

City of Springboro  
320 West Central Avenue, Springboro, Ohio 45066  
Planning Commission Meeting  
Wednesday, April 29, 2020

**I. Call to Order**

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

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

Staff: Dan Boron, City Planner; Chad Dixon, City Engineer; Ann Burns, Planning Commission Secretary.

**II. Approval of Minutes**

**A. February 26, 2020 Planning Commission Minutes**

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

There were none.

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

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

**III. Agenda Items**

**A. 125 Commercial Way, Warehouse addition to Woodhull**

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 a 12,000-square foot stand-alone office/warehouse adjacent to the existing Woodhull office/warehouse located at 125 Commercial Way. As indicated in the submitted plans, the applicant proposes to construct the office/warehouse on the south side of the property.

The proposed addition was reviewed on a preliminary basis at the February 12, 2020 Planning Commission work session, however, the addition was originally 18,000-square feet in area. Sheet 1 in the submitted plans shows the proposed 18,000-square foot build out as a hatched line to the left/west of the current. At that February 12th meeting the Planning Commission authorized the addition to be placed on a future meeting agenda for formal action.

The existing Woodhull office and warehouse building was approved by the Planning Commission in 2007 as an 11,620-square foot building. A 4,189-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 Recommendation**

1. Staff Recommends allowing applicant to use existing vegetation on property in lieu of additional landscaping required as part of this site plan pending commitment to maintain trees 4 inches dbh or greater, with emphasis on preserving vegetation on the west side of property.
2. Proposed wall pack lighting is not consistent with maximum 3500° Kelvin color-temperature. Also, provide photometric analysis for area proximate to proposed lighting consistent with Chapter 1273 (Exterior Lighting) of Planning & Zoning Code.
3. Please provide signature of the Owner or duly authorized officer, or a letter of authorization from the property for third parties to present plans to the City.
4. Development standards for the site including setbacks, building heights and off-street parking calculations including parking required and proposed is needed. Also indicate information on proposed building placement relative to existing and proposed property lines.
5. Location and size of all existing and proposed public and private utilities, sanitary services and waste disposal facilities with indications as to which shall be retained/removed.
6. Erosion and sediment control measures – provide a storm water pollution prevention plan.
7. An "AS BUILD" drawing showing as build location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
8. Sewer lateral to be 6" minimum with 2% minimum slope. Material to be SDR35/SCH40. Connection to be made to 8" sewer main and not to the existing 6" lateral.
9. Provide water lateral size and material and curb box at proposed tap.
10. Add note stating water lateral to have minimum 4.5 feet of cover.
11. Provide 10" separation between water and sewer laterals.
12. Provide storm water design details (outside structure, CB type, materials, etc.).
13. Concrete channels not needed in detention basin, please remove.
14. Provide details for pavement and typical sections for sidewalk and curb.
15. Applicant to provide updated plan set incorporating changes identified in these comments.
16. Clearcreek Fire District comments have been forwarded to the applicant.

### **Discussion**

Mr. Roll stated that they have reviewed the staff comments and will work with City staff on the comments.

Ms. Iverson asked for a motion to approve this site plan review for Woodhull.

*Ms. Hartle motioned to approve. Mr. Dimmitt seconded the motion.*

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

**IV. Guest Comments**

There were no guest comments.

**V. Planning Commission and Staff Comments**

Mr. Boron noted that the next meeting will be May 13<sup>th</sup> if necessary.

**Adjournment**

*Mr. Harding motioned to adjourn the April 29, 2020 Planning Commission Regular Meeting at 6:10 p.m. Ms. Hartle seconded the motion.*

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

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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