

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Work Session
Wednesday, April 10, 2019, 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, Chris Pearson, Becky Hartle, Jack Hanson. Absent: Stephen Harding, Robert Dimmitt, John Sillies

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

Ms. Iverson said that Mr. Harding, Mr. Dimmitt, and Mr. Sillies were unable to attend tonight's meeting due to work obligations.

Ms. Iverson said that the two items on the agenda this evening would be switched, with the item regarding 205 East Street going first.

II. Agenda Items

A. Planning & Zoning Code Text Amendment
CBD, Central Business District, amendment to allow vehicle repair facility as a permitted use

Background Information

This agenda item is an application filed by Music Limited Partnership requesting an amendment to the text of the Planning & Zoning Code to allow vehicle maintenance facilities as a permitted use in the CBD, Central Business District. The applicant appeared before the Planning Commission at the March 13th work session requesting rezoning of property at 205 East Street, a property located within the CBD, to another zoning category that would allow a vehicle maintenance facility. That rezoning application has been formally withdrawn.

The CBD was established in the Planning & Zoning Code, as revised in 2015, to allow for a mix of residential, retail, office, and community, civic, and institutional uses. The CBD's purpose is to accommodate the preservation and redevelopment of the historic core of the community. The CBD overlays the six-block portion of South Main Street extending from Central Avenue (SR 73) to just south of Mill Street, as well as property on adjoining side streets including East Mill Street, West Mill Street, East Factory Street, and East Market Street. The CBD can also be found on property fronting East Central Avenue from East Street to just east of East North Street, and a small node on the 200 block of East Market Street.

The CBD's design and development standards were crafted specifically to the design pattern of the Historic District area. Setbacks are smaller than other business districts, reflecting the

existing development pattern, and permitted residential development densities are higher than in most other areas of the community. The CBD also differs in that it allows a mix of residential, office, retail, and community/civic/institutional uses including the following:

- Most residential uses—apartments accessory dwellings or granny flats, single-family residential (attached and detached)
- Colleges
- Charitable and philanthropic organizations
- Private clubs and civic organizations
- Places of worship
- Schools
- Day care centers
- Public recreation
- Cultural, public, and municipal uses
- Essential services and utilities
- Retail sales (indoor)
- Bed & Breakfasts
- Bars and taverns
- Offices
- Personal service establishments
- Hotels, motels, and inns
- Funeral homes
- Restaurants without drive-throughs
- Bakeries and confectionaries
- Places of assembly

In addition the following accessory uses are permitted when associated with a permitted use listed above:

- Accessory structures
- Farmer's markets and Roadside stands
- Food trucks
- Home occupation (when tied to a residential use only)
- Outdoor storage
- Outdoor dining
- Seasonal sales

The requested use, vehicle repair facility as well as other light manufacturing-type uses, is not currently listed as a permitted use in the CBD. The use, as defined in the Planning & Zoning Code (Chapter 1290), separates the use into the following subcategories:

Vehicle Repair, Minor and Major: "Vehicle repair, minor" and "vehicle repair, major" mean the following:

"Minor vehicle repair" means engine tune-ups; servicing of brakes, air conditioning, exhaust systems; oil change or lubrication; wheel alignment or balancing; or similar servicing or repair activities that do not require any significant disassembly or any storing of vehicles on the premises overnight.

"Major vehicle repair" means engine and transmission rebuilding and general repairs, rebuilding or reconditioning; collision service; steam cleaning; undercoating and rust

proofing; painting; welding; and similar services that normally require significant disassembly and possible storage of vehicles on the premises overnight.

Minor vehicle repair facilities are currently permitted in the ED, Employment Center District, and the M-1, Light Manufacturing District. Major vehicle repair facilities are permitted in the ED, M-1, and M-2, Heavy Manufacturing Districts. The ED can be found on the Official Zoning Map of the City of Springboro on the west side of the community to the north and south of the West Central Avenue (SR 73) corridor west of Clearcreek-Franklin Road. Properties zoned ED do not front on West Central Avenue but are located on Sharts Road, Pleasant Valley Drive, South Pioneer Drive, North Pioneer Drive, and other side streets in the area. The M-1 and M-2 can be found in a small area to the east of the Historic District. Mound Steel, High Concrete, and the City service garage are located in the M-1/M-2 area.

The absence of vehicle repair facilities from the CBD is a reflection of the City's Land Use Plan, adopted by City Council in April 2009. The plan includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community that are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #13, Historic Core, includes the land in the CBD as well as areas on East Street that are zoned R-2, Low Density Residential District. Preferred land uses identified in the plan include office, retail, restaurants without drive-throughs, detached and attached residential dwellings, accessory apartments, and public and semi-public uses such as schools and churches. An excerpt of the *Land Use Plan* is included in the meeting materials.

Any newly sited minor or major vehicle repair facility would need to comply with the zoning district design and development standards (setbacks, building height, etc.) for the site on which it is proposed, specific design and development standards for the use, and other design and development standards covering such topics as lighting, landscaping and screening, signage, off-street parking, and more. Typically those issues are addressed in the course of a business application for a certificate of zoning compliance and/or the City's site plan review process.

In addition to conventional zoning requirements, any proposed use will need to address the issue of historic preservation. The CBD corresponds to much of the Downtown Springboro Historic District, a federally- and locally-designated historic district (note: since the two districts mostly share a common boundary, they will be referred to in the singular in the remainder of this document). The historic district protected structures through the Historic Preservation Code as administered by the Architectural Review Board through the certificate of appropriateness (COA) process. The historic district designation provides for a mechanism to review exterior changes to historic, or protected properties, ranging from painting schemes to additions, material changes, or demolition. Changes to vacant property are also subject to COA review and approval. As it relates to this text change request, changes to the exterior of most properties in the CBD would also be subject to the requirements of the Historic Preservation Code.

Following the Planning Commission's discussion at the April 10th work session, the Planning Commission may authorize this item to be placed on a future Planning Commission regular meeting agenda for formal approval in the form of a recommendation to City Council. Only City Council may formally amend the text of the Planning & Zoning Code in the form of an Ordinance. Following Planning Commission's recommendation, City Council will set a public hearing on the Ordinance, post a notification in the local paper and on the City website. The

text change Ordinance would need to be approved by City Council following three readings of the Ordinance.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Applicant to indicate how the proposed text complies with the 2009 City of Springboro Land Use Plan, Policy Area #13, Historic Code, preferred land uses. What in this application warrants the City to depart from its approved Land Use Plan to permit this use in the CBD, a district specifically designed to correspond to the historic core of the community?
2. Indicate if the proposed text change request is for a minor vehicle repair or major vehicle repair, as defined in the Planning & Zoning Code.
3. Assuming an amendment to the Planning & Zoning Code text is approved, the applicant is advised of the following review and approval necessary prior to the use being approved:
 - a. All permitted uses are subject to compliance with the design and development standards for the district in which they are situated;
 - b. General Planning & Zoning Code provisions such as lighting, landscaping and screening, off-street parking, and more will need to be complied with; and
 - c. A certificate of zoning compliance will need to be applied for; and
 - d. The proposed use will need to comply with the City's site plan review process.
4. City staff reserves the opportunity to provide comments regarding this application at a later date.
5. The Clearcreek Fire District has no comments at this time.

Discussion:

Mr. Hanson abstained from discussion, and left the meeting room.

Kerry Sutton and Taylor Sutton, business owners of Pro Automotive, were present this evening to discuss the proposal.

Ms. Iverson said that with three members unable to attend tonight, and Mr. Hanson stating that he would abstain from any discussion, there would only be three members present to discuss the item at 205 East Street. She said there was a concern that any discussion should include more than the three members present this evening.

There was a consensus among members to hold off the discussion to a future meeting with all members present.

Kerry Sutton questioned why Mr. Hanson recused himself.

Mr. Boron stated that it was Mr. Hanson's decision based on past business with the applicant, to abstain from any discussion or potential vote. He added that any member can choose to abstain from any discussions or votes for any reason they may see fit.

The members discussed having this agenda item on as a work session before the next regular meeting on April 24th. There was a consensus among members to table the item for the next work session. May 8th.

Mr. Boron said that this item could be treated as a continuance for the next work session on May 8th. He said that the meeting minutes and comment letters from residents would be distributed before the meeting.

The Suttons were agreeable to continue the discussion for a work session on May 8th.

Ms. Iverson asked if any guests would like to speak on this agenda item, to please come up to the front, and state their name and address for the record, and reminded them that no votes would be taken this evening.

Guest Comments Regarding Agenda Item A

Walter Reeve, 305 East Street, said that he currently lives in Middletown, but plans to retire and live in the home he owns at 305 East Street. He said that he was concerned with the traffic and noise that comes with a vehicle repair shop. He said that he was also concerned about any potential auto body work and the odors that could possibly be emitted.

Dan Davis, 405 South Main Street, said that he would not be in favor of the vehicle repair shop remaining in that location.

Betty Bray, 150 South Main Street, stated that her property was very close to the subject property, and she was for them staying there.

Mr. Hanson rejoined the meeting.

B. Revision to Approved Final Development Plan, The Springs PUD, Planned Unit Development, The Falls Apartments, color change to building exteriors

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, as approved at the January 30, 2019 Planning Commission meeting. After the January 30th meeting, The Connor Group tested the approved color scheme on a number of buildings in The Falls and found the color scheme unacceptable.

The applicant is providing two color schemes for Planning Commission's consideration at the April 10th work session: (1) one that proposes Refuge (Sherwin-Williams color SW 6228) and Bakelite Gold (SW 6368), and (2) another that proposes Rainstorm (SW 6230) and Bakelite Gold. While close in comparison, Refuge and Rainstorm are not the same gray as on the 14 existing buildings. Following Planning Commission action, the applicant has proposed testing any approved color schemes on the buildings prior to full implementation on all 14 buildings.

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 been 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.

Staff Recommendation

City staff recommends the following regarding this agenda item:

1. Staff recommends retaining the existing gray color used on the body of the apartment buildings. This color satisfies the natural, earth, or neutral color standard in the Planning & Zoning Code. A maximum of one accent color may also be used.
2. Provide paint chips of the proposed schemes and existing paint colors at the April 10th work session.
3. The Clearcreek Fire District has no comments at this time.

Discussion:

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

Mr. Prunier said that Planning Commission originally approved red and green colors for the buildings. He said that they did a test on the buildings, and there were some disagreements within their organization regarding those colors, and he was back this evening to present two other sets of colors. He said that there is a dark, deep blue or a lighter gray blue paired with a yellow. He said that he would consider the yellow color a more neutral color.

Ms. Iverson said that she was not able to attend the meeting when the original colors were approved, but she issued her comments for the record. She said that she does not think the yellow is a neutral color, because it stands out more than any other color.

Ms. Hartle said that she thought the gray and white looked best instead of any colors.

Mr. Pearson said that he would agree that gray and white looked better.

There was discussion among members and Mr. Prunier regarding possible color choices and combinations.

There was a consensus among members that they did not like the yellow color choice. They suggested the gray color with one color choice.

Mr. Prunier confirmed with the members that if a new color scheme was not agreed upon, they would still have the option of painting the red and green color scheme since it was already approved.

The members confirmed that since the red and green was already approved, that would still be an option.

Mr. Prunier said that he would confer with the members of the Connor Group to see which route they would like to take, and he would be in touch with Mr. Boron.

III. Guest Comments

Ms. Iverson asked if there were any other guest comments, and no one responded.


IV. Planning Commission and Staff Comments

Mr. Boron said that he did not anticipate any agenda items for the regular meeting on April 24th, but he would let members know. He said there would be items for a work session meeting on May 8th.

Mr. Boron said that he wanted to discuss the recent training that some Planning Commission members were able to attend, but without all members here, he would like to have a short discussion about that at the May 8th work session.

V. Adjournment

Ms. Iverson adjourned the Wednesday, April 10, 2019 Planning Commission Work Session at 6:38 p.m.



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Amy Brown, Planning Commission Secretary