

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, April 14, 2021

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Meeting to order at 6:00 p.m. by video conference.

Present: Becky Iverson, Chair, Chris Pearson, Vice-Chair, Mark Davis, Robert Dimmitt, Steve Harding, Mike Thompson, and John Sillies.

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

Also present were Larry Dillin, Dillin Development/Easton Farm Partners, Brent Given, Dan Weaver and Brandon Rose of Ferguson Construction, and Doug Lucas and Eric Derr with the Tooling Zone.

II. Approval of Minutes

A. March 10, 2021 Planning Commission Minutes

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

There were none.

Mr. Harding motioned to approve the March 10, 2021 Planning Commission minutes as submitted. Mr. Pearson seconded the motion.

Vote: Harding, yes; Davis, yes; Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Thompson, yes (7-0)

III. Agenda Items

Preliminary Review

Site Plan Review, 285 South Pioneer Drive, Tooling Zone, building addition

Background Information

This agenda item is a request for site plan review approval for an addition to the existing building that houses The Tooling Zone located at 285 South Pioneer Drive. As indicated in the submitted plans, the applicant for the property and business owner, Ferguson Construction, is seeking approval to construct an 11,400-square foot addition to the existing 37,180-square foot structure. The addition will be located on north side of the property on the rear/east side of the existing building in a portion of the property currently used for parking and circulation and building access.

The 3.1668-acre subject property has vehicular access by way of an easement to South Pioneer Drive to the west through property owned and occupied by Nations Roof. The property also has frontage onto West Factory Road on the east side of the property, however no access is available to the roadway. The majority of the property is located in the City of Springboro, however a 30-foot strip of land on the east side of the property is located in Franklin Township. The east property line coincides with the boundary between Springboro/Franklin Township on the west, and Clearcreek Township to the east.

Adjacent property to the northwest, west, and south have frontage and/or vehicular access from South Pioneer Drive and include Numed Pharma (265 South Pioneer), Nations Roof (275 South Pioneer), and a multi-tenant building located at 295-333 South Pioneer Drive. To the northeast is Master's Touch Lawn Care located at 2754 West Factory Road, and to the east are single-family residences on the east side of West Factory Road, all in Clearcreek Township.

The subject property is zoned ED, Employment Center District, a designation that permits light manufacturing, office, warehouse/distribution, and a number of other uses. The existing and proposed use are permitted in the ED District. The ED District also includes adjacent property to the north, west, and south. Property to the east located in Franklin Township is zoned R2, Two-Family Residential Zone, a zoning category that permits residential development up to three units per acre, as well as other uses. Rural Residence District; property to the east in Clearcreek Township is zoned SR-1, Suburban Residence Zone, a zoning category that permits residential development up to two units per acre when connected to a central sanitary sewer system, as well as other uses.

Staff Comments

City staff has the following comments regarding the site plan review application:

1. Setbacks and other design and development standards for the proposed addition to be set at the time of site plan review approval by Planning Commission as provided for in the ED District.
2. Provide a 25-foot multiuse easement along the east end of the property abutting West Factory Road.
3. Indicate how the proposed building exterior matches or compliments the existing building.
4. Following preliminary review by Planning Commission, provide specifications for proposed lighting. Also indicate if proposed lighting complies with maximum 3500° Kelvin color-temperature standard.
5. Provide a separate storm water pollution prevention plan.
6. Elevations and contours shall be based upon USGS datum and identify benchmark utilized.
7. Storm water calculations currently under review.
8. Provide revised final plan set incorporating staff comments and signed by owner or duly authorized officer.
9. Dimension parking lot from lot line.
10. Provide proposed sanitary sewer and water lateral information, if any.
11. Clearcreek Township Fire District has no comments at this time.

Discussion:

Mr. Boron reviewed the background and staff comments, explaining that the Tooling Zone has requested an 11,400 Sq. ft. addition to their existing building located behind Nations Roofing at 285 South Pioneer Boulevard. He explained that this request is for a small addition in the northeast of the property, it is a permitted use, and setbacks have been met.

Mr. Rose stated that they have reviewed and are fine with the staff comments, but did request further details on the 25-foot easement along the east end of the property and ensure there would not be losing any pavement or parking spots.

Mr. Boron explained that there was no intention of removing any parking or pavement and this easement was also requested of other property owners along West Factory Road for use in the development of a portion of an off-road multi-use trail from E. Milo Beck Park to Community Park. This was included as part of the Bicycle and Pedestrian Plan that was adopted in July, 2020.

Mr. Harding felt the application was straight-forward and was confident the applicant would work with city staff to solve any other questions.

Mr. Pearson asked for clarification that there are sufficient parking spots for the addition.

Mr. Lucas and Mr. Boron stated there was sufficient parking.

Mr. Boron explained that this item will come back to the May Planning Commission meeting for formal approval, however, the applicant could apply for a footer/foundation permit to get the project started if desired.

B. Preliminary Review

Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

C. General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

Background Information

These agenda items are based on a request filed by Easton Farm Partners, Springboro, seeking rezoning and general plan approval for the Easton Farm, 103.31-acre located at 605 North Main Street. The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use. The applicant proposes to develop a mix of commercial, single-family and multi-family residential development.

While included in the PUD-MU rezoning, the applicant proposes to retain the 16.82-acre historic farmstead located on the west side of the property.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. The first stage of the PUD process, rezoning and general plan review and approval, will involve two separate recommendations to City Council, and later two separate pieces of legislation considered by City Council.

These agenda items appeared on the March 10th Planning Commission agenda for preliminary review. As with the March 10th review, no formal approval has been requested or will be made at the April 14th Planning Commission meeting. The applicants have submitted a revised design guidelines booklet for the April 14th review by Planning Commission. The background information below and staff comments reflect that change, however comments regarding the general plan map and other details remain largely the same from the March 10th meeting review. City staff anticipates that the applicants will submit revised plans for a future Planning Commission meeting, as early as the May 12th meeting.

The subject property is located southwest of the intersection of Anna Drive/Lytle-Five Points Road and North Main Street. The subject property is presently farmed and includes two single-family residential units on the west side of the property within a historic farmstead. Vehicular access is presently provided by a single driveway from North Main Street.

The subject property is presently zoned R-1, Estate-Type Residential District. The R-1 District allows residential development at a density of 2 dwelling units per acre on 20,000 square foot lots. The R-1 District was applied to this property in 2015 as part of the implementation of the current Planning & Zoning Code.

The applicant has requested rezoning to PUD-MU, Planned Unit Development-Mixed Use, with three components: mixed-use, multi-family, and residential indicated on sheet C1.0 in the submitted materials.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process, this allowing for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include single-family residential development to the northwest within the Hunter Springs subdivision that includes homes on Deer Trail Drive. Open space in the form of the City of Springboro's Gardner Park, office and retail development to the north within the Village Park PUD-MU, Planned Unit Development-Mixed Use, retail development to the northeast within the Marketplace of Settlers Walk shopping center, a part of the Settlers Walk PUD, northeast of the intersection of Lytle-Five Points Road and North Main Street; retail and office development to the east on the east side of North Main Street; and retail and office development to the south including a day care facility and real estate office. To the south, residential development including condominiums within Springbrook Commons/Spice Rack subdivision, and the City of Springboro's North Park. To the west is single-family residential within the Tamarack Hills and Royal Tamarack subdivisions.

Adjacent zoning includes to the north R-2, Low-Density Residential District corresponding to the Hunter Springs subdivision, and PUD-MU corresponding to the Village Park development. PUD to the northwest associated with the Settlers Walk PUD. LBD, Local Business District, O, Office District, and O-R, Office-Residential District, to the east associated with the existing pattern of retail and office development. O-R District to the south, and transitioning to PUD and R-3, Medium-Density Residential District, associated to the condominium development to the south, and then transitioning to R-2 District corresponding to the single-family area along Tamarack Trail and into North Park. This R-2 District pattern continues to the west and the Tamarack Hills/Royal Tamarack subdivisions.

The *Springboro Land Use Plan*, adopted by City Council in April 2009, 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 and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #3, North SR 741 Corridor, includes the subject area and land including Hunter Springs, Village Park, the non-residential portions of Settlers Walk and retail/office areas on east side of North Main Street. Preferred Land Uses identified in the plan include convenience retail, personal service, retail uses limited to a maximum of 75,000 square feet in floor area, among other uses. Residential development is preferred at an overall density of 6-8 dwelling units per acre.

The applicant's General Plan concept drawing proposes the following:

- An 18.75-acre mixed use commercial component on the northeast corner of the property fronting North Main Street. This component includes the following:
 - A 113-unit independent living facility.
 - An 84,400-square foot assisted living/memory care facility.
 - Outparcels for a fire station, restaurants and other retail facilities totaling 16,800 square feet.
 - Two commercial buildings including 37,900 square feet of space.
- A 10.12-acre multi-family residential component on the southeast corner of the property fronting North Main Street that includes multiple buildings including 324 apartments, a 9,500-square foot restaurant, and 3.0 acres of open space comprised of storm water detention ponds.
- A 74.40-acre residential component covering the remainder of the property including the following:
 - Retaining the historic farmstead including 2 homes and preserving most farm buildings.
 - 24 townhomes.
 - 251 single-family lots most of that are served by garages accessed by private drives. The site of lots proposed for this large area ranges from large lots adjacent to the Hunter Springs neighborhood on the north end of the component to smaller lots to the south.
 - 12.82 acres of open space including two small parks, storm water detention ponds, a linear park, and a town green-type open space abutting the mixed use and multi-family residential component.

For proposed residential development areas, a gross density of 6.83 dwelling units per acre (577 dwelling units on 84.52 acres) is proposed.

Access to the proposed development would be provided by an extension of the existing Anna Drive through the development south to Tamarack Trail near the entrance to North Park, an extension of Fox Trail Drive from the Hunter Springs subdivision south into the interior of the site, and an access point onto North Main Street from the proposed Easton Farm Boulevard.

Staff Comments

City staff has the following comments regarding the proposed rezoning/general plan application reviewed at the March 10th Planning Commission meeting:

1. Rename the mixed-use component of the PUD to commercial or other to avoid confusion with the overall rezoning request, and provide a component to address historic farmstead design/development standards and proposed permitted uses.
2. Revise full-color illustrative plan to match b/w plan proposal.
3. Revise the submittal for the next review to include the following for each component area: design and development standards including but not limited to setbacks, building heights, dwelling unit sizes, lot coverage, and a list of land uses proposed for each component area. As a companion to this information, provide a color-coded version of the general plan.
4. Easton farmstead is listed as open space. Unless the farm is available for use as common space it should not be included in the calculation.
5. An additional 5.47 acres of open space is needed to satisfy the 25% minimum open space requirement for residential PUDs.
6. Indicate who will manage open spaces proposed in the development.
7. For trails proposed on common areas, if any, include no restrictions for their use by any person with the exception of areas specifically set aside for the members of an association such as pool areas.
8. The trail along Anna Drive to be designed to meet minimum standards for width, turning radius, and to avoid obstructions.
9. City to review Anna Drive extension to intersection with Tamarack Trail and North Park entrance.
10. Indicate proposed phasing including road connections and other improvements with surrounding developments.
11. Provide typical plans for buildings indicating materials, and other details for each component in order to determine concurrence between general plan's concept and specific building plans when final development plans are prepared for review and approval by the Planning Commission.
12. Sidewalks (or trail) to be located on all streets, both sides. This should be verified. The general plan is difficult to tell and a statement would address it.
13. Central mailbox units need to be located on general plan (and approved by the post office). Include this information in the design guidelines.
14. Flag lots not permitted (lots off of cul-de-sac on Red Hawk View). Remove flag lots or extend roadway.
15. Road name proposals to be reviewed by City Engineer in consultation with the police and fire departments.
16. Anna Drive to extend off of existing Anna Drive, and not relocated as shown.
17. Provide Noel Drive typical section.

18. Add a possible roundabout at the Tamarack Trail connection.
19. Traffic Study to be submitted for review and approved prior to final approval of General Plan/Rezone by planning commission.
20. Right-of-way along North Main Street to be dedicated per city specifications.
21. No construction access permitted from Tamarack Trail or Fox Trail Drive.
22. Engineering design details to be reviewed at the Final Development Plans stage, including but not limited to utility design, storm water management plan including detention/retention design, and roadway design.
23. Road intersections to be at 90 degree angles.
24. HOA documents need to be created for review.
25. The Clearcreek Fire District has no comments at this time.

City staff has the following comments regarding the proposed design guidelines booklet, as revised for the April 14th Planning Commission meeting, included in the rezoning/general plan submission:

1. City staff recommends a review with applicants on the intent of the design guidelines. Are they covenants or are these intended to be incorporated into the general plan approval?
2. Page 8, in the table, the minimum open space is 25% for the residential portion only.
3. Page 10-11, utility easements are to be located outside of the right-of-way in a 10-foot utility easement, and not within the proposed right-of-way. (page 10, (c); page 11 (e)).
4. Page 13, for loading/unloading provisions, cross-reference City Code Section 660.19 for hours of operation for non-residential areas. Design standards may be more restrictive, if desired.
5. Page 14, explain proposed open space area requirements. Are these setbacks?
6. Page 16, (e) Building Materials – Prohibit the use of plywood, unadorned corrugated siding, vinyl siding and plastic panels all together.
7. Page 18, (i) - Clarify Enclosed unoccupied building elements vs purely decorative unoccupied elements.
8. For landscaping provisions on page 19, provide cross reference to City requirements in Chapter 1280, Landscaping.
9. Page 22, for exterior lighting, provide cross reference to City requirements in Chapter 1273, Exterior Lighting.
10. Page 23, 8. (a) – Prohibit the use of chain-link fencing with inserted slats, or plastic coated walls and/or support wood posts all together.
11. Page 26, Are the proposed parking standards intended to supersede those of the City?
12. Page 27 (d) – Increase the minimum setback for off street parking along SR 741
13. Provide Public Access Easements over service ways.
26. For the table on page 31, define in a map where Village Center, Neighborhood Lane, etc., are in this proposal.
27. For the same table, for residential areas, provide a table showing minimum setbacks, minimum lot size (SF), minimum lot width, and minimum dwelling size for each type.
28. For the same table, Footnote 1 states front porch encroachment up to 5 feet maximum is permitted. This should be removed and the table should reflect actual need/want. For which residential area does footnote 1 relate?
14. Page 33, 11. (a) – Prohibit the use of chain link, barbed wire, or plain wire mesh, or rough-textured/timber or "fortress style" wood fences.
15. Beginning on page 34, explain Residential Typologies beginning on this page. Are these going to be supported by other design metrics?
16. Page 42 – Increase trail width from 8 feet to 10 feet.

The information contained in this report is based on material provided to the City of Springboro as of Monday, April 5, 2021 at 5:00 p.m.

Discussion:

Ms. Iverson noted that there would be no vote on this agenda item tonight, and she shared the order of speakers. Staff would present background first, the developer will give their presentation, the 11 registered citizen will speak and then Planning Commission members will provide any comments they have.

Mr. Boron explained the comments are based on the general plan and illustrative plan that were submitted at the March 10th meeting. He noted that revised design standards were submitted for this month's meeting, and the applicant intends to present an updated general plan and illustrative plan at the May 12th meeting or some other future meeting. He reviewed background information on the proposed MU PUD development that includes single-family, multi-family, and commercial uses components. The proposal also includes plans for the family to keep the farm and 2 homes in the rear of the property.

Mr. Boron further explained the 3 steps involved in a PUD which are rezoning and general plan approval, final development plan and the record plan. He also reviewed the land use plan that was adopted in 2009 by City Council that includes 16 policy areas which make specific recommendations for the development those areas of the community.

Mr. Dillin explained that the team wanted to take a step back and share information on some other similar projects they have developed as well as others that inspired the design of Easton Farm. He shared a video featuring the City of Perrysburg and the Levis Commons that was developed in their community by Mr. Dillin and others.

Mr. Dillin also shared videos on two other developments, Norton Commons in Prospect, Kentucky outside Louisville, and Baldwin Park in Orange County, Florida near Orlando.

Mr. Dillin shared that the Levis Commons was his first master plan community and it has been successful and sustained itself for 20 years. He explained that it is their goal to create sustainable developments. The Easton Farm should complement the community and the mixed use plan helps create walkability. He explained how density is necessary to create amenities and shared the importance of the multi-family component. Mr. Dillin shared their commitment to create and enforce design standards which will be the right size to create a good balance with the existing community. He stated that the Borrer Group is the right partner to bring their experience in the multi-family component for a successful development.

Mr. Dillin then showed a virtual drive-through video of the proposed Easton Farm, starting at the north end of the site, highlighting the commercial sites, the independent living building, the outdoor amenities, the multi-family buildings and the single family units. He explained that is a fully integrated design analyzed to work together across the site.

Ms. Iverson welcomed the 11 citizens who registered to speak, beginning with Mr. Kevin Smith of 55 Rustic Brook Court.

Mr. Smith shared his opposition to the proposed plan for Easton Farm, specifically the apartment building. He shared concerns about the overcrowding of North Park, the additional traffic, overstressing the water system and the impact on the schools. He referenced a petition that was circulated in Sycamore Springs where 46 out of 49 people opposed the plan. Mr. Smith stated that Springboro is a nice place to live and he feels that this plan will not be of value to the community. He stated he was mostly opposed to the apartment building and the high turnover it could bring.

Mr. David Beckman of 168 Deer Trail Drive read a prepared statement opposing the proposed plan for Easton Farm. He shared concerns about the density of the development and how it is not in the spirit of the original zoning or land use plan. He felt that more people would rather see single family homes to preserve the small town character. His statement is provided as part of this record.

Mr. Dustin Dershem of 224 Deer Trail Drive read his prepared statement sharing his concerns about the proposed development of Easton Farm. He felt this was not in the best interest of the residents and the plan would affect the schools, increase traffic as well as the nature area of the park. Mr. Dershem shared concerns about moving ahead with this monster plan and asked that the integrity of Springboro be considered.

Mr. Ron Sweeney of 8002 Country Brook Court spoke as a nearby business at Coldwell Banker real estate office. He shared data of the reduced housing market and how this drives up the prices of homes. He believes the density provides the housing that is needed in the area which is important to the vitality and enhancement of the community.

Mr. Rod Knight of 201 Deer Trail Drive spoke in opposition of the plan. He referred to the virtual video that was shown, stating he did not see any bikes or pedestrians. He shared concerns about the increased traffic, the crime that the proposed alleys could bring as well as theft and vandals. He stated there were already concerns with speeding traffic on Deer Trail Drive and this will create even more problems.

Mr. Brian Poplin of 216 Deer Trail Drive stated he is fine with some development, but shared his concerns about portions of the proposed plan for Easton Farm, specifically the 4 story apartments. He feels it is too tall and would look out of place and does not belong in Springboro. He also shared concerns about the lot setback, especially on the Red Hawk View, that would essentially place the \$700,000 homes right on top of his property. He suggested these lots could be shifted by half, so they are not so close to the existing houses.

Mr. Don Cummins of 173 Deer Trail Drive thanked the Planning Commission for the opportunity to speak. He shared his opposition of the plan for Easton Farm, and referred to a petition with over 220 people also opposing the plan. He explained that he has lived on Deer Trail Drive for 6 years and are now faced with losing the life they have created in this community. He shared concerns about the 4-story apartment building, impact on traffic, and the density of the plan.

Mr. Justin Weidle of 164 Deer Trail Drive, shared results of the research he performed on the existing developments that Mr. Dillin was involved in. He compared the density of the proposed Easton Farm plan to the density of the Norton Commons, and Easton would have 4.44 times more apartments per acre, and feels the same amenities would not happen in Springboro because the scale is so different. He shared additional data on Baldwin Park as well as other rental units that

Borror is involved in. Mr. Weidle did not believe this density was needed in Springboro. His statement is provided as part of this record.

Mr. Rod Bradshaw of 160 Deer Trail Drive stated he has lived here since 2000 and is opposed to the development plan. He was attracted to Springboro by the excellent schools, managed growth, small town feel and historic downtown. He was appalled at the plan that was proposed in 2017, and now the new proposal is even larger with a higher density. Mr. Bradshaw does not understand why the 3 and 4 story apartment buildings are being considered because they will not fit the character of the surrounding neighborhoods.

Ms. Jill Ohs of 156 Deer Trail Drive shared her opposition of the proposed plan. She shared concerns about a 3 or 4 story building looking down on a 50 ft. tall single family unit. This does not fit the character of Springboro and is not what Springboro wants or needs. Ms. Ohs feels that Springboro already has many of these retail and restaurant locations nearby, they are not necessary and will take away from our local small businesses.

Ms. Linda Nelson of 221 Deer Trail Drive shared her concerns about the proposed development plan, specifically the business competition and the increased traffic. She feels this plan will create dangerous situations for multiple subdivisions. Ms. Nelson stated that Springboro is a successful bedroom community and the zoning creates these home-feel neighborhoods. She feels that when this is lost, the quality of life is compromised. Any revenue the owners or developers may gain will be at the expense of current and future residents. She urged the Planning Commission to do their homework and develop the property appropriately.

Ms. Iverson thanked everyone for their comments and reminded all in attendance there will not no votes taken on this tonight.

Mr. Harding wanted to clarify for those participating in the meeting that once the Planning Commission completes its process, there will be a recommendation forwarded to City Council which will then require a public hearing and three readings, so it will not be a quick process.

Mr. Boron stated this was correct, explaining that the Planning Commission is an advisory board and City Council will be taking a vote after reviewing the recommendation from this Planning Commission. The Council process also includes 3 readings of the ordinance in order to become law.

Mr. Harding asked for clarification how the land use plan is related to the rezoning process.

Mr. Boron explained that the land use plan is a policy document used by City Council, Planning Commission, and City staff to help make decisions when reviewing developments and projects like the one before us today. It is also used by City staff to identify the long range capacity of our sewer and water systems to serve the density at a build-out state. Mr. Boron reviewed other situations when the land use plan is useful in making planning decisions. He also explained that the zoning code is the law when it comes to land use and development, but it does not necessarily have to match what the land use plan recommendations state.

Ms. Iverson asked if the land use plan is what caused the zoning to change for many of the neighborhoods.

Mr. Boron confirmed that is correct, and staff tries to update the land use plan every 10 years.

Mr. Davis wanted to clarify the number units since they are removing the assisted living facility.

Mr. Boron explained that there is a total of 575 Units, that includes 324 apartments and the remainder are single family residences and town homes, so the density remains at 6.83 Units per acre. He noted that the assisted living units were not include in that density.

Mr. Sillies confirmed that the independent will remain, and are being counted in the density?

Mr. Dimmitt noted that his calculation is a density of 8.4 units per acre if you are counting the independent living.

Mr. Boron stated that staff has not been counting the independent living in the density calculations.

Mr. Dillin noted that senior living facilities are not normally counted when calculating density.

Mr. Sillies felt that the independent living is different that assisted living where the residents could still have cars and be moving about, the same as an apartment. He also thanked the applicant for the video which was helpful in visualizing the taller apartment buildings. He also thanked the citizens for their comments, and noted the importance of a decision on the 4 story apartment buildings.

Mr. Pearson explained that he recently observed the taller apartment buildings at Austin Landing which can be somewhat imposing however, just because our City does not currently have them, does necessarily mean that we should never have them, and that is a decision that we need to get comfortable with.

Ms. Iverson noted the importance of following what the code and land use plan dictates and respect the aesthetics of the development.

Mr. Davis stated this development would be looked at differently if it was at Austin South, but it is right here in the middle of Springboro.

Mr. Thompson noted that he never looked at Springboro as a single unit and there is a variety of areas such as the old district (Historic District), activity on the east side of SR 741 as well as development on the west side of the city in areas off of SR 73. He feels that there are many stand-alone areas that comprise Springboro. Mr. Thompson added that the addition of new apartments may not be a terrible idea to bring young professional residents to the area, especially with the rising costs of the housing market.

Mr. Harding stated he was glad to see the public comments and was anxious to see the updated plans with any changes and suggestions that have been discussed.

Mr. Dillin stated that they are anxious to deliver the changes to the plan and the engineers and project managers are incorporating these changes. He sees no problems with addressing the staff comments and plan to be ready with all the modifications, including the removal of the memory care unit, as well as an artist rendering. They do feel that there is demand that warrants the inclusion of the independent living units.

Ms. Iverson thought the videos were helpful, and perhaps they can expand the video of the driving tour of Easton Farm.

Mr. Dillin stated the design team can work on that, noting that the residential sections were specific designs created by the virtual reality technicians as opposed to the architecture for the independent living and the multi-family buildings

Mr. Thompson asked what happens to the plan if there is no 4 story apartment building.

Mr. Dillin explained that they see an opportunity for the multi family concept, but have learned from Mr. Borror, that there is a possibility of a 3 story walk up. This is a totally different design concept that also speaks to quality, character and safety. These type of structures can also generate enough income to provide the desired amenities such as a gym, pool and theatre room. Mr. Dillin stated this can still attract a higher income demographic and is important to the development.

Ms. Iverson thanked Mr. Dillin and the Commission members for all the work and comments that is necessary to achieve the best product for the community.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron clarified for new attendees on the call that when the Easton Farm Plan was presented back in 2017, the Planning Commission did not reject the plan, the applicant withdrew the application before it came up for a vote by Planning Commission.

Mr. Davis felt that at first, the 2017 plan did have an impact on this current plan, but now he looks at it differently.

Mr. Boron reported that the next meeting is Wednesday, May 12, 2021 with the submission deadline being Friday, April 23rd. He did expect that the Tooling Zone and the Easton Farm would be back on the Agenda.

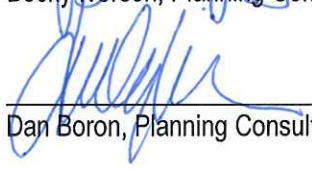
Adjournment

*Ms. Harding motioned to adjourn the April 14, 2021 Planning Commission Regular Meeting at 8:25 p.m.
Mr. Davis seconded the motion.*

Vote: Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Harding, yes; Thompson, yes; Davis, yes. (7-0)



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Ann Burns, Planning Commission Secretary