

**City of Springboro  
320 West Central Avenue, Springboro, Ohio 45066  
Planning Commission Meeting  
Wednesday, May 11, 2022**

**I. Call to Order**

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

Present: Becky Iverson, Chair Chris Pearson, Vice Chair, Robert Dimmitt, Mike Thompson and John Sillies.  
Absent was Mark Davis

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

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

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

**II. Approval of Minutes**

**A. April 13, 2022 Planning Commission Minutes**

Mr. Pearson asked for corrections or additions to the minutes. Mr. Pearson noted he did not believe he seconded the motion on the approval of the minutes. Mr. Dimmitt stated he seconded the motion.

*Mr. Harding motioned to approve the April 13, 2022 Planning Commission minutes as corrected. Mr. Sillies seconded the motion.*

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

**III. Agenda Items**

**A. Final Approval, Final Development Plan/Site Plan Review, 125 Park Lane, Springboro Branch of Franklin-Springboro Public Library, building addition**

**Background Information**

This agenda item was filed by Conger Construction, Lebanon, contractor, seeking final development approval to allow the construction of an addition to the Springboro Branch of the Franklin-Springboro Public Library located at 125 Park Lane. The project includes the construction of a 6,000-square foot addition on the west/rear side of the building to accommodate a new community room, a conference and small group meeting rooms, as well as new restrooms, mechanical areas, and storage space. Existing offices would be relocated to the current community room, freeing up space for staff work areas.

The original library construction was approved by Planning Commission in 1988, and a large addition was added on the north side of the library, following Planning Commission approval, in 1998. The existing building is 9,227 square feet. The property occupied by the library and the proposed area for the addition is

zoned LBD, Local Business District, and PUD, Planned Unit Development, leading to the parallel final development plan (for PUDs) and site plan review (for conventional zoning districts like the LBD).

Adjacent land uses include the single-family residential from the northwest to east, a detention pond serving the library and residential areas to the southeast, and further south the Point Shopping Center, the Springboro City Building to the south, and an undeveloped parcel owned by to the west. Adjacent zoning includes PUD to the northwest, R-2, Low-Density Residential District to the north and east, LBD to the southeast (Point Shopping Center) and south (City Building), and PUD to the southwest (City Building) and west (undeveloped parcels).

### **Staff Recommendation—Revision to Final Development Plan/Site Plan**

City staff recommends APPROVAL of the final development plan/site plan for 125 Park Lane subject to compliance with the following comments:

1. Provide exterior lighting plans for proposed addition and outdoor areas as applicable. Lighting to comply with Chapter 1273, Exterior Lighting, of Planning and Zoning Code.
2. Provide landscaping or other screening for mechanical equipment per Chapter 1280 of Planning and Zoning Code.
3. Signage proposed, if applicable, to comply with Chapter 1281, Signs, of Planning and Zoning Code for review by Zoning Inspector.
4. Provide dimensions for proposed addition and existing structure to property lines.
5. Plans to be signed by the owner/developed at the final approval stage of the general plan review process.
6. Engineering details to be worked out with City staff.
7. Clearcreek Fire District comments have been forwarded to the applicant.

### **Discussion:**

Bob Riggs from Conger Construction and Vicky Sweeney, Franklin-Springboro Public Library were present to discuss their application.

Mr. Boron referred the background and staff comments explaining that the project includes the construction of a 6,000-square foot addition on the west/rear side of the building to accommodate a new community room, a conference and small group meeting rooms, as well as new restrooms, mechanical areas, and storage space. Even though the building is significant, it is a minor revision to the site plan and no stormwater is required.

Mr. Riggs noted that the staff comments have been reviewed and addressed.

Mr. Dimmitt asked if letters have been sent to nearby properties.

Ms. Sweeney stated yes, they have been sent to bordering properties and no responses have been received.

Ms. Iverson called for a motion to approve the Final Development Plan/Site Plan Review, 125 Park Lane, Springboro Branch of Franklin-Springboro Public Library, building addition.

*Mr. Thompson motioned to approve. Mr. Harding seconded the motion.*

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

## **B. Discussion, Planning & Zoning Code Text Amendment, solar energy systems**

City staff will make a presentation at the May 11th meeting on Chapter 1276, Solar Energy Systems, of the Planning and Zoning Code including issues with the current regulations and a survey of similar regulations in the Miami Valley.

### **Discussion:**

Mr. Boron shared a PowerPoint presentation that reviewed the current 2012 ordinance that regulates the installation of solar panels, and also reviewed the proposed changes. He reviewed the general standards for the panels, which should be located in the least visually obtrusive location as well as requirements for coatings, color and appearance. Mr. Boron also reviewed standards for ground-mounted and building-mounted solar panels. He also shared several photos illustrating examples of what was allowed, or not allowed.

Mr. Boron reviewed a list of proposed ordinance revisions which include maximum extension 8 inches above roof plane, non-rectangular layout permitted but must fill roof area, and if install faces the street it must be rectangular and limited to one location.

Mr. Thomson assumed these revision were for appearance purposes.

Mr. Sillies confirmed that the contractors are informed about permit requirements and staff review.

There was a brief discussion about the photos provided and what is and is not allowed by our ordinance.

Mr. Thompson noted the positive side of using this green energy concept, and how this could become more popular as technology improves.

Ms. Iverson agreed there may need to be more leniency on these solar panels as they become more popular.

Two recommended suggestions were not "demand" rectilinear in front, and to allow various and additional panels in a place that makes sense and remains uniform, on the highest point of a "tiered" structure.

Ms. Iverson also suggested that a provision that plans be subject to site review could be included.

Mr. Boron stated that these recommendations will be forwarded to Jerry McDonald since it will involve a zoning code change and will ultimately require a public meeting of Council.

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

Mr. Boron reported that the next meeting is scheduled for June 8th, with a submittal deadline of May 20th.

**VII. Adjournment**

*Mr. Pearson motioned to adjourn the May 11, 2022 Planning Commission Meeting at 6:53 pm  
Mr. Dimmitt seconded the motion.*

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

  
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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