

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, January 30, 2019

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, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

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

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

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

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

II. Appointment of Planning Commission Chair, Vice Chair for 2019

Mr. Harding made a motion to appoint Becky Iverson as Commission Chair for 2019. Mr. Dimmitt seconded the motion.

Vote: Iverson, abstain; Harding, yes; Hanson, yes; Pearson, yes; Dimmitt, yes; Sillies, yes. (5-0-1)

Mr. Harding made a motion to appoint Chris Pearson as Commission Vice Chair for 2019. Mr. Hanson seconded the motion.

Vote: Iverson, yes; Harding, yes; Hanson, yes; Pearson, abstain; Dimmitt, yes; Sillies, yes. (5-0-1)

III. Approval of Minutes

A. December 12, 2018 Planning Commission Work Session

Ms. Iverson asked for corrections or additions to the minutes.

There were none.

Mr. Harding motioned to approve the December 12, 2018 Planning Commission Work Session minutes as submitted. Mr. Dimmitt seconded the motion.

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

B. December 12, 2018 Planning Commission Meeting

Ms. Iverson asked for corrections or additions to the minutes.

There were none.

Mr. Pearson motioned to approve the December 12, 2018 Planning Commission Meeting minutes as submitted. Mr. Harding seconded the motion.

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

C. January 16, 2019 Planning Commission Work Session

Ms. Iverson asked for corrections or additions to the minutes.

There were none.

Mr. Dimmitt motioned to approve the January 16, 2019 Planning Commission Meeting minutes as submitted. Mr. Harding seconded the motion.

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

IV. 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.

This item was reviewed at the January 16th work session at which time the Planning Commission authorized this item to be placed on the January 30th agenda for formal approval.

Staff Recommendation

City staff recommends approval of the site plan for 775 West Central Avenue (SR 73) under the provisions of Chapter 1284 (Site Plan Review) of the Planning & Zoning Code subject to the following conditions:

1. Coordinate with City staff on proposed lighting for building exterior for compliance with Chapter 1273, Exterior Lighting, of Planning and Zoning Code.
2. Provide grading plan for the installation of the new sidewalk.
3. This approval expires after 12 months.
4. The Clearcreek Fire District has no comments at this time.

Discussion:

Ms. Iverson said that the applicant requested to withdraw their application, because they would be coming back at a future date. She asked for a motion to remove that item from the agenda.

Mr. Dimmitt motioned to Remove the Site Plan Review for the McDonald's restaurant remodel and site improvements from the agenda. Mr. Harding seconded the motion.

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

B. Extension of Approval on General 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.

The Planning & Zoning Code allows for up to two six-month extensions of the initial general plan approval. This item was discussed at the January 16th Planning Commission work session at which time the Planning Commission authorized this item to be on the January 30th Planning Commission meeting agenda for formal approval. No City Council action is required following Planning Commission consideration.

Staff Recommendation

City staff recommends approval of the six-month extension of the approval for the Streamside PUD-R, Planned Unit Development-Residential, under the provisions of Chapter 1266 (Planned Unit Developments) of the Planning & Zoning Code, as approved under Council Resolution R-18-1. City staff recommends the following condition to the approval:

1. This extension will continue the general plan approval through to June 30, 2019. The applicant is advised to coordinate with City staff in order to have this item placed on the June 12, 2019 Planning Commission work session agenda for preliminary discussion and formal approval at the June 26, 2019 Planning Commission meeting.
2. The Clearcreek Fire District has no comments at this time.

Discussion:

Elizabeth Daniels, Trustee for the Daniels Family Trust, was present this evening to discuss the proposal and answer questions.

Ms. Iverson said this item was discussed at the work session, and asked if there were any questions or comments from Planning Commission members.

Mr. Pearson asked how long the extension would be.

Mr. Harding said it would be six months, and then they could come back for one more six month extension.

Mr. Pearson motioned to Approve the Extension of Approval of General Plan, 1360 South Main Street, Streamside PUD-R, Planned Unit Development-Residential, subject to compliance with City staff comments. Mr. Harding seconded the motion.

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

C. Revision to Approved Final Development Plan, 1360 South Main Street (SR 741), Streamside PUD-R, Planned Unit Development-Residential

Background Information

This agenda item is based on an application filed by The Connor Group, property owner, seeking approval to change the exterior paint scheme for The Falls apartment complex in The Springs PUD, Planned Unit Development. The Springs PUD was created in 2000 by the Coffman Development Company. The general plan for the PUD provides for a mix of housing types as well as a church/assisted living facility (ultimately developed at St. Mary's Catholic Church). The single-family and condominium portions of the development were initiated by Coffman Development and are now being developed by Fischer Development.

The 305-unit Falls Development was also developed by Coffman Development and has had a number of owners. The Connor Group purchased the complex in October. Of the 305 units proposed for The Falls under the approved general plan for The Springs PUD, only 135 units have completed in the form of 13 10-unit apartment buildings along with a clubhouse building/lease office that includes 5 apartments. Plans for the development of the remaining 170 units to the west have been approved by the Planning Commission, however there is no

indication of plans to construct those buildings by the present owner, The Siebenthaler Company.

The Connor Group's proposal is to change the exterior paint scheme from the current gray with white trim on all 14 buildings to the paint schemes provided in the meeting materials, a scheme reviewed at the December 12th work session.

This item was discussed at the November 14th and December 12th Planning Commission work sessions. At the latter meeting Planning Commission authorized this item to be placed on a future meeting agenda pending an acknowledgement from The Siebenthaler Company that their portion of the apartment development would be excluded from this change. No City Council review is required on this item.

Staff Recommendation

City staff recommends approval of the revision to the final development plan for The Falls apartments in The Springs PUD, Planned Unit Development, under the provisions of Chapter 1266 (Planned Unit Developments) of the Planning & Zoning Code, as approved under Council Resolution R-11-37. City staff recommends the following condition to the approval:

1. Please provide paint chips of the proposed scheme to City staff following Planning Commission action on this agenda item.
2. Contact City staff to schedule an inspection to ensure compliance with this approval.
3. This approval expires after 12 months.
4. The Clearcreek Fire District has no comments at this time.

Discussion:

Mark Prunier, project manager with The Connor Group, was present this evening to discuss the proposal and answer questions.

Ms. Iverson asked Mr. Boron for a brief summary on the item.

Mr. Boron said this was on the agenda for the November 14 and December 12 work sessions for review. He said their proposal is to execute the alternating effect of the red and green colors only on all 17 buildings on the property. He said that the City did receive correspondence from the Siebenthaler Company which owns the rear portion of this property that could ultimately be developed, and they would not be subject to this approval at all. He said that the applicant would just need to get in touch with the City about completing an inspection, and provide color chips to verify the colors.

Ms. Iverson asked if any Planning Commission members had any questions or comments.

Mr. Dimmitt motioned to Approve the Revision to the Approved Final Development Plan, Yankee Road, The Springs PUD, Planned Unit Development, exterior color change to The Falls apartment complex, subject to compliance with City staff comments. Mr. Harding seconded the motion.

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

V. Guest Comments

There were no guest comments.

VI. Planning Commission and Staff Comments

Mr. Boron asked if members would consider moving the March 27 Planning Commission meeting to March 20 to accommodate members and staff that may be affected by the school break that week. He said this would be on an as-needed basis, because sometimes meetings are cancelled due to lack of agenda items.

Mr. Harding said that he didn't have an issue with moving it up, but asked what would happen with an applicant when they need to submit before a deadline.

Mr. Boron said that he thought they could figure out an accommodation with potential applicants to make that work. He said if it were a site plan from scratch, the deadline would still be the same even though it's a shortened schedule.

There was a consensus among Planning Commission members to move the March 27 meeting to March 20.

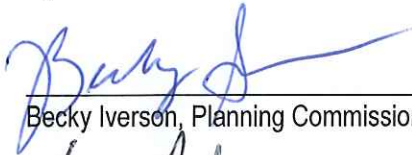
Mr. Boron wanted to add that the City did contact all property members within 300 feet regarding the agenda item for 1360 South Main Street. He said a letter was sent to property owners and the HOA presidents were notified.

Mr. Boron said there will be a set of three training sessions in late March with MVCC in Centerville, specifically geared towards Planning Commission and Board of Zoning Appeals members. He said there would be three sets of meetings in the evenings that would run concurrently and they would go over the organization of meeting, legal review, with a case study at the end. He said this would be free to members, and he would have further details in the future.

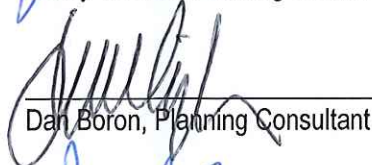
Adjournment

Mr. Harding motioned to adjourn the January 30, 2019 Planning Commission Regular Meeting at 6:14 p.m. Mr. Hanson seconded the motion.

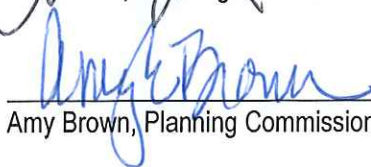
**Vote: Iverson, yes; Harding, yes; Pearson, yes; Dimmitt, yes; Hanson, yes; Sillies, yes.
(6-0-0)**



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Amy Brown, Planning Commission Secretary