

**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Work Session**  
**Wednesday, September 11, 2019, 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, Chris Pearson, Robert Dimmitt, Becky Hartle and John Sillies

Staff: Dan Boron, City Planner; Gerald McDonald, City Attorney; Elmer Dudas, Development Director, Chad Dixon, City Engineer; Lois Boytim, Interim Planning Commission Secretary

Ms. Iverson commented that Mr. Harding was unable to attend tonight's meeting. Mr. Hanson has been appointed to Springboro City Council so is unable to continue to serve on the Planning Commission. A new Planning Commission committee member will be appointed by City Council.

**II. Agenda Items**

**A. Planning & Zoning Code Text Amendment and Amendment to Official Zoning Map, proposed UVD, Urban Village District**

**Discussion:**

Mr. Boron welcomed Gerald McDonald, of Pickrel, Schaeffer & Ebeling, the City Attorney's firm, and explained that he would be available to Planning Commission to answer any questions specifically about the non-conforming provision in addition to any other questions about the amendments.

Mr. Boron reviewed the proposal for the Planning Commission; the City zoning map and proposed changes, the background of the City's zoning and reasons for the changes.

Mr. Boron reviewed the text changes, amendments and map changes. A major change will be redefining the TCD, Town Center District to the new UVD, Urban Village District and a portion of R-2 to UVD. Another major change is in regards to the non-conforming provisions.

Mr. Dimmitt asked whether this area would be considered a transition zone or a central urban area zone and the proposal that four story buildings would be permitted.

Mr. Boron answered that the zoning is in part to accommodate the redevelopment of the IGA plaza. There is speculation around that site. The intention is to provide a framework around that redevelopment. It is intended to protect the Historic District to the south by prohibiting big box retail.

Mr. Dimmitt commented that he does not see a large hotel as a transition to the current downtown but if that is what is wanted in the City's central core he is fine with that. It would change the dynamics of the downtown area.

Mr. Pearson agreed about developing a hotel in the area but commented that there are standards that would limit what is possible architecturally.

Mr. Boron commented that any proposal would be presented to Planning Commission for approval.

Ms. Hartle asked whether there would be a pattern book for this area to ensure consistency.

Mr. Boron answered that there was no plan for such a book.

Planning Commission discussed their vision for the area and the intention of the zoning. Mr. Boron commented that the City is trying to encourage organic development like what occurred in the Historic District over several decades, but in a much quicker fashion.

Ms. Iverson asked what the City is gaining by the rezoning and asked whether the current zoning is too restrictive and if the City was trying to give developers more options.

Mr. Boron answered yes to both questions.

Ms. Iverson asked what controls would be in place.

Mr. Boron answered that it would continue to be through the site plan review process. Staff would review proposals and present Planning Commission with comments that would address specific architectural guidelines and present the issues that the board needs to consider and if an exception needs to be made. There will need to be flexibility on sites that have limitations.

Planning Commission discussed issues such as easements, setbacks, the need for four sided architecture and the treatment of outdoor storage.

Planning Commission discussed the exception for a seven story hotel and whether it was appropriate adjacent to residential areas nearby. Mr. Boron commented that any proposal would have to include support plans for accessory structures and parking. It was discussed whether the verbiage should be in the zoning.

Mr. Boron commented that the intention was for residential stories over commercial uses in buildings, vertically mixed land usage.

Ms. Iverson asked whether Planning Commission could remove a four story building use from the text.

Mr. Boron answered that Planning Commission could make that recommendation.

Planning Commission discussed the intentions of the text changes and mixed use transition areas within the rezoning. The non-conformity provision is included to address any issues a calamity may cause. Mr. Boron reviewed sites where this could happen and the current uses which would be grandfathered in as long as they meet the non-conformity rules.

Ms. Hartle liked that there would be four sided architecture but asked what the setbacks would be.

Mr. Dudas answered that it would be ten feet from the sidewalk along State Route 73.

Planning Commission discussed the use of landscaping and use of doors and windows to soften the elevations. Mr. Boron explained that there would be zero lot setbacks within the development to define the street.

Ms. Iverson asked whether this zoning, UVD, could be used in another area of the City.

Mr. Boron answered that it could. He discussed use of this type of form based zoning in another city and the ways it would be used in Springboro.

Ms. Hartle asked about the green space requirements.

Planning Commission reviewed the green space requirements.

Mr. Pearson asked about rear alleys being permitted.

Mr. Boron commented that alleys could be used in context with the four sided architecture.

Ms. Hartle asked about inconsistencies with the zoning text in regard to building heights, etc.

Mr. Boron stated that staff will review the text.

Planning Commission reviewed elements of the zoning text, including building massing and an explanation of large-format non-commercial advertising environmental graphics.

Mr. Pearson asked about the lighting requirements.

Mr. Boron answered that the amended lighting standards from 2015 are still in effect; there is a color temperature provision.

Mr. Sillies asked for an explanation regarding the homes on Parker Drive to be zoned at R-2 "at no cost".

Mr. Boron explained that the City is promoting the non-conformity provision that would allow these residential uses to continue in the event of a casualty loss. The provision predated the nonconformity provision's preparation.

Mr. McDonald reviewed the non-confirming provisions and explained its uses within the City.

Mr. Boron made note of areas of the City where these provisions would have an impact. He added that multi-family residences are not included in the new nonconformity provisions.

Planning Commission discussed the impact of the rezoning and provisions on other areas of the City.

Ms. Hartle asked about the inclusion of elements such as spires.

Mr. Boron answered that the language is in place to encourage interest through elements such as clock towers and a "village concept".

Mr. Pearson commented that there is a provision about color and spoke about the provisions for orientation of windows and doors.

Mr. Sillies asked whether the City desires to have a seven story building or is it an architectural choice.

Mr. Boron answered that the provision is included to make a hotel or hospitality use possible.

Planning Commission discussed whether a building of that size was possible or desirable. It was also discussed whether the fire department was equipped to handle a building of that size.

Mr. Boron will ask that question of the Clearcreek Fire Department.

Mr. Boron commented that there will be a public input session on Wednesday, October 2nd in the Community Room. Planning Commission, the City Attorney and owners of impacted properties will be invited. The purpose of the meeting will be to answer questions of property owners who will be directly affected by the proposals.

Mr. Boron commented that there will be a Planning Commission meeting Wednesday, September 25th. There will be time available for further discussion of this proposal. He reviewed the timeline for setting a public hearing and action by Planning Commission and Council.

Planning Commission asked for renderings or photographs of existing sites with seven and four story buildings for comparison.

### **III. Guest Comments**

Ms. Iverson asked if there were any guest comments.

Betty Bray, 200 South Main Street, commented it was a valid point about the height of the buildings and the impact on the fire department.

Larry Budd, Dayton Daily News, asked how the City identified the 62 acre site for the rezoning.

Ms. Iverson answered that it matched the existing area of the current TCD District. Planning Commission is simply changing the zoning.

### **IV. Planning Commission and Staff Comments**

Ms. Iverson commented that Council will be reviewing applications to replace Jack Hanson on Planning Commission. The deadline to apply is September 23rd. Mr. Hanson's term/this seat would then expire December 2020.

Mr. Boron commented that Planning Commission members can send him comments and edits in regards to inconsistency or grammatical errors at any time.

Mr. Boron commented that there will be a BPAC meeting, Monday September 23rd in the Community Room. This meeting will be an Open House for feedback on the bike/pedestrian plan. Planning Commission members are encourage to attend and our consulting team from The Greenway Collaborative will be in attendance.

Mr. Boron commented that information about the Planning and Zoning workshop in December will be forthcoming soon.

## **V. Adjournment**

Ms. Iverson adjourned the Wednesday, September 11, 2019 Planning Commission Work Session at 7:28 p.m.

---

Becky Iverson, Planning Commission Chairperson

---

Dan Boron, Planning Consultant

---

Lois Boytim, Interim Planning Commission Secretary