

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, July 25, 2018, 6:00 p.m.

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

Staff: Dan Boron, Planning Consultant; Elmer Dudas, Development Director; Chad Dixon, City Engineer; Amy Brown, Planning Commission Secretary

Ms. Iverson asked for a motion to excuse Mr. Sillies, who was unable to attend this evening due to work obligations. Ms. Hartle motioned to excuse Mr. Sillies. Mr. Harding seconded the motion.

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

II. Approval of Minutes

A. May 30, 2018 Planning Commission Meeting

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

There were none.

Mr. Pearson motioned to approve the May 30, 2018 Planning Commission Meeting minutes as submitted. Mr. Harding seconded the motion.

Vote: Iverson, yes; Harding, yes; Pearson, yes; Hartle, yes; Dimmitt, yes; Hanson, abstain. (5-0-1)

B. June 13, 2018 Planning Commission Work Session

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

There were none.

Mr. Dimmitt motioned to approve the June 13, 2018 Planning Commission Work Session minutes as submitted. Ms. Hartle seconded the motion.

Vote: Iverson, yes; Harding, yes; Pearson, yes; Hartle, yes; Dimmitt, yes; Hanson, abstain. (5-0-1)

C. July 11, 2018 Planning Commission Work Session

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

There were none.

Mr. Harding motioned to approve the July 11, 2018 Planning Commission Work Session minutes as submitted. Mr. Pearson seconded the motion.

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

III. Agenda Items

A. Site Plan Review

425 South Pioneer Drive, Hardy Family LLC, proposed building addition

B. Record Plan

425 South Pioneer Drive, Hardy Family LLC, dedication of right-of-way

Background Information

These agenda items are based on an application filed on behalf of Hardy Diagnostics, 425 South Pioneer Drive, to allow an addition to the company's existing building. The application was submitted by Game Construction, Vandalia, general contractor for the project. Site plan review comments discussed at the June 13th Planning Commission work session necessitate the need for a record plan approval to allow for the dedication of right-of-way as part of the site improvements to the property and vicinity.

As for the site plan review, Hardy Diagnostic proposes to build a 44,789-square foot addition on the rear/east side of their existing 47,242-square foot building that is located at the intersection of South Pioneer Drive and West Lower Springboro Road (see enclosed vicinity map).

The proposed addition would be largely used as warehouse and distribution space. Existing setbacks on the north and south sides of the property will also be matched with the proposed addition. The applicant is proposing concrete masonry unit (CMU) on the lower portion of the building. It and the existing CMU will be painted (Surry Beige) to tie the two areas together. The metal portions of the building, both new and existing, will be sandstone in color as part of this proposed project. A color version of the proposed building elevations are included in the site plan review submittal package.

The submitted plans also includes an indication of future plans for a 15,525-square foot addition on the east side of the site. No additional information is provided in the submitted information regarding this proposal, and it will be subject to City of Springboro review at a later date.

Current access to the site is from South Pioneer Boulevard. The proposal includes the addition of an access drive onto West Lower Springboro Road as well as the expansion of the existing parking lot on the south side of the building/site. While the site has frontage onto West Factory

Road, no access is proposed for this portion of the property. The site's storm water protection facilities are located in this area.

The subject property is zoned ED, Employment Center District, a designation that allows the current use and proposed addition. The ED District also allows the Planning Commission to establish building setbacks in the course of the site plan review process.

Land uses in the vicinity of the site include light industrial and warehousing to the north (the now-vacant former MCM facility) and northwest (Graphic Systems Services, Inc.), both of which front South Pioneer Boulevard. To the west is undeveloped property on the northwest corner of South Pioneer Drive and West Lower Springboro Road. To the east is farmland and low-density residential development located in Clearcreek Township on the east side of West Factory Road. To the south is the Beck Ridge residential development and Springboro's E. Milo Beck Park, both on the south side of West Lower Springboro Road.

Zoning in the vicinity of the site is ED, Employment Center District, to the north (former MCM site) west/northwest (vacant site/Graphic Systems Services, Inc.), and southwest (E. Milo Beck Park), PUD-R, Planned Unit Development-Residential, to the south coinciding with the Beck Ridge subdivision, and Clearcreek Township R-1, Rural Residence Zone, and SR-1, Suburban Residence Zone to the east. Both the R-1 and SR-1 districts allow residential development at the density of 2 dwelling units per acre when connected to a central sewage system, 1 dwelling unit per acre when not connected to such a system.

For the record plan, the applicant has included a sheet (referenced as C-6 on the title page) indicating the dedication of 0.588 acres of land on the south side of the property to the City of Springboro. This acreage corresponds to the north half of the West Lower Springboro roadway between South Pioneer Drive and West Factory Road.

This agenda item was reviewed on a preliminary basis at the June 13th Planning Commission work session at which time the Planning Commission authorized this item to be placed on a future meeting agenda for formal action.

Staff Recommendation—Site Plan Review

City staff recommends approval of the site plan for 425 South Pioneer Drive subject to compliance with the following staff comments:

1. Tie down the existing/proposed building areas to the new property lines.
2. For the lighting plan, address the following for compliance with Chapter 1273, Exterior Lighting, of the Planning & Zoning Code:
 - a. Verify that proposed lighting fixtures fall below maximum color-temperature standard of 3500 degrees Kelvin.
 - b. Verify that proposed lighting fixtures will be mounted so that they are horizontal and/or fully shielded.
 - c. Indicate if any lighting proposed for the addition to the building. If so, provide fixture details and photometric analysis.
3. For landscaping plan illustrated on sheet L-1, address the following for compliance with Chapter 1280, Landscaping, of the Planning & Zoning Code:
 - a. Indicate existing and proposed landscaping materials more clearly.
 - b. All landscaping to comply with minimum specifications including shade trees 2 inches dbh.

4. For sheet CS revise specifications from 2008 to 2016.
5. For sheet C-1 move parking lot boundary approximately 50 feet west to align with entrance from West Lower Springboro Road unless loss of parking spaces can be justified.
6. For sheet C-2 add a north arrow and graphic scale.
7. For sheet C-2, invert for the 92 ft. 18" storm drain should be 775.05.
8. For sheet C-2 verify that the Type B headwall detail can be used with concrete pipe.
9. The Clearcreek Fire District has no comments at this time.

Staff Recommendation—Record Plan

City staff recommends approval of the record plan for 425 South Pioneer Drive subject to compliance with the following staff comments:

1. Revise "Pioneer Boulevard" to "South Pioneer Boulevard"
2. Clearcreek Township to be included in Title Block
3. Revise City approvals to be City standard approval block.
4. Provide 25 foot multi-use easement along east end of the property abutting West Factory Road.
5. Submit record plan to Warren County for review.
6. The Clearcreek Fire District has no comments at this time.

Discussion:

George Moorman, general contractor with Game Construction, was present to answer questions.

Mr. Moorman said that Hardy Diagnostics has been in Springboro for a number of years, and they have continued to grow. He added that if you look at the drawings, they are trying to meet the City's needs.

Ms. Iverson asked if Planning Commission members had any questions for the applicant since there were numerous staff recommendations.

Mr. Pearson said that he was unclear whether the new driveway would match up with the existing drive at Beck Ridge. He also asked about the site lines.

Mr. Boron confirmed that the driveway would match with the Beck Ridge entrance drive.

Mr. Dudas stated that the applicant provided information on the site lines, and it looks fine.

Mr. Boron said that staff looks forward to working with the applicant on the comments, as they are relatively straightforward.

Mr. Harding motioned to Approve the Site Plan, 425 South Pioneer Boulevard, proposed building addition, subject to compliance with City staff comments. Mr. Hanson seconded the motion.

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

Mr. Pearson motioned to Approve the Record Plan, 425 South Pioneer Boulevard, dedication of right-of-way, subject to compliance with City staff comments. Ms. Hartle seconded the motion.

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

C. Variance

185 Bailey Lane, The Fairways PUD-R, Planned Unit Development-Residential, variance from rear yard setback requirements

This agenda item is a variance request to allow the construction of a patio covering and pergola in a required rear yard at 185 Bailey Lane in The Fairways PUD-R, Planned Unit Development-Residential. The variance request is based on an application filed by Spurling Construction on behalf of the property owner Troy Riegle. The patio cover and pergola are proposed to be attached to the home and would project 14 feet to the south towards the rear property line from the rear/south side of the residence. Together the two structures would be as close as 27.5 feet to the rear property line. The rear yard setback for this property is 35 feet and is established by the record plan for The Fairways, Section One. The variance request is to allow the 7.5-foot, 21 percent projection into the required rear yard.

The Planning and Zoning Code provides relief from the strict interpretation of the code in Planned Unit Developments such as The Fairway from the Planning Commission. Variances from the strict interpretation of the code for conventionally-zone properties (R-2, HBD, O-R for example) from the Board of Zoning Appeals.

The subject property is located on the south side of Bailey Lane on a block that is fully developed. The rear side of the property abuts the City of Springboro's Heatherwoode Golf Course hole #4 fairway.

The City has no documentation to date of the approval of the proposed structures from The Fairways Homeowner's Association. The City has notified the neighboring property owners immediately abutting the subject property of the variance request.

There is no evidence of any easements or other covenants and restrictions that would prohibit construction of the two structures.

This agenda item was reviewed on a preliminary basis at the July 11th Planning Commission work session at which time the Planning Commission authorized this item to be placed on the July 25th meeting agenda for formal action.

Staff Recommendation

City staff recommends approval of the variance as submitted for 185 Bailey Lane contingent on compliance with the following staff comments:

1. Provide documentation from The Fairways Homeowner's Association, if applicable, on the approval of the proposed patio covering and pergola.
2. The Clearcreek Fire District has no comments at this time.

Discussion:

David Spurling, general contractor for Spurling Construction, was present this evening to answer questions.

Mr. Spurling said that when they last met, there were some questions about the Homeowner's Association. He said that he did some research and there was a Homeowner's Association established, and the president of the association is still the developer, Chuck Dickerson. He said that he spoke with Mr. Dickerson about this proposal, and he said that Mr. Dickerson informed him if the City was good with the project, then he would be good with it.

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

Mr. Hanson asked about a written approval from the Homeowner's Association.

Mr. Boron said that an email would be adequate.

Mr. Harding motioned to Approve the Variance, 185 Bailey Lane, variance from rear yard setback requirements, subject to compliance with City staff comments. Mr. Hanson seconded the motion.

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

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron reported that the Board of Zoning Appeals met last Wednesday night, and they unanimously approved a variance on a site plan that Planning Commission had seen for the Springboro United Church of Christ annex. He said the variance request was for moving the building as close as 6 feet for the overhang of the porch, and 10 feet for the main portion of the building. He said the site plan will be coming back to Planning Commission with a revised format for formal approval in August. He added that there will be a Work Session on August 15.

VII. Adjournment

Mr. Pearson motioned to adjourn the July 25, 2018 Planning Commission Regular Meeting at 6:11 p.m. Ms. Hartle seconded the motion.

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



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Amy Brown, Planning Commission Secretary