

**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**

**Planning Commission Work Session**  
**Wednesday, August 15, 2018, 6:00 p.m.**

**I. Call to Order**

Chairperson Becky Iverson called the Springboro Planning Commission Work Session 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, John Sillies

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

**II. Agenda Items**

**A. Site Plan Review**

**15 West Mill Street, proposed church annex building for Springboro United Church of Christ**

**Background Information**

This agenda item is an application for site plan review approval filed by Todd Yoby, Studiyo-B Architects, West Chester, representing Springboro United Church of Christ, to construct a 4,471-square foot building at 15 West Mill Street. The site is located immediately to the west of the Springboro Unit Church of Christ's sanctuary and was the location of a church building that was demolished in early 2018.

The property has frontage and access from West Mill Street and is served by two access drives that serve a parking area for the church. A vicinity aerial map is included in the meeting materials.

The subject property is zoned R-2, Low-Density Residential District, a zoning designation that permits the proposed church structure, schools, bed and breakfasts, cultural and public uses, as well as single-family residential development at the rate of 4 dwelling units per acre.

As indicated in the submitted materials Springboro United Church of Christ proposes to construct a 4,471-square foot annex building on the site of the demolished parsonage. The building will include meeting rooms, a kitchen, restrooms, and a storage area for church functions. The existing parking area and access drives will remain unchanged under the proposal.

At the April 11th Planning Commission work session a similar-sized building was reviewed. At the conclusion of that discussion formal approval by Planning Commission was authorized for

the next available meeting date. The applicants approached the City in May about moving the proposed annex as close as 6 feet from the front property line along West Mill Street to (1) match the existing church building's setback to the east, (2) to improve the programming of the building including allowing for the installation of a larger porch and patio on the rear/south side of the building, and (3) to not infringe on the existing parking lot on the south side of the lot. The proposed 6-foot setback did not comply with the R-2 District's minimum 35-foot setback requirements. The applicants applied for a variance to the minimum front yard setback requirements from the Board of Zoning Appeals. That appeal was granted at the Board of Zoning Appeals meeting that took place on July 18th, clearing the way for the Planning Commission's site plan review process to move forward with a 6-foot building setback.

In addition to the setback change, the proposed annex is approximately 400 square feet larger than the building reviewed at the April 11th work session. The front and rear patios have also been modified to meet the programming needs of the congregation.

Adjacent land uses include single-family residential development to the north and west for lots fronting West Mill Street. To the northeast is a residence and business located at 545 South Main Street (on the north side of West Mill Street) and to the east is the sanctuary of Springboro United Church of Christ. To the south is Springboro Intermediate School. The property at 545 South Main Street, the Springboro United Church of Christ, and Springboro Intermediate School are all located in the Old Springboro Historic Preservation District, a locally-and federally-designated historic district that is managed cooperatively on a federal-state-local basis by the City through the Springboro Architectural Review Board. While the property at 15 West Mill Street is owned by Springboro United Church of Christ, the property is not located in the historic district.

Adjacent zoning includes R-2, Low-Density Residential District to the north, south and west. To the northeast and east property is zoning CBD, Central Business District, a zoning district that permits a mix of retail, residential, public and semi-public uses including churches. An excerpt of the City of Springboro zoning map is included in the meeting materials for reference purposes.

Formal approval of this site plan review case may take place at a regular business meeting following review at a work session, as soon as the August 29th meeting. No City Council review is required.

### **Staff Comments**

City staff identified the following comments for this agenda item at this time:

1. A landscaping plan will need to be provided as part of the proposed development in accordance with Chapter 1280, Landscaping, of the Planning & Zoning Code. That plan will need to address the following:
  1. Natural Vegetation Preservation. Existing site vegetation greater than 4 inches diameter at breast height that is to be retained on the site may count for landscaping and buffering requirements for the property buffers, parking lot and site. Indicate trees on the landscaping plan when formal approval takes place including diameter at breast height.
  2. Roadway Landscaping. Provide landscaping along West Mill Street at the rate of 1 shade or evergreen tree per 40 feet of right-of-way frontage, 1 ornamental tree per 100 feet of right-of-way frontage and 1 shrub per 5 feet of right-of-way frontage.

2. If architectural lighting is proposed for the proposed building it will need to comply with Chapter 1273, exterior lighting, of the Planning & Zoning Code. Likewise for any changes to the site lighting fixtures.
3. Any signage to comply with Chapter 1281, signage, of the Planning & Zoning Code. Contact City staff regarding this topic at a later date.
4. Provide a record plan that consolidates the subject property and the adjoining church lot (5 West Mill Street) into a single lot and dedicates right-of-way on South Main Street/SR 741.
5. Provide detention calculations based on City of Springboro standards.
6. Staff reserves the opportunity to review/comment on any changes made to site plan to utilities, parking lots, etc.
7. The Clearcreek Fire District has no comments at this time.

**Discussion:**

Mr. Hanson recused himself from the discussion and exited the Work Session.

Todd Yoby, Studiyo-B Architects, Doug Gabriel, Building and Grounds Committee member at Springboro United Church of Christ, and Terry Carlisle, Pastor of Springboro United Church of Christ, were present this evening to answer questions and discuss the project.

Ms. Iverson said that since the applicants were here last, they presented a variance request to the Board of Zoning Appeals, which was approved. She asked Mr. Boron to give a brief summary.

Mr. Boron said this was subject to a Board of Zoning Appeals public hearing and meeting, at which time it was approved unanimously. He said the variance was approved for the proposed building to allow it as close as 10 feet for the main part of the building, and the overhang as close as 6 feet on the front porch, He said that the members felt it made sense to align it aesthetically with the building to the east, and it would make a better fit on the site to enable the church to do what they needed to do.

Mr. Yoby said that since Planning Commission last saw the plan, they have made building modifications which made the building approximately 400 square feet larger. He said most of that comes in additional storage space, which is the garage extension along the side. He said there were minor changes to the front porch at the parking lot elevation, which is similar to what is currently shown. He said they wanted to extend the front porch along the street frontage on Mill Street. He said that the garage door has been moved to the side, which will provide better access for the church, and the existing concrete driveway from the previous parsonage will be eliminated. He said that moving the building forward was a desire to align the existing church building and this proposed building, which allowed patio space to be created in the back, which will help the function of the church and this facility. He added that regarding a landscaping plan, one was prepared for the previous version, and they are modifying that for this version. He said they have no objection to staff comments, and would work with staff on the remainder of the comments.

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

Mr. Harding said the proposal was pretty straightforward, and he thought they would receive approval from the BZA.

Mr. Pearson asked if there would be any signs.

Mr. Yoby said that they have not discussed signs, and asked Mr. Carlisle if he intended a sign.

Mr. Carlisle said that they have been trying to raise money to put a new sign on Main Street, and if they are able to raise money, they could take that sign and somehow incorporate it into the new building, but he is not planning on that happening.

Ms. Iverson asked how soon the project would begin, if approved.

Mr. Gabriel said that they would start once Warren County Career Center begins for the school year, and Oktoberfest has passed.

Mr. Carlisle said that they want to start as soon as possible after Oktoberfest.

Ms. Iverson said if there were no other questions, it looks like this item would be back for the meeting at the end of the month.

There was a consensus among members that this item would be on the agenda for the August 29<sup>th</sup> meeting.

Mr. Hanson entered the room and rejoined the meeting.

**B. Site Plan Review  
890 West Central Avenue, Wendy's restaurant exterior changes**

**Background Information**

This agenda item is an application for site plan review approval for the existing Wendy's restaurant located at 890 West Central Avenue. The request is based on an application filed by Wallin-Gomez Architects LTD, Chicago. As indicated in the submitted materials, the existing restaurant is being remodeled to comply with current corporate design standards. There is no expansion of usable floor area proposed as part of this proposal, however the building envelope has been slightly expanded by the introduction of a EIFS element on the north elevation. The restaurant is a permitted use in the HBD, Highway Business District, in which the property is located.

The site plan review process is triggered by any change to the exterior of a non-residential building exceeding 30 percent of any one elevation. In this case this standard is being met on three elevations (south/front, and the north and south side elevations).

Formal action on this site plan review approval may occur as soon as the August 29<sup>th</sup> Planning Commission meeting pending authorization by the Planning Commission at the August 15<sup>th</sup> work session.

**Staff Comments**

City staff identified the following comments for this agenda item at this time:

1. Architectural plans to comply with Section 1262.04, Non-Residential Building Design Standards, of the Planning and Zoning Code. Specific areas to address include the following:

- a. EIFS may be used as an exterior building material but not below 8 feet in grade.
  - b. Existing metal components may remain. No new metal may be used on the exterior except for roofing materials.
2. Architectural lighting, if applicable, to comply with Chapter 1273, Exterior Lighting, of the Planning and Zoning Code.
  3. Please coordinate with City staff on compliance with Chapter 1281, Sign Code, of the Planning and Zoning Code. Sign code review and approval is not part of the site plan review process. Existing signs on the property may be nonconforming and lose their grandfather status if removed.
  4. Indicate width of sidewalk between proposed EIFS projection and driveway on the north side of the building.

**Discussion:**

Don Wallin, Wallin Gomez Architects, was present tonight to answer questions and discuss the project, and he was representing the property owner, Drew Hartman.

Ms. Iverson asked Mr. Boron to review and summarize the project.

Mr. Boron said that the reason the applicant is here is because there is a 30% change on three of the elevations, and that triggers the site plan review. He added that they meet all architectural standards.

Ms. Iverson asked Mr. Wallin if he had any questions about the staff comments.

Mr. Wallin said that the comment regarding EFIS not being allowed below 8 feet, the alternative idea was to do a metal panel, and the other comment states that there can't be any more metal on the building. He said that they were proposing removing all of the copper fascia, and asked if the comment meant to say that they can't touch the copper fascia.

Mr. Boron said, no, it's just that you can't add any more metal.

Mr. Wallin said that the owner is out of the country, and he hasn't been able to discuss with him the comments. He said he did not have an alternative plan for the EFIS, and he doesn't have anything to propose without the owner's input.

Mr. Dimmitt said if they were taking out the copper fascia, that would be less metal, and asked if it is just that they can't add more.

Mr. Boron said, that is correct, they cannot add more.

Mr. Wallin said that this is the only place where everything is like for like, except for the blade extending down. He said that he would seek input from the owner to see what he wants to do, but he doesn't have a proposal on how they would meet the staff comments.

Mr. Boron said that is fine, and it's not the intent of tonight. He said that tonight is just to make sure they go over staff comments, and members of Planning Commission could hear what they were. He added that if Planning Commission members feel comfortable with this item moving forward for the meeting on August 29<sup>th</sup>, staff could work with applicant to present something acceptable to the design standards.

There was a consensus among Planning Commission members that the applicant could come back on August 29<sup>th</sup>, provided they work with staff on the comments.

Mr. Wallin said that the owner would be back this weekend, and he can redraw something to send to Mr. Boron.

Mr. Boron said that they have two more weeks, and it's an architectural issue because the site plan is not changing. He said that staff can work with the applicant on issues.

### III. Guest Comments

Ms. Iverson asked if any guests would like to speak, please come up to the front, and state their name and address for the record.

There was no response.

### V. Planning Commission and Staff Comments

Mr. Boron said that at least one of these two items will be back, and he has also received plans for another item on the agenda for the August 29<sup>th</sup> meeting.


Mr. Harding said that he would not be at the Planning Commission Work Session on September 12.

Ms. Hartle stated that she would also be unable to attend the September 12 Planning Commission Work Session.

### VI. Adjournment

Ms. Iverson adjourned the Wednesday, August 15, 2018 Planning Commission Work Session at 6:18 p.m.

  
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Becky Iverson, Planning Commission Chairperson

  
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Dan Boron, Planning Consultant

  
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Amy Brown, Planning Commission Secretary