

**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Meeting**  
**Wednesday, May 10, 2023**

**I. Call to Order**

Chair Becky Iverson called the Springboro Planning Commission Meeting to order at 6:00 pm at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Chair, Chris Pearson, Vice Chair, Steve Harding, Matt Leedy, John Sillies, and Mike Thompson

Staff Present: Dan Boron, City Planner; Chad Dixon, City Engineer; and September Bee, Planning Commission Secretary.

*Mr. Harding motioned to excuse Mr. Dimmitt. Mr. Pearson seconded the motion.*

**Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)**

**II. Approval of Minutes**

**A. April 12, 2023 Planning Commission Minutes**

Ms. Iverson asked for corrections or additions to the minutes. There were none.

*Mr. Pearson motioned to approve the March 08, 2023 Planning Commission minutes. Mr. Sillies seconded the motion.*

**Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)**

**III. Agenda Items**

**A. Final Approval**

**Rezoning, 7878 & 7914 Sharts Road, Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to R-2, Low-Density Residential District**

**Background Information**

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting the rezoning of approximately 42.08 acres of land located at 7878 and 7914 Sharts Road from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low Density Residential District. The property is vacant.

The subject property is currently located in Franklin Township. Franklin Township and the City of Springboro entered into an annexation agreement in October 2022 regarding this property. A petition to annex the property into the City was filed by the property owners with the Warren County Commissioners earlier this

year. Annexation is expected to be completed later this year. Concurrent to the annexation process, the property owner is seeking rezoning so that future development may be reviewed under City zoning regulations.

The R-2 District allows for the development of moderate density residential areas in the community. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions. Permitted uses include single-family detached residential dwellings as well as places of worship, schools, public recreation areas, cultural/municipal/public uses, essential services and utilities, bed and breakfasts, golf courses, farmer's markets/roadside stands, home occupations, and accessory uses and buildings to permitted uses listed above. Residential development up to four (4) dwelling units per acre may occur on lots no smaller than 9,000 square feet in the R-2 District. Commercial and industrial development would be prohibited under the proposed rezoning.

While the applicant at this time is only seeking rezoning approval concurrent to the completion of the annexation process, they have completed preliminary work on a plan for the site proposed to be the 76-lot Cedar Creek Reserve subdivision. As it pertains to Planning Commission, the subdivision will be reviewed by City staff and the Planning Commission under the City's Subdivision Regulations as have other conventionally-zoned subdivisions in the past few years: Sawgrass Pointe on West Factory Road, Clearcreek Reserve West on Red Lion-Five Points Road, and the Wade-Wray portion of the Wadestone subdivision on West Factory Road approved earlier this year. That review will occur after the rezoning and annexation processes are complete. Unlike PUD subdivisions, lots in the R-2 District and other conventional subdivisions are regulated by the design and development standards (lot sizes, setbacks, and building heights) of the zoning district.

Lands to the north, south, and east are generally within the City of Springboro, while lands to the west are generally in Franklin Township. To the north, on the west side Sharts Road is a residential dwelling being developed in Franklin Township, in Springboro Quick Tech on the north side of the Advanced Drive and Sharts Road intersection, to the east in the Stolz Industrial Park are Matrix 5 at 105 Advanced Drive, Hanover Clocks at 125 Advanced Drive, Armstrong Trailer at 175 Advanced Drive, Honest Abe Roofing at 235 Advanced Drive, and Corvexxe at 245 Advanced Drive, to the south the City of Springboro's Clearcreek Park, and a large residential lot to the southwest. To the west in Franklin Township are residential lots and a church, Franklin Faith Tabernacle, all on Sharts Road.

In the City of Springboro, adjacent zoning includes ED, Employment Center District, to the north, PUD, Planned Unit Development, to the east associated with the Stolz Industrial Park on Advanced Drive, and to the south R-2 District overlaying Clearcreek Park and residential uses to the west. To the west in Franklin Township, can be found R2, Two-Family Residential District, regulated in the Warren County Rural Zoning Code.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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. As this property was not within the City boundaries at the time of the plan's adoption, there are no recommendations as it pertains to this rezoning request.

Following preliminary review of the rezoning request at the April 12th meeting, the Planning Commission authorized this item to be placed on a future agenda for formal approval in the form of a recommendation to City Council to rezone the property.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the April 12th meeting. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

In conclusion please note that the April 12th Planning Commission meeting materials indicated existing zoning for the subject property as Franklin Township I-1, Light Industrial District. In 2022 the property was rezoned from I-1 to R1B PUD at the request of the applicant, and they had assumed that rezoning had reverted to I-1 since the conditions of rezoning had not been met.

### **Staff Recommendation**

City staff recommends approval of the rezoning as requested.

### **Discussion:**

Mr. Rod Morris of Associate Construction was present to discuss their application for rezoning.

Ms. Iverson asked for any questions from the Planning Commission.

Planning Commission members had a brief discussion about the process to recommend approval to City Council.

Ms. Iverson asked for any guest comments.

There were no guest comments.

Ms. Iverson called for a motion for Final Approval, Rezoning, 7878 & 7914 Sharts Road, Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to R-2, Low-Density Residential District.

*Mr. Sillies motioned to approve. Mr. Pearson seconded the motion.*

Ms. Iverson called for discussion.

Ms. Iverson called for roll call.

**Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes, Thompson, yes (6-0)**

Ms. Iverson said that the motion is approved unanimously.

Mr. Harding asked about the approval process going forward.

Mr. Boron stated that City Council will hold a public hearing regarding the rezoning on Thursday, June 1, at 7:00 pm in Council Chambers. Notification will be sent out to all property owners within 300 feet of the site later this week.

## **B. Preliminary Review**

**Final Development Plan, 465 West Factory Road, Swope-Hills property of Wadestone subdivision, residential subdivision.**

### **Background Information**

This agenda item is based on a request submitted by Grand Communities, LLC, Erlanger, Kentucky, seeking preliminary review of a final development plan for the Swope-Hills property portion of the proposed Wadestone subdivision located at 465 West Factory Road. The Swope-Hills property is a 28.7-acre site located that has frontage on West Factory Road. The naming of this property is to help in the explanation of the review and approval process only; the name is derived from the two former owners the Swope family and Hills Development. The property is zoned PUD-R, Planned Unit Development-Residential. A revised general plan for the property was approved at the February 8th Planning Commission meeting. Final development plan is the second step of the three-step PUD approval process.

While related, the other portion of the Wadestone subdivision, the Wade-Wray property located at 2515 West Factory Road, is not under review at this time. That property is zoned R-1, Low-Density Residential District, and no final development plan review is involved with R-1 District or other conventionally-zoned developments. Following final development plan review and approval of the Swope-Hills portion of the Wadestone subdivision, Planning Commission review of the record plan for both the Swope-Hills and Wade-Wray properties will move forward including the platting of lots and the dedication of rights-of-way and common areas. Approval of both record plans is required to provide secondary access to each development as required under the City's Planning and Zoning Code.

Adjacent uses include single-family residential to the north in the Royal Oaks, Spring Park, and Sawgrass Pointe subdivisions, to the east residential dwellings fronting West Factory Road as well as the Springboro Cemetery, the latter in Clearcreek Township, farmland and undeveloped land to the south also in Clearcreek Township, and to the west the developing Wade-Wray property. Zoning in the vicinity includes R-2, Low-Density Residential District to the north and east in the City of Springboro including Royal Oaks/Spring Park/Sawgrass Pointe. In Clearcreek Township, R-1, Rural Resident District, to the east, SR-1, Suburban Residence District, to the south and southeast, and R-1 District to the west.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject properties the week prior to the Planning Commission's general plan review that started at the October 12th Planning Commission meeting. As stated at that meeting, no follow-up notifications were distributed.

### **Staff Comments**

City staff has the following comments on this agenda item:

1. No more than 19 lots may be platted in this subdivision without the benefit of a second access to a public right-of-way in the adjacent Wade-Wray property located at 2515 West Factory Road.
2. Applicant to review Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
3. Developer to provide landscaping plan consistent with Chapter 1280, Landscaping. Existing landscaping to be retained greater than 4 inches DBH may be credited against Chapter 1280 requirements.
4. Development is not permitted in the Floodway.

5. Engineering comments are reserved until such time when designed improvements are completed on construction drawings, including but not limited to: easements, water, sanitary, storm sewer, detention basin, and bridge design.

**Discussion:**

Mr. Casey Schlenkser of Fischer Homes/Grand Communities was present to discuss their application for final development of 465 West Factory Road.

Mr. Boron gave a brief synopsis of the history of this property. The final development plan submitted is for the Swope-Hills portion of this subdivision. Because this property is a PUD, this extra administrative review step is required. There has been activity at the site, tree removal has begun.

Mr. Schlenkser asked the Planning Commission if they had any questions.

Ms. Iverson asked Mr. Schlenkser if he had any questions about the staff comments.

Mr. Schlenkser stated that he did not have any questions at this time.

Mr. Boron said that there have been very few changes to the site plan which is now moving forward to the construction planning stage.

Mr. Thompson asked if the bridge issue had been solved.

Mr. Schlenkser replied that yes it has been solved. He met with Mr. Dixon and submitted an initial plan which was reviewed with the Warren County bridge department. An additional boring was required and has been completed. A final submission will be submitted in the near future. It will include 19 lots; once the bridge has been completed, additional lots will be platted.

Mr. Boron stated this is a preliminary review and will come before the Planning Commission one more time for final approval.

Mr. Pearson asked about the staff comment regarding development standards.

Mr. Boron explained that while the applicant has submitted multiple designs for homes that are offered, only some of them will qualify for development based on city code standards. He also reminded Mr. Schlenkser about tree retention on the site.

Mr. Pearson asked for clarification about where the flood plain is located.

Mr. Schlenkser indicated on the plans where the flood plain is designated.

Ms. Iverson asked Planning Commission if they had any questions or comments.

Ms. Iverson asked if there were any further comments or questions.

There were no further comments or questions.

**IV. Guest Comments**

There were no guest comments.

**V. Planning Commission and Staff Comments**

Ms. Iverson asked for any final Staff Comments before they adjourn.

Mr. Boron said the next Planning Commission meeting will be held Wednesday, June 14th at 6:00 pm. At the May 18th City Council meeting will be the second reading of the rezoning at East Market Street and East State Street. Additional items will be on the next agenda along with the final approval for the Swope-Hills property.

Ms. Iverson asked for further questions. There were none.

**V. Adjournment**

Ms. Iverson called for a motion to adjourn.

*Mr. Thompson motioned to adjourn the May 10, 2023 Planning Commission Meeting at 6:18 pm  
Mr. Pearson seconded the motion.*

**Vote: Iverson, yes; Pearson, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (6-0)**

  
Becky Iverson, Planning Commission Chairperson

  
Dan Boron, Planning Consultant

  
September Bee, Planning Commission Secretary