

**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Work Session**  
**Wednesday, February 12, 2020, 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, Robert Dimmitt. Absent: Mark Davis

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

Ms. Iverson noted that Mr. Davis was ill and not able to attend the meeting tonight.

**II. Agenda Items**

**A. Site Plan Review, 125 Commercial Way, Addition to Warehouse for Woodhull Corp.**

**Background Information**

This agenda item is based on a request filed by John Roll, Roll & Associates Architects, representing Woodhull USA LLC, property owner, seeking approval for the construction of an 18,000-square foot stand-alone office/warehouse adjacent to the existing Woodhull office/warehouse building located 125 Commercial Way. As indicated in the submitted plans the applicant proposes to construct the office/warehouse on the south side of their property.

The existing Woodhull office and warehouse building was approved by the Planning Commission in 2007 as an 11,620-square foot building. A 4,186-square foot addition was approved by the Planning Commission in 2016.

The subject property is zoned ED, Employment Center District. The ED allows the existing use as well as a large number of community, civic and institutional, commercial and service, and light industrial uses. ED zoning is also located to the east (Haas Factory Outlet), to the north on the north side of Commercial Way (the former site of the dialysis center) and south (undeveloped property owned by the City of Springboro). To the west is I-75 and the City of Springboro corporate boundary.

**Staff Comments**

City staff identified the following comments for this agenda item:

1. Provide a color rendition of proposed building.
2. Use architectural features to break-up the west and north elevations.
3. For off-street parking requirement, provide volume of office space in existing and proposed building and building population of warehouse areas.

4. Provide an inventory of all trees to remain on the property 4 inches diameter breast height or greater.
5. Provide lighting plan for newly developed portion of site in keeping with Chapter 1273 (Exterior Lighting) of Planning & Zoning Code.
6. Provide dimensions from proposed addition to property lines.
7. Provide information on proposed detention basin relocation and storm water calculations.
8. Provide site plan prepared by a professional engineer with all other proposed improvements to the site. Please contact City Engineering Department regarding submission requirements for final approval of site plans.
9. Clearcreek Fire District comments have been forwarded to the applicant.

**Discussion:**

Mr. John Roll, the architect for Woodhull USA, LLC, property owner, was in attendance to address any questions. He explained that the company has been growing and needs additional storage space. Woodhull is also in the process of combining the lots to accommodate the proposed warehouse; that was approved by the Planning Commission in late 2019. Mr. Roll also reviewed that the building is a simple metal building with a loading dock with a paved lot. He noted that they have acknowledged the staff comments, as well as concerns from the Clearcreek Fire District. Mr. Roll did question how to accomplish the request to break up the west and north elevations.

Mr. Boron explained there were several ways to accomplish this, such as a slight off-set, color of materials, or a simple bump out.

There was further discussion about the look and materials of the building as well as lighting, trees and landscaping.

Mr. Boron asked what the time frame was for Woodhull to advance. Mr. Roll stated that they plan to come back next month for formal approval.

Mr. Boron noted that the deadline for the March 25th regular meeting will be March 6th.

**B. Discussion, Code Text Amendment for Recreational Vehicle Storage**

Mr. Boron commented that Tad Stoll, City of Springboro Chief Building Official, was unable to attend the work session.

He commented that the proposal was the same as the one distributed at the conclusion of the January 29th meeting.

He noted that this amendment was considered years ago, but was not supported by City Council at the time. Some residents have recently contacted the City Manager which is why at this point we are asking Planning Commission and City Council to consider this request.

Ms. Iverson asked why it was not supported last time.

Mr. Harding stated he was not on City Council at the time but did own a recreational vehicle, and it was not the desire of City Council to allow the change at that time.

Mr. Boron explained that staff saw this as a solution for property owners to store these vehicles on their property on a seasonal basis. The change also provides a wider area on the property for permanent storage in side and rear yard areas, with a screened wall.

Mr. Sillies asked if you could not park it on the side if you have a front facing garage

Mr. Boron replied that you could if you meet the side yard requirements. He explained that the seasonal parking is considered May to September and at that time, it can be parked in the driveway.

There was additional discussion regarding the rules and restrictions of the proposed text amendment. It was noted that the homeowner's associations may prohibit these under their own regulations.

Ms. Iverson recommended that the HOAs be notified of the change as a courtesy.

Mr. Boron explained this will be forwarded to the Planning Commission meeting on February 26th for formal approval and then to Council.

## II. Guest Comments

There were no guest comments.

## IV. Planning Commission and Staff Comments

Mr. Harding noted he would be out of town for the next meeting on February 26th.

Mr. Boron noted that there will be a revision to the Wright Station Record Plan on the agenda for the meeting of February 26th.

## V. Adjournment

Ms. Iverson adjourned the Wednesday, February 12, 2020 Planning Commission Work Session at 6:40 p.m.

  
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Becky Iverson, Planning Commission Chairperson

  
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Dan Boron, Planning Consultant

  
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Ann Burns, Planning Commission Secretary