

City of Springboro  
320 West Central Avenue, Springboro, Ohio 45066  
Planning Commission Meeting  
Wednesday, February 26, 2020

**I. Call to Order**

Vice Chairperson Chris Pearson called the Springboro Planning Commission Meeting to order at 6:10 p.m. at the Springboro Municipal Building, in Council Chambers, 320 West Central Avenue, Springboro, Ohio.

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

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

*Mr. Davis motioned to excuse Mr. Harding, Ms. Hartle and Ms. Iverson. Mr. Sillies seconded the motion.*

**Vote: Dimmitt, yes; Pearson, yes; Sillies, yes, Davis, yes. (4-0)**

**II. Approval of Minutes**

**A. January 29, 2020 Planning Commission and February 12, 2020 Work Session Minutes**

Mr. Pearson asked for corrections or additions to the minutes.

There were none.

*Mr. Sillies motioned to approve the January 29, 2020 Planning Commission minutes as submitted. Mr. Dimmitt seconded the motion.*

**Vote: Pearson, yes; Davis, yes; Sillies, yes. Dimmitt, yes. (4-0)**

*Mr. Dimmitt motioned to approve the February 12, 2020 Work Session minutes as submitted. Mr. Davis seconded the motion.*

**Vote: Pearson, yes; Davis, yes; Sillies, yes. Dimmitt, yes. (4-0)**

**III. Agenda Items**

**A. Record Plan – Wright Station, Section Two**

**Background Information**

The enclosed submittal is for Wright Station Section Two, being a replat of existing lots 3, 5, and 6. Section Two contains approximately 2.5 acres and is being platted for future

development. Upon Planning Commission approval, it will proceed to City Council for final review and approval. Staff recommends approving said record plan contingent upon meeting staff comments as noted below.

### **Staff Recommendation**

Staff recommends approving the Record Plan for Wright Station, Section 2, subject to the following conditions:

1. Revise plat according to Warren County review comments, if any.

Discussion:

Mr. Dudus reported that this was the northwest corner of SR 73 and SR 741 and this area is being platted for future development. These are the most current changes and will be forwarded to City Council for approval.

Mr. Pearson asked why this was necessary.

Mr. Dudus replied it was minor changes to text and numbering to make them more continuous which will assist with future development.

Mr. Pearson asked for a motion to approve the Record Plan for Wright Station, Section 2.

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

**Vote: Pearson, yes; Davis, yes; Sillies, yes, Dimmitt, yes. (4-0)**

### **B. Code Text Amendment – Recreational Vehicle Storage**

Discussion:

Mr. Boron referred to his memorandum of February 20, 2020 regarding this agenda item. He pointed out one significant change since the previous review of this matter, it was in Section F (1), the width of the storage area was changed from eight to ten feet. Also, the word "thirty" will be spelled out as well as numerical. The time frame is also spelled out from May 15 to September 15. There is also the addition of Section H. He stated that the remainder of the text remains the same.

Mr. Boron explained that staff is recommending approval of City Council at their March 5 meeting. He shared a letter of support from Mr. Harding since he could not be here tonight. Ms. Hartle also shared her support of the amendment.

Mr. Davis confirmed the most recent change is the addition of Section H.

Mr. Boron reviewed Section H, confirming that storage is allowed in both rear and side yards; vehicles cannot be stored on a gravel surface; and the temporary provision on a seasonal basis.

Mr. Davis asked about notifying the area HOAs.

Mr. Boron stated he would discuss this with Ms. Iverson.  
Mr. Pearson clarified that the HOA can be more restrictive, but not less.

Mr. Pearson asked for a motion to approve the Code Text Amendment for Recreational Vehicle Storage.

*Mr. Davis made a motion to approve. Mr. Sillies seconded the motion.*

**Vote: Pearson, yes; Davis, yes; Sillies, yes, Dimmitt, yes. (4-0)**

#### **IV. Guest Comments**

There were no guest comments.

#### **V. Planning Commission and Staff Comments**

##### **A. Discussion, Combined Work Session/Regular meetings.**

Mr. Boron referred to the memo included in the meeting materials which provided some background information on this subject. Planning Commission used to have combined meetings in the past, but they meetings were separated into a separate work sessions to accommodate review of the City's land use plan in 1998. After the adoption of the land use plan, the Commission decided to continue with the work session meetings to allow time to review cases including rezoning, text amendments and site plan reviews. Mr. Boron further reviewed staff's recommendation to combine the two meetings to be held the second Wednesday of the month. He explained that the Planning and Zoning Code will need to be amended to formally incorporate this proposed change.

Mr. Pearson stated he had no problem with this proposal. Mr. Davis asked if the informal session would be held first, or have one meeting.

Mr. Boron confirmed there would be one meeting. It is actually staff's recommendation to conduct the formal meeting first, and then have the work session discussion after. He noted that this schedule would actually cut out two weeks of the review process, and there are some items, such as record plans, that would go straight to the regular meeting. Mr. Boron noted there are still details to be worked out, and this would also eliminate the holiday conflicts in November and December.

Mr. Davis asked if there is any down side to this proposed schedule.

Mr. Boron shared that the Clerk of Council noted that it should be conducted as one meeting rather than two; and staff will need to be mindful of the 30 day review time for public hearings. He stated that the City Manager supports the proposed change.

Mr. Boron noted this was only for discussion tonight, and more details can be worked out, with a possible start date of April. The text change will be presented soon.

Mr. Boron proposed that the March 25th meeting be re-scheduled to Tuesday, March 31st, if it is needed. All members present were in agreement.

**Adjournment**

*Mr. Sillies motioned to adjourn the February 26, 2020 Planning Commission Regular Meeting at 6:47 p.m.  
Mr. Davis seconded the motion.*

**Vote: Pearson, yes; Davis, yes; Sillies, yes, Dimmitt, yes. (4-0)**

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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