

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, February 9, 2022

I. Call to Order

Chair 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, Chair; Chris Pearson, Vice-Chair, Robert Dimmitt, Steve Harding and John Sillies.
Absent, Mike Thompson and Mark Davis.

Staff Present: Dan Boron, City Planner; Elmer Dudas, Development Director, Ann Burns, Planning Commission Secretary.

Mr. Pearson motioned to excuse Mr. Davis and Mr. Thompson. Mr. Harding seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; (5-0)

II. Approval of Minutes

A. January 19, 2022 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes. There were none

Mr. Harding motioned to approve the January 19, 2021 Planning Commission minutes. . Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; (5-0)

II. Agenda Items

A. Final Review - Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building #4

Background Information

This agenda item is a request for final approval of a final development plan for the construction of a speculative commercial building on the west side of Advanced Drive in the Stolz Industrial Park. This is the fourth such approved requested by the property owner and developer, Cincinnati Commercial Contracting since 2020. This item was reviewed on a preliminary basis at the January 19th Planning Commission meeting. At that time the Planning Commission authorized this item to be placed on a future meeting agenda for approval.

The subject property is located approximately 500 feet northeast of the terminus of Advanced Drive.

The applicant is proposing to construct a one-story, 20,200-square foot flexible space commercial building for a future user. No address has been assigned for the property at this point in time; addresses are typically not assigned by the Engineering Department until further into the site development process. The proposed commercial building will be located on 6.72 acres of undeveloped land; the property owner plans to develop their remaining 1.506 acres of undeveloped land, located immediately to the south, as soon as practicable.

The subject property has frontage on Advanced Drive. Adjacent land includes other properties in the Stoltz Industrial Park are occupied by the following businesses: to the north Hanover Products at 125 Advanced Drive and the developing property at 175 Advanced Drive, Armstrong Trailer. The latter was approved by Planning Commission at their November 10th. To the east and southeast are Advanced Interiors at 240-250 Advanced Drive, and to the south A-1 Mechanical at 235 Advanced Drive. The subject property also borders to the west undeveloped property in Franklin Township with frontage and access provided from Sharts Road to the west.

The subject property is zoned PUD, Planned Unit Development, and is part of the Advanced Drive PUD that coincides with the Stolz Industrial Park. The Advanced Drive PUD was created in 1997 to accommodate light industrial development of the area in collaboration with the Stolz estate. The remainder of the estate is now Clearcreek Park. The PUD zoning designation permits the use of the property for office and light industrial development. Land to the west in Franklin Township was recently rezoned to accommodate a residential subdivision.

Staff Recommendation

City staff recommends approval of the final development plan subject to compliance with the following comments:

1. Parking lot plans may need to be adjusted when end user is identified. Coordinate with Zoning Inspector and City Planner when a Certificate of Zoning Compliance is applied for the end user.
2. For proposed lighting plan, revise accordingly to comply with Chapter 1273, Exterior Lighting:
 - a. Confirm all lighting meets 3500° Kelvin color-temperature maximum.
 - b. Replace proposed wall pack fixture with one that complies with cut-off design and other requirements.
3. To complete review of proposed landscaping plan's compliance with Chapter 1279, Landscaping, please provide the following:
 - a. Indicate developed portion of 6.72-acre remainder to include this property and the number of trees 4 inch DBH or greater in that area.
 - b. Provide landscaping along proposed southeast property line at the rate of 1 tree/40 linear feet of frontage.
 - c. Landscaping to be used to screen mechanical equipment if applicable on site.
4. Construction requirements within the existing pipeline easement area to be worked out with pipeline companies.
5. Provide design details for the storm sewer construction at the entrance, such as pipe type, connection details, elevations, profile view, inverts, manhole size, etc... as well as the deflection of the proposed 6" water main under the storm sewer.
6. Is it the storm sewer construction at the entrance to be privately owned and maintained? If not, provide a public storm sewer easement. If lot is split, provide private storm sewer easement across property.
7. Provide details on road crossing for 6" water tap, such as saw cut, pavement & curb removal/replacement.
8. Provide % slope for all storm sewers.
9. Storm sewers at drive entrance shall match existing materials. Coordinate details with City Engineer.

10. Indicate location of Benchmark.
11. Detention basin calculations under review. Make changes per review comments, if any.
12. Final revised and approved site plan shall be submitted to include all comments by staff and planning commission to have signature of the owner or duly authorized officer and stamped certified by a professional engineer.
13. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
14. The Clearcreek Fire District has no comments at this time.

Discussion:

The applicant, Mr. Christian Stone was present to discuss his application for a new commercial building on Advanced Drive. He noted that they have reviewed the staff comments and are confident any issues can be worked out with staff.

Mr. Boron agreed that the staff comments relating to lighting, landscaping and site plan will be resolved. He noted that there is no named tenant at this point.

Mr. Harding stated this application is very similar to the other buildings, and sees no problems.

Ms. Iverson called for a motion to approve the Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building #4.

Mr. Harding motioned to approve. Mr. Sillies seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; (5-0)

B. Preliminary Review, Final Development Plan, 765 West Central Avenue (SR 73), accessory building for LaComedia Dinner Theater

Background Information

This agenda item was filed by App Architecture, Englewood, on behalf of LaComedia Dinner Theater, property and business owner, located at 765 West Central Avenue (SR 73). This item appeared on the December 8th meeting agenda as a preliminary review item. At that time the proposed building size was a 16,200-square foot, two-story accessory building. Since that time the applicants have reassessed their space needs and are now proposing a 32,150-square foot, two-story accessory building on the southeast corner of the site. The building will be used to house costumes in a climate controlled environment and provide for other theater storage.

Given the proposed changes to the building scope, this agenda item remains in preliminary review. This item may be placed on a future Planning Commission meeting agenda following preliminary review at the February 9th meeting.

The dinner theater has been in operation since 1975. There is no record of the theater's original approval; that predated the City's incorporation in 1987 and our present Building Department (plans were reviewed by Warren County prior to that date). The property was rezoned to PUD, Planned Unit Development, in September 1997 to provide flexibility to the property owner to develop the property with greater flexibility in light of setbacks. No record of the setback has been found by City staff. In 1999 the Planning Commission approved plans for the expansion of the theater building, and later that year the construction of a dormitory.

The proposed accessory building will be located in the vicinity of two accessory buildings that will be removed. The proposed building will be as close as 6 feet from the east property line and 15 feet from the south property line. These figures are similar to other buildings on the site including the main theater building relative to the east property line (less than 5 feet), and the dormitory relative to the south property line (15 feet). The proposed setbacks are the same as those presented at the December 8th meeting.

Adjacent land uses include the recently completed McDonald's at 775 West Central Avenue to the northwest; on the north side of West Central Avenue the two shopping centers owned by the now-closed Edwards Furniture on either side of Tahlequah Trail, the shopping center at 625-725 West Central Avenue that includes the former and newly renovated Kroger; and to the south, fronting and with access from Pleasant Valley Drive, a number of commercial and light industrial buildings including VST (650 Pleasant Valley Drive).

Staff Comments

City Staff has the following comments regarding the proposed accessory structure:

1. Provide details of proposed exterior building materials.
2. Relocate the existing private utilities from underneath the proposed building, for safety and maintenance reasons.
3. Provide the setback from the attached external stairs to the lot lines.
4. Provide a 10-foot sanitary sewer easement along the rear property line.
5. Provide water and sewer lateral information. Water to be minimum 1" K copper with remote reader inside of building and sanitary sewer lateral to be min 6" SDR 35 or SCH 40 material at 2% slope minimum.
6. Conduct a field survey to verify all utilities, elevations and contours. Elevations and contours shall be based upon USGS datum and identify the benchmark utilized.
7. Provide the pervious/impervious change on the site due to the new building and associated construction. Storm water on the additional impervious areas to be detained.
8. The Clearcreek Fire District has no comments at this time.

Discussion:

Ms. Iverson recused herself from discussing and voting on this agenda item because of her involvement with the LaComedia Theatre.

Mr. Tim Bement with App Architecture, and Mr. Dave Gabert with M & M Construction, were present to discuss their application for an accessory structure at LaComedia Theatre.

Mr. Boron referred to the background and staff comments explaining that since the initial application in later 2021, they have reassessed their space needs and are now proposing a 32,150-square foot, two-story accessory building on the southeast corner of the site. The building will be used to house costumes in a climate controlled environment and provide for other theater storage.

Mr. Pearson asked if there were any concerns about less parking spaces with this revision.

Mr. Gabert explained it was only 2 spaces, and they were fine with that.

Mr. Boron noted there is a possibility of sharing parking with neighboring business.

Mr. Gabert noted they have also discussed adding valet parking for the more popular, well attended shows. He also stated they are in agreement with all the staff comments.

Mr. Bement added they are in the process of completing the utility work as well as re-plating the property.

Mr. Boron stated that the deadline for the March 9th meeting is Friday, February 18th, and the deadline for the April 13th meeting is March 25th.

VI. Planning Commission and Staff Comments

Mr. Boron stated that at this time, he was not certain if there will be anything submitted for the March 9th meeting.

Mr. Boron also announced the two rezoning cases, one for 1360 South Main Street and also for 110 East Mill Street, are scheduled for second readings at the next Council meeting on February 17th. No one attended the public hearing that was held on January 20th. The land use plan will also be on the agenda for adoption for the February 17th meeting. This was posted on the website, but no comments have been received.

Adjournment

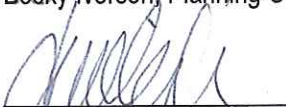
Mr. Harding motioned to adjourn the February 9, 2022 Planning Commission Meeting at 6:20 pm

Mr. Pearson seconded the motion.

Vote: Dimmitt, yes; Harding, yes; Pearson, yes; Sillies, yes; Iverson, yes (5-0)



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Ann Burns, Planning Commission Secretary