

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

Planning Commission Work Session
Wednesday, January 16, 2019, 6:00 p.m.

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Work Session to order at 6:00 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Stephen Harding, Chris Pearson, Becky Hartle, Jack Hanson, Robert Dimmitt, John Sillies

Staff: Dan Boron, City Planner; Elmer Dudas, Development Director; Chad Dixon, City Engineer; Amy Brown, Planning Commission Secretary

II. Agenda Items

A. Site Plan Review

775 West Central Avenue (SR 73), McDonald's restaurant remodel and site improvements

This agenda item is an application for changes to the exterior elevations of the existing McDonald's restaurant located at 775 West Central Avenue (SR 73). The application was filed by Permit Solutions, Inc., Columbus, on behalf of the property owner. As indicated in the submitted plans, the existing restaurant is being remodeled to comply with current corporate design standards. The site plan is also being modified to improve ADA accessibility to the restaurant. The proposed changes will not result in an expansion of the usable floor area of the restaurant.

This site plan review process is triggered by any change to the exterior of a non-residential building exceeding 30 percent of any one elevation. This standard is being met on the entire building.

The proposed remodel calls for the removal of the red mansard roof and its replacement with an exterior finish system for the upper portion of the building, the retention of the face brick portion of the lower portion of the building with its restoration to the original brick color.

Following review at the January 16th work session, this item will need to be approved at a formal meeting of Planning Commission. That may occur, at the discretion of the Planning Commission, as soon as the January 30th Planning Commission meeting.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Provide a materials board at the January 16th work session on major exterior building components.
2. Coordinate with City staff on proposed lighting for building exterior for compliance with Chapter 1273, Exterior Lighting, of Planning and Zoning Code.
3. Coordinate with City staff on proposed signage package for the restaurant.
4. Provide grading plan for the installation of the new sidewalk.
5. The Clearcreek Fire District has no comments at this time.

Discussion:

Rebecca Green, Permit Solutions, was present to answer questions and discuss the project.

Ms. Green said that this particular location was built in 1976, with a significant remodel in 1985. She said that she brought a material board for members to take a look at. She said currently there is a mansard roof with painted brick, and they are intending to remove the mansard roof, and the fry detail on the mansard roof. She said the design would expose the original brick color, and they would remove the red and white paint. She said they would add a parapet to cover the rooftop utilities and mechanicals. She said that this a clean design, and there is a metal canopy that goes along the edge to protect from the rain. She added that they would replace signage.

Mr. Harding said that the footprint doesn't change at all, it would be the exterior.

Mr. Pearson confirmed that it is the same building, and that they are not tearing this one down.

Ms. Green said they are not tearing this one down.

Ms. Iverson asked if any walls were coming down.

Ms. Green said, no, they would stay the same.

Mr. Dimmitt asked if they were changing the large sign.

Ms. Green said that they were not changing that sign, and that sign will remain.

Mr. Harding said that the building will appear taller when you get rid of the roof.

Ms. Green said that there would be ADA compliance in the restrooms and vestibules. She said there will also be new site accessibility for ADA as well. She said they would be pouring new handicapped spaces, and leveling them out. She said there would be restriping as needed in the parking lot, and they would be adding sidewalk from the existing roadway sidewalk down to the site. She said that it does slope down from the street, and she knows it's on the staff report to check grade for the access to the street. She said that she did have her ADA specialist take a look at it, and it is within the 8% slope, and they would be installing a recommended handrail.

Ms. Iverson asked the applicant if she had any other questions or comments.

Ms. Green said that she brought lighting and signage information, and asked members if they had any questions for her.

The members did not have any questions.

Ms. Iverson said that this item could move to the final meeting at the end of the month for a vote.

Mr. Boron said that if the Planning Commission was comfortable with that, there are minimal changes to be made, and those changes were all geared toward the meeting at the end of the month.

Mr. Harding asked how long construction would take, and would it be closed.

Ms. Green said that construction would take about 3 to 4 weeks, and they hope to have grand reopening on June 7. She said they try to at minimum stay open with the drive through.

Mr. Boron said that he would need some of this material in digital format sometime early next week. He said he would coordinate with the applicant at the end of this week to make sure we have everything. He added that it would be on at the end of the month for a vote.

B. Extension of Approval on Final Development Plan, 1360 South Main Street (SR 741), Streamside PUD-R, Planned Unit Development-Residential

Background Information

This agenda item is a request for a six-month extension on the City's approval of the general plan for the Streamside PUD-R, Planned Unit Development-Residential, located at 1360 South Main Street (SR 741). The extension is at the request of the property owner, the Daniel Family Trust.

The property is a 2.35-acre parcel that was rezoned to PUD-R in early 2018 along with a general plan that called for the development of a 7-unit residential subdivision served by a private access drive connecting to South Main Street on the west end of the property. The general plan was recommended for approval by the Planning Commission at its October 25, 2017 meeting. The general plan was approved by City Council on January 4, 2018 concurrent to the adoption of the rezoning ordinance. A copy of the general plan is included in the meeting materials.

According to the Planning & Zoning Code, general plans must be executed within 12 months in the form of a final development plan, the second step in the three-step PUD approval process. Final development plan reviews and approvals are by the Planning Commission. To date no final development plan has been filed with the City.

1. The Planning & Zoning Code allows for up to two six-month extensions of the initial general plan approval. Formal action by the Planning Commission may occur as soon as the January 30th meeting. No City Council action is required following Planning Commission consideration.

Discussion:

Elizabeth Daniels, trustee for the Daniels Family Trust, was present this evening to discuss the item. Ms. Iverson said that the applicant has the ability to extend from the initial vote a year ago, and they have up to two more times to extend. She added that this doesn't change anything, nothing could be constructed, and they are just extending to what we already agreed to before.

Mr. Boron agreed, and said that this was approved by first Planning Commission in late 2017 for both the rezoning and the general plan, then recommended onto City Council, who then had a public hearing regarding the rezoning of the property. He said the general plan is the subject of the case tonight. He said formal approval was given in January of 2018 for a one year period of time, and that allowed time to execute what we call a final development plan with greater detail that would be reviewed by this Planning Commission.

Mr. Harding said that this fell under the new guidelines, and there used to be a year plan, now there are two six month periods.

Mr. Boron said that it gives enough time for the applicant to execute the plan, which would be reviewed by this Planning Commission with staff comments. He said the record plan would come after that, which would allow for the subdivision of the property, dedication of streets and open space, and ultimately the sale of the properties within. He added that the City has made a commitment to notify all the property owners and the surrounding HOAs of any upcoming action regarding the property.

Mr. Harding said that all we are doing tonight is taking the plan that we originally agreed on, and just extending it.

Ms. Iverson asked if the applicant had anything to say for the record.

Ms. Daniels said that they don't have any new plans to present at this time, and they are still working on that. She said that she is looking forward to having that six month extension approved, so they can continue to move forward. She added that it is a lengthy process, but they are headed in the right direction.

Ms. Iverson asked if the house is still listed for sale at the moment.

Ms. Daniels said, no, it is off the market, but it will be going back on the market.

Ms. Iverson asked if there were any other questions.

Mr. Pearson asked if the plan was to still do the seven homes.

Ms. Daniels said that it's going to be up to the developer who finally works on those details whether they want to keep the existing house or not, and if they do, then it would be fewer homes.

Ms. Iverson said that would have to come back to Planning Commission.

Ms. Daniels said that she thinks the problem is the existing house, and the previous comments regarding that it was going to be too close to the new road coming in, because there is a requirement of 20 feet, and that all has to be worked out.

Mr. Boron said that if there are no objections among members, this item could be on the agenda for the meeting on the 30th for formal action.

III. Guest Comments

Ms. Iverson asked if any guests would like to speak, to please come up to the front, and state their name and address for the record, and reminded them that no votes would be taken this evening.

Joe Westendorf, 35 Dunnington Court, said that he moved in about 7 years ago, and he is not sure how long Mr. Boron has been here. He said he knew it was zoned where a few more houses could go in behind him, but he never dreamed the City would rezone it just because someone would want to rezone it. He said he currently has privacy, and now they are going to have construction behind their houses and it's very upsetting. He said it is very tranquil behind his house with many trees and bushes, and that will all go away. He commented on the property further up 741 that is now for sale.

Mr. Boron said that property is zoned R-1, so it would allow 2 units per acre, with minimum lots 20,000 square foot lots.

Mr. Westendorf asked where are these cars going to go because there is no room especially in the historic district, where there is only two lanes. He said that the township has property just beyond Springboro that they are considering developing, and asked if the City was communicating with the township to work together to solve these problems. He said that he is concerned with the traffic and doesn't see any foresight and planning, and asked if the City could make a deal with the township to put in a sort of bypass that would take you to Red Lion. He said he appreciated what the commission has done, but you have to think about the future.

Ms. Iverson said that she wanted to thank Mr. Boron because she knows the last time this came through a year ago, he committed to make sure that beyond the normal public notices of these agendas that we communicate with the HOAs. She said she wanted to thank him for sending the letter, because that was not necessarily required at this time, but we wanted to make sure to keep you all informed. She asked Mr. Boron if there was anything he wanted to address or clarify.

Mr. Boron said that he has been at the City of Springboro for almost 21 years now, and there has been quite a bit of planning and coordination with the township. He said that the zoning for the property across the street is supporting and supported by the long range transportation work that has been done by the City and the township together. He said going back to 2001 when we did our last transportation plan, we worked closely with the school district and the township in developing the plan because it went well beyond the boundaries of the City, and traffic doesn't know boundaries. He said he knows that seems like a long time ago, but we've been implementing it over a very long period of time. He said the zoning supports some of the long range traffic decisions that were made on the part of the City, and zoning then in turn, enforces it. He said the individual property owners have a right to ask for zoning changes and this one that was made by the Daniels Family Trust was supported by the land use plan recommendations. He said that when traffic decisions are made, collectively, that's where these decisions come from, and we provide advice to our City Council, and also to Planning Commission, based on that decision making. He said that the township is a separate sovereign organization, but we do have a very good relationship in cooperation with them. He said the City engineer is currently working with them on long range traffic implications on upcoming potential developments, as well as traffic work going on within the City. He said we are keeping on top of it, and it may not look like that, but it is something we constantly reevaluate.

Ms. Iverson said that she wanted to add that we are all residents of Springboro, which is a requirement for serving on this Commission, so we all have the same interest as you in making sure that we look at those things. She added that she appreciated Mr. Westendorf coming in.

Mr. Westendorf said that with the property, you have a retention pond, and a lot of the shrubbery and trees would be wiped out with no privacy.

Mr. Harding said that has been a requirement to put that in for new subdivisions going in.

Ms. Iverson said that as far as the retention pond, that is something that a new property would have to do. She added that this item is just an extension, but if it were to continue, those types of environmental studies would continue, because they have to go through those processes.

Maggie Strahl, 45 Heather Glen Court, thanked the Commission for the letter, and asked if they would be willing to continue the communication in the future just to give them a heads up so they can be involved in the decision making process.

Mr. Boron said that the City has made that commitment. He added that this item will be on at the end of the month for the extension of the six months, and he will notify the homeowner's association representatives again.

IV. Planning Commission and Staff Comments

Ms. Iverson said that for the next meeting, we will want to elect our Chair and Vice Chair for 2019.

Mr. Harding said that he recommends that Ms. Iverson stay as Chair, and Mr. Pearson stay as Vice Chair.

Ms. Iverson said that can be voted on at the next meeting. She asked Mr. Boron if there were any other items for the next meeting besides the two items from tonight.


Mr. Boron said, yes, we have a carryover case that you talked about at the last two meetings, which is the exterior color scheme for the Falls, and they will be coming for their formal approval on the 30th.

V. Adjournment

Ms. Iverson adjourned the Wednesday, January 16, 2019 Planning Commission Work Session at 6:36 p.m.



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Amy Brown, Planning Commission Secretary