

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, January 29, 2020

I. Call to Order

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

Present: Becky Iverson, Mark Davis, Chris Pearson, Robert Dimmitt, Becky Hartle, John Sillies.
Absent: Steven Harding

Staff: Dan Boron, City Planner; Ann Burns, Planning Commission Secretary.

Mr. Pearson motioned to excuse Mr. Harding. Ms. Hartle seconded the motion.

Vote: Iverson, yes; Davis, yes; Pearson, yes; Dimmitt, yes; Sillies, yes, Hartle, yes. (6-0)

II. Appointment of Planning Commission Chair, Vice Chair for 2020

Ms. Hartle made a motion to appoint Becky Iverson as Planning Commission Chair for 2020. Mr. Davis seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Sillies, yes; Davis, yes. (6-0)

Mr. Dimmitt made a motion to appoint Chris Pearson as Planning Commission Vice-Chair for 2020. Mr. Sillies seconded the motion.

Vote: Iverson, yes; Davis, yes; Pearson, yes; Dimmitt, yes; Sillies, yes; Hartle, yes. (6-0)

III. Approval of Minutes

A. December 11, 2019 Work Session and December 11, 2019 Planning Commission Minutes

Ms. Iverson asked if there were any objections to passing both sets of minutes with one vote. There was not. She asked for corrections or additions to the minutes.

There were none.

Ms. Hartle motioned to approve the December 11, 2019 Planning Commission and Work Session minutes as submitted. Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Davis, yes; Sillies, yes. Mr. Dimmitt abstained. (5-1-0)

IV. Agenda Items

A. Record Plan – New McDonald's Restaurant, 775 West Central Ave.

Background Information

This agenda item is an application for Record Plan review and approval for the dedication of right-of-way for the proposed McDonald's restaurant located at 775 West Central Avenue (SR 73). McDonald's site plan was approved by the Planning Commission at the December 11, 2019 meeting, the right-of-way dedication being a condition of approval. The dedicated right-of-way contains approximately 0.3808 acres of land along the West Central Avenue/SR 73 frontage.

Upon Planning Commission approval, the right-of-way dedication will proceed to City Council for final review and approval.

Staff Recommendation

City staff recommends approval of the record plan for 775 West Central Avenue (SR 73) under the provisions of the subdivision regulations of the City of Springboro subject to the following conditions:

1. Remove planning commission approval block
2. Change title block from Franklin Township to Clearcreek Township.
3. Revise plat according to Warren County review comments, if any.

Discussion:

Mr. Terry Cook, of Bayer Becker, was present representing McDonald's, and offered to address any questions on the Record Plan.

Mr. Boron noted that there were minimal staff comments and it is recommended that this record plan move forward to Council.

Mr. Sillies asked for further explanation of Right-of-Way dedication. Mr. Boron explained that the roadway is used under a highway easement, that dedication requests like this are a condition of site plan approvals, and the dedication will save the property owner in property taxes.

Ms. Iverson asked for a motion to approve the Record Plan for McDonalds Restaurant.

Mr. Sillies made a motion to approve. Mr. Dimmitt seconded the motion.

Vote: Ms. Iverson, yes; Mr. Pearson, yes; Ms. Hartle, yes; Mr. Davis, yes; Mr. Sillies, yes (Mr. Dimmitt, yes 6-0)

V. Guest Comments

There were no guest comments.

VI. Planning Commission and Staff Comments

Mr. Boron noted that the next meeting would be the Work Session on February 12th. At that time, he will be discussing a proposed text amendment regarding recreation vehicle storage, the text was distributed at this time. He explained that amendment's review by Planning Commission is being requested by the City Manager in order to provide greater flexibility for residents to store this equipment.

Adjournment

*Mr. Pearson motioned to adjourn the January 29, 2020 Planning Commission Regular Meeting at 6:12 p.m.
Ms. Hartle seconded the motion.*

**Vote: Iverson, yes; Harding, yes; Pearson, yes; Dimmitt, yes; Davis, yes; Sillies, yes; Hartle, Yes
(6-0-0)**



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Ann Burns, Planning Commission Secretary