

**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Meeting**  
**Wednesday, July 31, 2019**

**I. Call to Order**

Vice Chairperson Chris Pearson called the Springboro Planning Commission Meeting to order at 6:02 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

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

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

*Mr. Harding motioned to excuse Ms. Iverson, Mr. Hanson, and Mr. Sillies. Ms. Hartle seconded the motion.*

**Vote: Harding, yes; Pearson, yes; Hartle, yes; Dimmitt, yes. (4-0)**

**II. Approval of Minutes**

**A. June 26, 2019 Planning Commission Meeting**

Mr. Pearson asked if there were any additions or corrections to the minutes.

There were none.

*Mr. Harding motioned to approve the June 26, 2019 Planning Commission Meeting minutes as submitted. Mr. Dimmitt seconded the motion.*

**Vote: Harding, yes; Pearson, yes; Hartle, yes; Dimmitt, yes. (4-0)**

**B. July 10, 2019 Planning Commission Work Session**

Mr. Pearson asked if there were any additions or corrections to the minutes.

There were none.

*Mr. Harding motioned to approve the July 10, 2019 Planning Commission Work Session minutes as submitted. Mr. Dimmitt seconded the motion.*

**Vote: Harding, yes; Pearson, yes; Hartle, abstain; Dimmitt, yes. (3-0-1)**

### III. Agenda Items

#### A. Site Plan Review

##### 10950 Industry Lane, new light manufacturing facility for Tomco Machining

##### Background Information

This agenda item is based on an application filed by Construction Managers of Ohio, Inc., representing Tomco Machining, property owner, seeking approval through the site plan review process to construct a 24,000 square foot office and light industrial facility on vacant property located at 10950 Industry Lane. The subject property is bisected by underground utility easements that constrain the development of structures on the southern portion of the property. This item was discussed at the June 12th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future meeting agenda for formal approval.

The subject property is zoned ADD-1, Austin Development District 1. The ADD-1 district was created to manage development of land in the former South Tech Business Park. The ADD-1 permits the proposed use as a permitted use. 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), as well as 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 site development standards. The Austin Center Land Use Advisory Committee (LUAC) review process discussed at the June 12th work session has been discontinued.

Zoning in vicinity of the subject property is exclusively ADD-1. Adjacent land uses are light industrial and office in nature, consistent with the ADD-1 zoning designation.

##### Staff Recommendation

City staff recommends approval of the site plan for 10950 Industry Lane under the provisions of Chapter 1284 (Site Plan Review) of the Planning & Zoning Code subject to the following conditions:

1. Provide dimensions for the proposed building from the east property line. Also, note that setbacks are measured from any overhangs of the building.
2. The future addition indicated in plans will be subject to approval through City's Site Plan Review process at the time of its development/construction.
3. Provide exterior plans (elevations) for proposed dumpster enclosure.
4. Regarding proposed exterior lighting plan, address the following:
  - a. Verify that proposed fixtures comply with maximum 3500° Kelvin color-temperature requirements.
  - b. Provide minimum to maximum and average to maximum ratios per Chapter 1273 (Exterior Lighting) requirements.
  - c. The photometric analysis indicates lighting levels that are not compliant with Chapter 1273 standards (levels too low, others too high).
5. Landscaping plan needs to be revised to comply with ADD-1 landscaping and buffer requirements as follows:

- a. Indicate all trees larger than 4 inches dbh that are proposed to be retained. Such trees may reduce landscaping requirements elsewhere on the site.
  - b. 4 additional trees required on Industry Lane frontage (13 required, 9 provided).
  - c. 2 additional trees required on south side of property (6 required, 4 provided).
  - d. No trees provided on north side of property. Are other provides being made for required trees as permitted by code?
  - e. 10 additional trees required for foundation planting (14 required, 4 provided).
6. Proposed signage is not subject to site plan review process. Contact Zoning Inspector, 937-748-6845, for sign code provisions on message area, sign placement, and construction details, for this as well as any proposed ground signs and temporary signage. Also, indicate if a ground sign is proposed as part of the project.
  7. Provide plans that are to scale. The submitted site plan construction drawings are not to scale.
  8. Provide driveway curb cut width along Industry Lane as well as width at entrance to parking lot.
  9. Submit plans to Montgomery County for their review and approval of water and sanitary sewer details. Provide documentation of such approval.
  10. On the grading plan, provide the drainage breaking point at driveway entrance.
  11. Provide revised drawings with owner signature.
  12. Provide as-built drawings showing as-built location and elevations of all improvements prior to the issuance of an occupancy permit.
  13. City staff reserves the opportunity to provide comments regarding this application at a future date.
  14. The Clearcreek Fire District has no comments at this time.

**Discussion:**

John Roll, Roll and Associates Architects, architect for the project, was present this evening to discuss the project and answer questions.

Mr. Pearson asked Mr. Roll if he had any questions regarding the staff recommendations.

Mr. Roll said he has reviewed the comments with his client, and they have no issues or questions.

Mr. Harding said that if the applicant follows through with staff recommendations and with City staff, he thinks it will be a good addition.

Mr. Boron said that he spoke with Mr. Hill, the builder, and he didn't object to any comments. He said that Mr. Hill is interested in obtaining a building permit and would like to begin the process immediately. He added that the LUAC review that he mentioned at the June Planning Commission work session would not be necessary. He said that process has ceased because the development is reaching a mature state of development.

*Mr. Harding motioned to Approve the Site Plan for 10950 Industry Lane, new light manufacturing facility for Tomco Machining, subject to City staff comments. Ms. Hartle seconded the motion.*

**Vote: Harding, yes; Pearson, yes; Hartle, yes; Dimmitt, yes. (4-0)**

**B. Record Plan  
Sawgrass Pointe subdivision, 2426 West Factory Road**

**Background Information**

This agenda item is an application for record plan approval through the City of Springboro's subdivision review and approval process included in Chapter 1242 of the Planning & Zoning Code. This application was filed on behalf of Associate Construction, Inc., Carlisle, Ohio, property owner, and includes the development of Sawgrass Pointe, a 23-lot, single-family residential subdivision on an approximately 9.0027-acre site located at 2426 West Factory Road. Record plan review and approval is the third and final step of the review process under the City of Springboro's subdivision review process. The property has frontage on West Factory Road and is located between the West Factory Road intersection with West Market Street to the west and its intersection with Catalpa Drive to the east. The subject property is situated between the Royal Oaks Park subdivision to the east and the Spring Park subdivision to the north and west. A vicinity map is included in the submitted record plan. An aerial photograph of the subject property and surrounding land is included in the meeting materials as well.

The subject property is zoned R-2, Low Density Residential District, a zoning designation that permits single-family residential development up to 4 dwelling units per acre on lots with a minimum size of 9,000 square feet. The R-2 District also allows public and semi-public uses such as schools, churches and other land uses compatible to residential neighborhoods.

The subdivision included has been modified somewhat from the preliminary plan that was approved by the Planning Commission on March 20, 2018, however major development factors remain unchanged: the total number of single-family residential lots proposed, 23, and development density, 2.56 dwelling units per acre. Also unchanged from the March 2018 preliminary plan are the range in lot sizes: from 9,048 (lot #23) to 20,468 (lot #18) square feet. The average lot size of the 23 lots is 12,641 square feet. The subdivision proposes a total of approximately 6.5668 acres in single-family residential lots. Lot 24 has been reserved for the subdivision's storm water detention system and Lot 25 has been reserved as an undeveloped parcel on the south side of West Factory Road. In all approximately 0.5543 acres in open space are proposed as part of the subdivision.

The record plan proposes the dedication of three public streets. The primary road, Sawgrass Pointe Court, accesses the site from West Factory Road to the south and terminates in a cul-de-sac. A secondary road extends the existing Kesling Drive in the Royal Oaks Park subdivision westward from its current terminus near McVey Court and terminates in a cul-de-sac as well. Once this roadway intersects Kesling Drive it continues as Cladium Court. In all approximately 1.9816 acres of right-of-way are proposed as part of the subdivision.

Adjacent land uses are primarily single-family residential in subdivision developments. To the east is the Royal Oaks Park subdivision. Section 13 of Royal Oaks Park includes 26 lots developed on 7.36 acres for a development density of 3.53 dwelling units per acre. Section 13 includes McVey Court and the end of the Paw Paw Court cul-de-sac and is the only section of Royal Oaks Park that abuts the subject property. To the north and west are Sections 1 and 2 of the Spring Park subdivision which collectively were developed at a density of 3.10 dwelling units per acre and includes lots on Roundtree Court, West Market Street, Creekview Court and Twincreek Court. (Note: Spring Park includes only two sections). To the immediate west of the subject property is a single-family residence not included in either the Royal Oaks Park or

Spring Park subdivisions. To the south are large properties on the south side of West Factory Drive including the undeveloped Swope property/Twin Creek subdivision.

The average home size for Royal Oaks Park Section 13 is 1,488 square feet. The average home size for the Spring Park subdivision is 1,685 square feet. The average home size for the 109 lots in these two areas is 1,638 square feet. All home size figures are based on information from the Warren County Auditor.

Adjacent zoning includes R-2 District to the east (Royal Oaks Park) and north and west (Spring Park). To the southeast is PUD-R, Planned Unit Development-Residential, a zoning designation corresponding to the Swope property also known as the undeveloped Twin Creek subdivision. To the southwest are two properties zoned R-1, Estate-Type Residential District. The R-1 allows single-family residential development at the rate of 2 units per acre.

This item was reviewed on a preliminary basis at the July 10th Planning Commission work session at which time the Planning Commission authorized this item to be placed on the July 31st meeting agenda for formal recommendation to City Council. Record plan review is the second stage in the subdivision review process.

#### **Staff Recommendation**

City staff recommends approval of the record plan for the Sawgrass Pointe subdivision under the provisions of the City of Springboro Subdivision Regulations, Title 4 of the Planning & Zoning Code, subject to the following conditions:

1. Add the acreage breakdown (totals for lots, right of way, etc...) to the title sheet.
2. Remove 4th and 5th paragraphs on the title sheet in the middle of page.
3. Submit record plan to Warren County for review.

#### **Discussion:**

Ruth Campbell, Wyco Consulting, engineer for the project, was present this evening to discuss the project and answer questions.

Mr. Pearson said that we discussed this at work session, and asked Ms. Campbell if she had any questions about the staff comments.

Ms. Campbell said that she did not have any questions.

Mr. Harding said that they addressed questions at the work session, and they are working with Mr. Boron and the engineers to get everything plotted correctly. He added that he had no issues.

*Mr. Harding motioned to Approve the Record Plan for 2426 Factory Road, proposed single family residential subdivision, subject to City staff comments. Mr. Dimmitt seconded the motion.*

**Vote: Harding, yes; Pearson, yes; Hartle, yes; Dimmitt, yes. (4-0)**

#### **IV. Guest Comments**

There were no guest comments.

**V. Planning Commission and Staff Comments**

Mr. Boron said he would advise everyone on the status of the work session on August 14th. He said that he mentioned at an earlier point in the year that it would be a necessity to move the August 28th meeting, there is no need to move the meeting, so that will be the date of the next regularly scheduled formal meeting.

Mr. Pearson asked if there were items on the agenda for the August 14th work session.

Mr. Boron said that he would find out on Friday, because that is the submission deadline for the work session. He said he would keep everyone posted.

He reported that the Sawgrass Point record plan will be on the City Council agenda on August 15th.

Mr. Harding said that the applicant from 205 East Street pulled their application for the text amendment prior to the City Council meeting, and they elected to move to the building that previously housed Schmidt Automotive.


Mr. Boron confirmed that it was withdrawn from the City Council agenda the week of the meeting, and they would be vacating the premises sometime in September.

**Adjournment**

*Ms. Hartle motioned to adjourn the July 31, 2019 Planning Commission Regular Meeting at 6:10 p.m. Mr. Harding seconded the motion.*

**Vote: Harding, yes; Pearson, yes; Hartle, yes; Dimmitt, yes. (4-0)**

  
\_\_\_\_\_  
Becky Iverson, Planning Commission Chairperson

  
\_\_\_\_\_  
Dan Boron, Planning Consultant

  
\_\_\_\_\_  
Amy Brown, Planning Commission Secretary