

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, July 13, 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, Stephen Harding, Mike Thompson, and John Sillies and Mark Davis.

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

II. Approval of Minutes

A. June 8, 2022 Planning Commission Minutes

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

Mr. Davis motioned to approve the June 8, 2022 Planning Commission minutes as corrected. Mr. Pearson seconded the motion.

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

III. Agenda Items

A. Preliminary Review, Site Plan Review, western terminus Pinnacle Point Drive, medical office building for Mayfield Brain & Spine

Background Information

This agenda item is based on an application filed by K4 Architecture, LLC, on behalf of Mayfield Brain & Spine, seeking preliminary review approval through the site plan review process to construct a 16,147-square foot medical office building on undeveloped land located at the western terminus of Pinnacle Point Drive. The subject property is located approximately 400 feet west of the intersection of Pinnacle Point Drive and West Tech Boulevard in The Ascent portion of the South Tech Business Park. The property currently has no address; property addresses are assigned by the Springboro Engineering Department later in the site development process. The site of the proposed medical office building is within the Montgomery County portion of Springboro.

The submitted plans also include a surgery center; that portion of the proposed plan for the site is not included in this review.

The subject property is zoned ADD-1, Austin Development District 1. The ADD-1 district was created to manage development of land in the South Tech Business Park. The ADD-1 was an outcome of the Austin

Center Land Use and Development Plan, a long-range plan developed by the City of Springboro in cooperation with Miamisburg, Miami Township, the Montgomery County Transportation Improvement District (MCTID), and others, to coordinate development of land near the then-proposed Austin Boulevard interchange of I-75. The ADD-1 includes its own permitted land use, architectural, and other site development standards.

Zoning in vicinity of the subject property is exclusively ADD-1. Adjacent land uses include offices (Shiver Security, Caesar Creek Software) and a medical facility (Dayton Children's), all consistent with the ADD-1 zoning designation.

Following the Planning Commission's discussion at the July 11th work session, the Planning Commission may authorize this item to be placed on a future Planning Commission regular meeting agenda for formal approval of the site plan. The earliest date that could occur would be August 10th. No action by Springboro City Council is required on this agenda item.

Staff Comments

City staff has the following comments on this agenda item:

1. Indicate lot coverage for site at building out. Maximum lot coverage for the ADD-1 is 85%.
2. For final review and approval develop landscaping plan consistent with Section 1268(f)(4) including but not limited screening adjacent to road frontage on Pinnacle Point Drive and I-75, buffers adjacent to other properties including the proposed ASC site, building foundation plantings, and parking lot plantings. Also indicate existing vegetation 4 inches DBH and larger to be preserved as Planning Commission may grant a reduction in plantings required as mentioned above.
3. Screen dumpster and mechanical systems consistent with Section 1268(f)(5) of ADD-1 requirements.
4. Signage to be consistent with Chapter 1281 of Planning & Zoning Code and Section 1268(f)(6) of ADD-1 requirements. Signage to be reviewed with Zoning Inspector separate from the site plan review process.
5. Indicate location for bicycle parking. Contact City staff for minimum requirements.
6. Indicate plans for sidewalks connecting to those to the remainder of South Tech/The Ascent.
7. For final review and approval develop lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning & Zoning Code, and Section 1268(f)(10). Plan contents to include but not be limited to photometric analysis expressed in foot-candles, minimum to maximum (no greater than 10:1) and average to maximum ratios (no greater than 4:1), fixture details including proposed architectural lighting. No lighting to exceed maximum 3500° Kelvin color-temperature standard.
8. Engineering Department reserves comments until detailed drawings are submitted.
9. Please be advised that the Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Ohio Building Code and that all hydrant components shall meet those of the City of Springboro Water works.
10. Pursuant to Section 105.4.3 of the Ohio Fire Code. It shall be the responsibility of the applicant to ensure that the construction documents include all of the protection requirements and shop drawings are complete and in compliance with the applicable codes and standards. Construction documents reviewed by the fire code official in accordance with paragraph (D)(2)(a)(104.2.1) of this rule or construction documents approved with the intent that such construction documents comply with all aspects with the code. Review and approval shall not relieve the applicant of the responsibility of compliance with the code.
11. Fire Department connections for all sprinkled buildings shall be with-in 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Stortz connection with a 30 degree

- downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.
12. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
 13. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The building department will contact the fire district and advise us of date and time of testing. The Fire Marshal or district representative will witness all testing.

Discussion:

In attendance to discuss their application was Sandy Tenhundfeld, K4 Architecture, and Rusty Myers with JLL

Mr. Boron reviewed the background information and staff comments explaining that this agenda item is based on an application filed by K4 Architecture, LLC, on behalf of Mayfield Brain & Spine, seeking preliminary review approval through the site plan review process to construct a 16,147-square foot medical office building on undeveloped land located at the western terminus of Pinnacle Point Drive near Shiver Security. He explained the zoning of the property and the plan for the proposed medical building as well as a future surgery center.

Ms. Tenhundfeld noted that they have reviewed all staff comments and see no problems with completed these items by the September meeting.

Mr. Harding sees no issues with the proposed project and feels it would be a good location for this facility and a good use of this property.

Mr. Pearson asked if Mayfield had other locations. Ms. Tenhundfeld stated they had locations in Cincinnati and Northern Kentucky.

Mr. Sillies asked if the project also had to go to the Miamisburg Planning Commission.

Mr. Boron replied that it did not.

Mr. Myers further explained how there will be two phases of the project, first the medical office building and later the surgery center.

Ms. Iverson thanked them for their application and look forward to the next steps of the project.

B. Final Approval, Planning & Zoning Code Text Amendment, solar energy systems

Discussion:

Mr. Boron reviewed a memo that was distributed regarding the changes to the Planning and Zoning Code related to solar energy systems. He explained that he has been working the City Manager as well as the attorney on revisions that will allow more flexibility for residents and businesses when installing solar energy panels. He reviewed all areas of Chapter 1276 where revisions were being recommended, noting that some were housekeeping items.

Mr. Boron also reviewed some PowerPoint slides illustrating examples of what was allowed or not allowed.

Mr. Thompson clarified that filling in the whole roof with the solar panels was not mandatory.

Mr. Boron confirmed it is not required when it is front facing, and an applicant can also request to meet with building staff and/or the City Manager on an unusual case.

There was some additional discussion on the flexibility of the regulations.

Mr. Pearson asked for clarification on the wiring being visible from neighboring properties.

Mr. Harding noted they would likely be in some kind of casing.

Mr. Boron clarified that these changes will be for both standards of design as well as aesthetics.

Ms. Iverson confirmed the commission was comfortable voting on this tonight, and all agreed that they were.

Mr. Sillies asked if, or how this applies to small decorative solar lighting.

Mr. Harding noted those were not generating electric to any fixtures.

Mr. Davis referred to section 1276.06(d), which appears to exempt that type of lighting from these provisions.

Mr. Boron clarified that the following revision will be included.

- Delete (e), under 1276.04
- Delete (d), remove adjoining properties under 1276.03
- Add (e) Landscaping and other ornamental lighting is exempt from this limitation to 1276.04

Ms. Iverson called for a motion to approve the Planning & Zoning Text Amendment, Solar Energy Systems, including the amendments agreed upon.

Mr. Harding motioned to approve. Mr. Thomson seconded the motion.

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

VI. Planning Commission and Staff Comments

Mr. Thompson wanted to send well wishes to Clearcreek Township Officer Eric Ney who was recently involved in a serious shooting while on duty.

Ms. Iverson thanked him and all of our police for their service.

Mr. Boron reported that the next meeting is scheduled for August 10th, with a submittal deadline of July 22nd.

VII. Adjournment

*Mr. Pearson motioned to adjourn the July 13, 2022 Planning Commission Meeting at 6:55 pm
Mr. Sillies seconded the motion.*

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


Becky Iverson, Planning Commission Chairperson


Dan Boron, Planning Consultant


Ann Burns, Planning Commission Secretary