

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, June 26, 2019

I. Call to Order

Chairperson 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, Chris Pearson, Becky Hartle, Robert Dimmitt, Jack Hanson, and John Sillies. Absent: Stephen Harding

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

Ms. Hartle motioned to excuse Mr. Harding. Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Hartle, yes; Dimmitt, yes; Hanson, yes; Sillies, yes. (6-0)

II. Approval of Minutes

A. May 29, 2019 Planning Commission Meeting; June 12, 2019 Planning Commission Work Session

Ms. Iverson said that the minutes could be approved together, and asked if there were any additions or corrections to the minutes.

There were none.

Mr. Pearson motioned to approve the May 29, 2019 Planning Commission Meeting minutes and the June 12, 2019 Planning Commission Work Session minutes as submitted. Ms. Hartle seconded the motion.

Vote: Iverson, yes; Pearson, yes; Hartle, yes; Dimmitt, yes; Hanson, yes; Sillies, yes. (6-0)

III. Agenda Items

**A. Extension of Approval on General Plan
1360 South Main Street, Streamside PUD-R, Planned Unit Development-Residential**

Background Information

This agenda item is a request for the second and last six-month extension on the City's approval of the general plan for the Streamside PUD-R, Planned Unit Development-Residential, located at 1360 South Main Street (SR 741). The extension is at the request of the property owner, the Daniel Family Trust.

The property is a 2.35-acre parcel that was rezoned to PUD-R in early 2018 along with a general plan that called for the development of a 7-unit residential subdivision served by a private access drive connecting to South Main Street on the west end of the property. The general plan was recommended for approval by the Planning Commission at its October 25, 2017 meeting. The general plan was approved by City Council on January 4, 2018 concurrent to the adoption of the rezoning ordinance. A copy of the general plan is included in the meeting materials.

According to the Planning & Zoning Code, general plans must be executed within 12 months in the form of the submittal of an application for a final development plan, the second step in the three-step PUD approval process. Final development plan reviews and approvals are by the Planning Commission. To date no final development plan has been filed with the City.

The Planning & Zoning Code allows for up to two six-month extensions of the initial general plan approval. The applicant received a six-month extension at the January 30, 2019 Planning Commission meeting. That extension expires on July 31, 2019.

This item was discussed at the June 12th Planning Commission work session at which time this item was placed on the June 26th meeting agenda for formal approval. No City Council action is required following Planning Commission consideration of this agenda item.

Staff Recommendation

City staff recommends approval of the six-month extension of the approval for the Streamside PUD-R, Planned Unit Development-Residential, under the provisions of Chapter 1266 (Planned Unit Developments) of the Planning & Zoning Code, as approved under Council Resolution R-18-1. This extension will continue the general plan approval through to January 31, 2020.

Discussion:

Ms. Iverson stated that the applicant was not present this evening, but this would be their second request for approval that would go through the end of January. She asked Mr. Dudas as a representative for the City if he had any comments regarding the request.

Mr. Dudas said that he had no comments.

Ms. Iverson asked Mr. Boron if he had any comments.

Mr. Boron said the applicant was there for the work session earlier this month, and at that time, he thought they authorized them not to be at the meeting tonight. He said this would provide them one more time for six months to secure approval on application for the second stage of the final development plan of the PUD process.

Ms. Hartle motioned to Approve the Extension of Approval on General Plan for 1360 South Main Street, Streamside PUD-R, Planned Unit Development-Residential, subject to City staff comments. Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Pearson, yes; Hartle, yes; Dimmitt, yes; Hanson, yes; Sillies, yes. (6-0)

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron said that the next meeting would be a work session on Wednesday, July 10th, and he did anticipate items to be on the agenda at that time. He said packets would go out early due to the July fourth holiday. He said he also anticipated items for the Wednesday, July 24th meeting, for formal action, and a couple of those were at the work session on the June 12th^h.

Mr. Pearson asked if the meeting on July 31st was moved to July 24th.

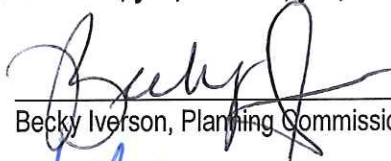
Mr. Boron apologized, and said July 31st is the Planning Commission meeting.

Ms. Iverson said that as a reminder she would be out of the country for the July 31st meeting.

Adjournment

Ms. Hartle motioned to adjourn the June 26, 2019 Planning Commission Regular Meeting at 6:04 p.m. Mr. Hanson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Hartle, yes; Dimmitt, yes; Hanson, yes; Sillies, yes. (6-0)



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Amy Brown, Planning Commission Secretary