

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, August 28, 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, Stephen Harding, Chris Pearson, Becky Hartle, Robert Dimmitt, and John Sillies. Absent: Jack Hanson

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

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

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

II. Approval of Minutes

A. July 10, 2019 Planning Commission Work Session

Ms. Iverson 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. Pearson seconded the motion.

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

B. July 31, 2019 Planning Commission Meeting

Ms. Iverson asked if there were any additions or corrections to the minutes.

There were none.

Ms. Hartle motioned to approve the July 31, 2019 Planning Commission Meeting minutes as submitted. Mr. Dimmitt seconded the motion.

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

C. Guest Comments

There were no guest comments.

D. Planning Commission and Staff Comments

Ms. Iverson said there wasn't technically an agenda item tonight, but Mr. Boron informed the Commission that there was a subject that needed to be discussed.

Mr. Boron distributed a packet of materials to members, proposal to amend the Planning & Zoning Code and Official Zoning Map. He said instead of distributing everything the Friday before the work session, he wanted to give Planning Commission members plenty of time to review the materials, and he would make electronic copies available for anyone that wants one.

He said this planning and zoning text change incorporates all of the recommendations that came out of work that was completed prior to what is now the Wright Station. He said the long range plan that showed not only the six acre parcel of land that the city purchased back in 2015, but a much larger area extending further out towards Edgebrook and the surrounding area. He said that resulted in a concept that was proposed by our consultant, James Paresi, who has been working with the City on that proposal for Wright Station in concept form.

Ms. Hartle asked what LBD was on the exhibit.

Mr. Boron said Local Business District.

Ms. Hartle asked if there was a reason that can't be put into the CBD.

Mr. Boron said now that you point that out, that should say CBD, Central Business District, and it should be CBD, not LBD on the map.

City staff and members of Planning Commission review the general framework of the proposed amendments, areas that are proposed to be rezoned as part of the proposal, the purpose of the proposed amendments, the review and approval process for future developments, why the current TCD will not be retained, the proposed nonconformity provision and why it is being done at this time, the proposed schedule for the introduction of the amendments over the next five months, and concerns regarding some of the proposed language.

Mr. Boron said that he would be happy to provide electronic copies for everyone, and if anyone is unable to attend the September 11th meeting, he would be happy to accept your comments. He said that he wants to make sure everyone has the opportunity to give some feedback.

Ms. Iverson said that Jack Hanson was appointed to the open City Council seat, and that would mean for Planning Commission purposes that he can't serve on Planning Commission. She said he will be appointed to City Council at the September 6th meeting, and then we could appoint someone new for Planning Commission.

Adjournment

Mr. Harding motioned to adjourn the August 28, 2019 Planning Commission Regular Meeting at 6:43 p.m. Ms. Hartle seconded the motion.

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

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Amy Brown, Planning Commission Secretary