation but the intent is to ensure continuity.

Ms. Ridd commented that brick that may look within the range in a sample might look totally different once the project is complete.

Ms. Ridd asked about the brick used on the Fifth Third Building. Mr. Boron answered that that building was built before the pattern book was in place.

Ms. Gibson asked Mr. Boron to report on the brick used in the Fifth Third Building and whether that could be an alternative.

Staff will follow up with the engineering and building department to explore alternatives that would provide continuity while taking into account the expense of the materials.

Mr. Boron clarified with Mr. LeVally that Planning Commission has approved his site plan and he could submit his building permit application. Planning Commission will formally approve the site elevation at the August 29th meeting. The lighting plan and landscape plan will need to be submitted and approved and staff comments will need to be complied with before an occupancy permit can be granted. These items can be completed concurrent with construction.

B. Site Plan Review, 610 West Central Avenue (SR 73) TrueNorth/Dunkin’ Donuts, new retail building

Background

This agenda item is a request filed by Creative Shelter Architects, representing TrueNorth/Dunkin’ Donuts, is a request to construct a new convenience store and restaurant at 610 West Central Avenue. That location is situated on the northwest corner of West Central Avenue (SR 73) and North Pioneer Drive.

As indicated in the submitted drawings EX-1 and C-1, the property at 610 West Central Avenue is the current site of an existing gas station/convenience store and car wash. As proposed, the existing convenience store and gas station building (the retail operation, not the pumps or storage tanks)—approximately 1,700 gross square feet in area--located at the site would be demolished and replaced with a 4,233-square foot combination convenience store/restaurant/gas station. Drawing C-1 illustrates the location of the proposed building relative to the underlying existing building.

The adjoining car wash to the west, the existing pump islands, canopy and storage tanks as well as much of the site’s circulation system will be unaffected by the proposed demolition/construction.

The applicants have indicated that the adjoining car wash will continue to operate during demolition/construction. Staff has no information at this point in time on whether the gas station will remain in operation during construction.

The property at 610 West Central Avenue is zoned B-1, Highway Business District. The B-1 District allows the array of uses proposed in this application and site plan.

Consolidated Staff Comments

1. Applicant to provide a color rendition of proposed building elevations at the August 8th Planning Commission Work Session along with material sample(s).
2. Following consideration at the August 8th Work Session, please provide the east and north elevations of the proposed building.
3. Use of CMU only permitted on exposed foundations per Section 1271.03, Exterior Façade Design Standards. Section 1271.03 also allows between three and four exterior building materials on the building exteriors; please provide an indication of proposed materials for the fascia.
4. Proposed signage subject to compliance with Chapter 826, Sign Code, of the City of Springboro Codified Ordinances. Please coordinate with Ron Gibboney, Zoning Inspector, (937) 748-9791, regarding the overall signage package for the site.
5. Check accuracy of the existing North Pioneer curbcut/entrance relative to drawings EX-1 and C-1. The existing treelawn appears to be larger than what is shown on the drawings and the existing storm drain appears to be in the incorrect location.
6. Following review by the Planning Commission at the August 8th Work Session, please provide a landscaping plan that indicates the general area where existing vegetation will not be effected, areas where new landscaping is proposed along with number, species and size. Staff recommends the removal of the existing vegetation at the North Pioneer entrance to the site to improve visibility, and its replacement with landscaping elsewhere on the site. Also staff recommends screening the parking proposed for the SR 73 frontage.
7. Provide a pedestrian accessway from the West Central (SR 73) sidewalk to the site.
8. Site plan to be signed by owner of land/or duly authorized officer.
9. Show the dumpster pad details, i.e. size and thickness of concrete pad. The dumpster gate to be solid, having no openings. Then minimum height of dumpster screening to be six feet.
10. Provide lighting plan. Any modification to the existing lighting plan is to conform to Section 1271.02 of the Planning and Zoning Code.
11. Dedicate a 35' public access easement along the frontage of SR 73.
12. The parking lot and circulation aisle shall meet the off-street parking requirements as stated in section 1271.04 of the Planning and Zoning code. Widen the drive aisle along North Pioneer Boulevard to be 24' minimum.
13. Provide existing and proposed contours. Also provide proposed parking lot grading.
14. Provide existing and proposed storm sewer details.
15. Tie down proposed building to the west property line.
16. Add a "Do not enter" sign to the west end of the drive thru aisle.
17. Provide the curb type being used in parking lot along with the detailed information on the design. Also provide sidewalk details.
18. Use an engineering scale on the site plan.

This item was removed from the agenda per the applicant's request.

- C. Revision to Approved Site Plan, 125 East Mill Street, Springboro Baptist Church, revision to building design and proposed screening

Background

This agenda item is a request of The McKnight Group, representing Springboro Baptist Church, to revise the approved site plan for an expansion of the church that was approved by the Planning Commission in 2006.

As a summary, the Planning Commission approved on March 29, 2006 a 14,968-square foot addition to the church facility as well as an expansion of the parking lot for the church complex. Construction on the site is largely complete, however in the course of inspecting progress on the site, City staff noted a couple discrepancies relative to the approved site plan. As a result, the applicant is requesting to revise the following:

- Allow a change in the materials used for the south elevation. As originally proposed, the south elevation was to be finished with brick on the lower portion of the building to match brick on the west elevation and original church building to the north. The south elevation was finished out with an alternative material. The applicants have asked to continue to keep that alternative material in light of the fact that 14,968-square foot addition will be in the long-term screened to the south with a 6,608-square foot addition. That 6,608-square foot addition is indicated on the color site plan submitted by the applicant
- Allow a change to the approved site plan to allow a 45-foot (+/-) gap in the 6-foot privacy fence to remain on the west side of the property. The fence was intended to screen the proposed parking lot from the South Main Street corridor and adjacent property within the Springboro Historic Preservation District. Aside from the 45-foot gap, a 6-foot privacy fence has been installed to screen the parking lot from adjacent residential uses.

Staff will provide the elevations and site plan from the Planning Commission approval of March 29, 2006 at the August 8th Work Session.

Consolidated Staff Comments:

No additional staff comments at this time.

No guests appeared on behalf of this item.

Mr. Boron informed Planning Commission that the issue regarding to the fence has been resolved and the fence is being completed.

Mr. Boron explained the church submitted drawings that showed the two phases of the project and showed the elevation once the second phase is completed. A miscommunication between the consulting architect and the engineer led to the completion of the south elevation with an alternative "temporary" material. He will coordinate with church members to determine the time frame for the next phase of the building and report to the Planning Commission at the August 29th Planning Commission meeting.

Ms. Belpulsi asked whether the change would need to be approved by the Architectural Review Board. Mr. Boron answered that the church is not within the Springboro Historic Preservation District boundaries so no ARB approval would be necessary.

Ms. Gibson asked what materials were used. Mr. Boron answered that siding was used instead of brick.

III. Guest Comments

Betty Bray asked why the standards are set for the developments such as Village Park. Ms. Gibson answered that the standards are set to ensure uniformity and the standards at Village Park are set by the developer and not by the City.

IV. Planning Commission and Staff Comments

Ms. Ridd asked whether Minds in Motion, North Main Street, should be required to file an application with the Planning Commission regarding the change in use of the Lutheran church that was purchased. Mr. Boron commented that the building that the day care has acquired would still be used as a school, which is a permitted use. No exterior changes are planned that will exceed the standards per elevation that would require a Planning Commission review. The lots will not be interconnected.

Ms. Gibson asked whether the City has anything in the Codified Ordinances covering playgrounds. Ms. Thompson answered that there is nothing.

Mr. Papakirk asked how design review would be handled should a material such as brick become unavailable (should the company should go out of business). Ms. Gibson commented that the standards would have to be redone. It was agreed that the pattern book would be amended and approved by the Planning Commission.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, August 8, 2007 Work Session at 7:30 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary