

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, September 21, 2022

I. Call to Order

Chair 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, Chair, Chris Pearson, Vice Chair, Robert Dimmitt, Mike Thompson, and Mark Davis.

Staff Present: Dan Boron, City Planner; Elmer Dudas, Development Director, Chad Dixon, City Engineer; Ann Burns, Planning Commission Secretary.

Mr. Thompson motioned to excuse Mr. Harding and Mr. Sillies. Mr. Davis seconded the motion.

Vote: Dimmitt, yes; Iverson, yes; Pearson, yes; Thompson, yes; Davis, Yes (5-0)

II. Approval of Minutes

A. July 13, 2022 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes. There were none.

Mr. Pearson motioned to approve the July 13, 2022 Planning Commission minutes. Mr. Davis seconded the motion.

Vote: Davis, yes; Dimmitt, yes; Pearson, yes; Iverson, Yes; Thompson, yes. (5-0)

III. Agenda Items

A. Final Approval, Site Plan Review, western terminus Pinnacle Point Drive, medical office building for Mayfield Brain & Spine

Background Information

This agenda item is based on an application filed by K4 Architecture, LLC, on behalf of Mayfield Brain & Spine, seeking final approval through the site plan review process to construct a 16,147-square foot medical office building on undeveloped land located at the western terminus of Pinnacle Point Drive. The subject property is located approximately 400 feet west of the intersection of Pinnacle Point Drive and West Tech Boulevard in The Ascent portion of the South Tech Business Park. The property currently has no address: property addresses are assigned by the Springboro Engineering Department later in the site development process. The site of the proposed medical office building is within the Montgomery County portion of Springboro.

The submitted plans also include a surgery center; that portion of the proposed plan for the site is not included in this review.

The subject property is zoned ADD-1, Austin Development District 1. The ADD-1 district was created to manage development of land in the South Tech Business Park. 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), and 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 other site development standards.

Zoning in vicinity of the subject property is exclusively ADD-1. Adjacent land uses include offices (Shiver Security, Caesar Creek Software) and a medical building (Dayton Children's), all consistent with the ADD-1 zoning designation.

This item reviewed on a preliminary basis at the July 13th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future Planning Commission regular meeting agenda for formal approval. No action is needed on the part of City Council on this agenda item.

Staff Comments

City staff recommends approval of the site plan under the terms of Chapter 1284 of the Planning and Zoning Code, Site Plan Review, subject to compliance with the following comments:

1. Indicate lot coverage for site at building out. Maximum lot coverage for the ADD-1 is 85%.
2. Lighting plans and specifications submitted are consistent with Chapter 1273. If applicable architectural lighting also needs to be comply with code provisions. Also confirm that the color-temperature of exterior lighting is 3500 kelvin or less.
3. Provide dumpster enclosure details. Screen dumpster and mechanical systems consistent with Section 1268(f)(5) of ADD-1 requirements.
4. Signage to be consistent with Chapter 1281 of Planning & Zoning Code and Section 1268(f)(6) of ADD-1 requirements. Signage to be reviewed with Zoning Inspector separate from the site plan review process.
5. For final review and approval develop landscaping plan consistent with Section 1268(f)(4) including but not limited screening adjacent to road frontage on Pinnacle Point Drive and I-75, buffers adjacent to other properties including the proposed ASC site, building foundation plantings, and parking lot plantings. Also indicate existing vegetation 4 inches DBH and larger to be preserved as Planning Commission may grant a reduction in plantings required as mentioned above.
6. Indicate location for bicycle parking. Contact City staff for minimum requirements.
7. Indicate plans for sidewalks connecting to those to the remainder of South Tech/The Ascent.
8. Storm water retention design is currently under review. Any revisions to the design to be implemented on final site plan drawings.
9. Water and Sewer design to be reviewed and approved by Montgomery County.
10. Provide record plan re-platting the existing lot lines to the proposed site.
11. Provide ability to access the water and sewer to the south, adjacent to the "future road".
12. Provide storm water erosion control plan on sheets called "Storm water pollution prevention plan". Provide storm water control details on sheets 5 & 6.
13. Revise storm run from CB 2.2 to MH 2.1. Also revise invert of 30" pipe in MH 2.1. Add 12" storm size on plan view adjacent to CB 1.3. Add 18" invert to CB 1.0, match crowns and adjust storm runs accordingly.
14. Offsite storm sewer (from CB 2.2 to MH 2.0) is being proposed on private property. Provide recorded private storm sewer easement documentation. Otherwise, relocate storm sewer.
15. Add 6 foot wide sidewalk along the frontage of the cul-de-sac; depress the curb accordingly.

16. Continue sidewalk through proposed island at entrance. If not possible, reduce island and relocate existing street light. Add note on record plan stating island to be maintained by property owner.
17. Proposed "shared sign" location is to be reviewed and approved by the building and zoning inspector, and is not approved by Planning Commission as shown on site plan.
18. Provide typical width of parking stalls (9' minimum).
19. Elements pertaining to contours, drainage, design, etc. to be prepared and certified by a professional engineer or landscape architect (licensed in Ohio). Provide seal on plans.
20. Elevation and contours shall be based upon USGS datum and identify benchmark utilized.
21. Provide final site plan drawings to staff, which shall include all of the comments listed above, including any additional comments by planning commission.
22. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit. Please be advised that the Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Ohio Building Code and that all hydrant components shall meet those of the City of Springboro Water works.
23. Pursuant to Section 105.4.3 of the Ohio Fire Code. It shall be the responsibility of the applicant to ensure that the construction documents include all of the protection requirements and shop drawings are complete and in compliance with the applicable codes and standards. Construction documents reviewed by the fire code official in accordance with paragraph (D)(2)(a)(104.2.1) of this rule or construction documents approved with the intent that such construction documents comply with all aspects with the code. Review and approval shall not relieve the applicant of the responsibility of compliance with the code.
24. Fire Department connections for all sprinkled buildings shall be with-in 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Stortz connection with a 30 degree downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.
25. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
26. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The building department will contact the fire district and advise us of date and time of testing. The Fire Marshal or district representative will witness all testing.

Discussion:

Ms. Sandy Tenhundfeld with K4 Architecture was in attendance to discuss their application.

Mr. Boron reviewed the background and staff comments, noting that the preliminary review was conducted on this project at the July 13th meeting. He explained that many of the staff comments were minor and were mainly related to the site plan's engineering.

Ms. Tenhundfeld stated that she has reviewed all the comments and is confident all of the requirements will be met.

Mr. Pearson noted that the project seems very straightforward, but asked for clarification on the shared sign.

Ms. Tenhundfeld explained that the sign would also be shared with the second building in the future.

Ms. Iverson called for a motion to approve the Site Plan for Mayfield Brain and Spine, western terminus of Pinnacle Point Drive, medical office building, subject to compliance with staff comments.

Mr. Dimmitt motioned to approve. Mr. Davis seconded the motion.

Vote: Davis, yes; Dimmitt, yes; Pearson, yes; Iverson, Yes; Thompson, yes. (5-0)

- B. Final Approval, Final Development Plan Review, 150 Advanced Drive, addition to industrial building for Alfons Haar, Inc.**

This agenda item was withdrawn at the request of the applicant prior to the meeting.

- C. Preliminary Review, General Plan, near southwest corner of West Lower Springboro Road and Red Lion-Five Points Road, 6821 Red Lion-Five Points Road, Bailey Farms PUD-R, Planned Unit Development-Residential, single-family residential development**

Background Information

This agenda item is based on an application filed by M/I Homes, Cincinnati, Ohio, seeking general plan approval for the development of a single-family residential subdivision under the terms of the City's Planned Unit Development provisions, Chapter 1266 of the Planning and Zoning Code. The subject property is approximately 79.9 acres in area. The subject property is located southwest of the corner of West Lower Springboro Road and Red Lion-Five Points Road. The subject property does not include a 1.47-acre residential lot located immediately adjacent to that corner. A total of 130 single-family detached residential units are proposed in the PUD-R, Planned Unit Development-Residential.

The subject property was annexed into the City from Clearcreek Township in 2006 and accepted by City Council in January 2007. The annexation was subject to an intergovernmental agreement between the City and Clearcreek Township that included statements (1) restricting development to single-family residential development, (2) with a street pattern approved by the Springboro Planning Commission, (3) allowing no more than 130 lots in the buildable portion of the property, and (4) the installation a buffer along the Red Lion-Five Points Road portion of the property.

Rezoning to incorporate the agreement was the responsibility of the City. Rezoning to PUD-R was accomplished through Ordinance O-07-15 approved by City Council on May 17, 2007 and effective June 16, 2007. The Planning Commission approved a recommendation of approval of the rezoning at its February 28, 2007 meeting. The PUD-R was consistent with the Springboro Comprehensive Land Use Plan of 1998, the land use and development guidance at the time. The property owners, the Bailey family, elected to continue use the property as is: a farm and residential use.

Rezoning is one-half of the first step of the three-step PUD approval process, the other half being general plan that is the subject of this agenda item. At the time general plan and rezoning reviews and approval could take place separately. General plan review requires review of both Planning Commission and City Council. Following general plan review, the second stage of the PUD review and approval process, final development plan, map proceed. For a development of this size it is anticipated that a number of final development plans may be submitted for review and approval so that development may proceed in an incremental manner. For example, Settlers Walk includes 10 neighborhoods and 44 sections with its 1,300 residential dwelling units. The final step in the PUD approval process is record plan approval coinciding with the creation of lots, and the dedication of right-of-way and open space. Record plans are reviewed and approved by Planning Commission and City Council.

The proposed general plan submitted for review includes 130 single-family residential lots. A total of 80 7,800-square foot lots (60 feet wide and 130 feet deep) and 50 6,500-square foot (50 foot wide and 130 feet deep) are proposed. Setbacks and other details are included in the general plan exhibits.

Primary access to the site is from Red Lion-Five Point Road roughly midway between West Lower Springboro Road and the intersection of Red Lion-Five Points Road and Springboro Road to the south. Secondary access is provided through an extension of Cambridge Drive and the Creekside subdivision to the west. While the subject property has frontage on West Lower Springboro Road, no access is proposed. The dedication of right-of-way is needed to accommodate the development both from the City (West Lower Springboro Road) and Clearcreek Township (Red Lion-Five Point Road). The eastern edge of the subject property coincides with the City corporation line. Fairway Drive to the west will be extended into the site with a cul-de-sac and terminated with no lots in the area.

A multiuse trail is proposed for public use along Red Lion-Five Points Road, extending through the development to West Lower Springboro Road. This trail will eventually connect with a similar trail to the south in the Clearcreek Reserve West subdivision. The bike lane on West Lower Springboro Road will be extended to the east corporation boundary concurrent to development of the Bailey Farm. Additional private trails are proposed within the development. All streets will incorporate sidewalks as provided by City code.

The proposed general plan includes 45.36 acres of open space, or 57% of the subject property land area. This includes a proposal for a common area including a playground and trails around an existing pond. A significant portion of this area is defined as the floodway and floodplain of Clear Creek.

Following the discussion at the September 14th Planning Commission meeting the Planning Commission may authorize this agenda item to be placed on a future agenda for formal action in the form of a recommendation to City Council.

Adjacent land uses include to the west the Creekside residential subdivision, on the north side of Lower Springboro Road a residential lot and beyond the Fieldstone residential subdivision. To the east in Clearcreek Township, residential lots on the north side of Lower Springboro Road and continuing to the east side of the property on the east side of Red Lion-Five Points Road in Clearcreek Township. The south side of the property coincides with the open space portion of the Clearcreek Reserve East residential subdivision in Springboro.

Adjacent zoning in the Springboro portion of the vicinity includes R-2, Low-Density Residential District, in the Creekside, Fieldstone, and Clearcreek Reserve East subdivisions, and R-1 for remaining lands in the vicinity in the City. For the Clearcreek Township vicinity, R-1, Rural Residence Zone to the north and northeast, and to the east SR-1, Suburban Residence Zone, and OSR-1, Open Space Rural Residence Zone.

Staff Comments

City staff has the following comments on this agenda item:

1. For the September 14th Planning Commission meeting, fix layering on map to show proposed lots and other pertinent information to the PUD-R more clearly and de-emphasize contours on sheet 2 of 4.
2. Revise plans to indicate PUD-R, Planned Unit Development-Residential, not R-PUD
3. Provide details on the home proposed for the two lot types within the subdivision.
4. Please be advised setbacks are measured at the overhang.

5. Alignment of trail, roadway, and other improvements on Red Lion-Five Points and West Lower Springboro Road to be determined in consultation with City and Clearcreek Township. Trail to be a minimum of 10 feet in width, include 2-foot shoulders and be within a 25-foot easement during construction.
6. Change the roadway back to back of curb width to be 29 feet, with 5 foot sidewalks. Roadway to be built to City specifications.
7. Roadway improvements along Lower Springboro Road to include: dedicate 40 foot half right of way, widen the road, add curb and gutter, storm sewer, sidewalks, and bike lane.
8. Provide relief sewer and remove the existing lift station in the Villages of Creekside. Provide water main stub into the golf course along the proposed cul-de-sac at the east end of Bailey Lane.
9. No development is to occur in the floodway and or floodplain, without prior permit approval by the City Engineer.
10. Provide minimum dwelling unit S.F. for each different lot size.
11. An approved traffic impact study to be completed prior to general plan approval. Any associated improvements required by the study to be implemented on the general plan and subsequent construction drawings.
12. Provide metes and bounds of the boundary lines.
13. Basements shall be served by gravity sewer. Basements are not permitted otherwise. Grinder pumps are not permitted.
14. Details for proposed common areas to be provided during final development plan, stage 2 of PUD approval process.
15. Provide legal description of property and survey.
16. Lighting planned for individual home sites to be provided at final development plan.
17. Pursuant to Section 105.4.3 of the Ohio Fire Code, it shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and shop drawings are complete and in compliance with the applicable codes and standards. Construction documents reviewed by the fire code official in accordance with paragraph (D)(2)(a)(104.2.1) of this rule or construction documents approved with the intent that such construction documents comply with all aspects with the code. Review and approval shall not relieve the applicant of the responsibility of compliance with the code.
18. New home shall be provided with approved address identification. The address identification shall be legible and be placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background. Address numbers shall not be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (12.7 mm).
19. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant until replaced by permanent signs.

Discussion:

Justin Lanham, M/I Homes, and Jeff Puthoff, Choice One Engineering, were in attendance to discuss their application.

Ms. Iverson noted this was the first time the Planning Commission is hearing this presentation on the proposed development, and referred to Mr. Boron for review.

Mr. Boron reviewed the background information explaining that the applicant is seeking general plan approval for the development of a 130 unit, single-family residential subdivision under the terms of the City's Planned Unit Development provisions, Chapter 1266 of the Planning and Zoning Code.

The subject property is approximately 80 acres in area and is located at the southwest corner of West Lower Springboro Road and Red Lion-Five Points Road. He explained the history of the property including annexation and rezoning. Mr. Boron reviewed additional details of the proposed development from Choice One Engineering, who is working on behalf of the property owner, such as proposed lot sizes, setbacks, access sites and dedication of right-of-way. He reviewed plans for open space and various common areas, including a playground and multiuse trail. He also explained the zoning for properties adjacent to the proposed site.

Mr. Lanham stated that he has been working with Jason Brown and they have reviewed and discussed all the staff comments. He shared one concern they have regarding comment #4, and the side setbacks being measured from the overhang. They feel this may limit the selection of homes for the customer.

Mr. Boron explained that staff discussed this comment and 5 Ft. is the minimum and if it were any less, the houses would be too close together. This is defined in the zoning & annexation agreement.

Mr. Pearson agreed it needs to remain 5 feet.

Ms. Iverson asked about the flood plain and what drainage plans have been made.

Mr. Dixon explained that staff will follow Chapter 1448 of our Code, Flood Damage Reduction.

Mr. Dimmitt asked for further clarification on comment #13.

Mr. Dixon explained that basements are only permitted if gravity fed sewers are used, and grinder pumps are not permitted.

Ms. Iverson asked what the next steps involve.

Mr. Lanham stated there may need to be some re-design, or increase of lot sizes in order to accommodate these requirements. They are open to recommendations.

Mr. Boron stated with a development of a subdivision, there may be a need for some modifications which could require a second preliminary review.

Mr. Dixon noted that staff is waiting for the final traffic study to be completed.

Mr. Boron added that it is customary to have the traffic study completed which will help form the layout and the streets to be sure it is consistent with the recommendations of our traffic consultant.

Mr. Davis asked for clarification on the connection to Villages of Creekside.

Mr. Boron explained that Cambridge is a stub street that was intended to be continued into an adjacent development and maintain street connectivity as well as provide relief to other roads.

Mr. Pearson asked for details on the types and models of homes being offered.

Mr. Lanham shared photos of various models of 3 bedroom homes, both ranches and 2 story between 1,400 and 1,800 square feet.

Mr. Boron referred to a letter from the Villages of Creekside Homeowners' Association that was received and reviewed by staff as well as distributed to the Planning Commission members.

Mr. Boron explained that one of the outcomes of this subdivision will be the removal of a lift station.

Mr. Dixon added that staff has been trying to remove lift stations throughout the City whenever possible because they are expensive to maintain. He explained that sanitary sewer flows downhill to a pump and is pumped back out under pressure, back to a gravity fed main.

Ms. Iverson asked if anyone present had any public comments.

Mrs. Beverly Murdock stated that she and her husband Jim live at 21 East Waterbury. They were not aware of any of these plans until they received the letter from M/I Homes. She expressed concerns about the green space and how many trees will be lost for this development. Mrs. Murdock is also concerned about traffic, noting that she previously lived in Mason and the growth there was ominous. She stated that she is very happy with Springboro, as well as the school system, but is very concerned with the added traffic as well as the additional strain on the school system.

Mr. Boron noted that City staff mailed letters about tonight's meeting to all property owners within 300 feet of the property.

Mr. Bob Slade of 50 Concord Circle shared concerns about the lot sizes, which will be smaller than other neighboring lots. He also questioned if an existing swale along the back of Concord would be removed. Mr. Slade expressed concern about his property value with these homes being significantly smaller, as well as many concerns about the traffic.

Mr. Sam Sproat stated that he has lived at 6800 Red Lion-Five Points Road for over 50 years. He shared concerns about the additional traffic, noting it already is often backed up. Mr. Sproat noted he has seen the lower field flood several times, and is concerned about what that area will look like when they build it up to make it suitable for housing. He is concerned about is property value and hopes the City will consider reducing the number of homes being permitted.

Mr. Eugene Weaver stated he has lived at 7108 Red Lion Five Points Road for 28 years, and has always loved Springboro. He noted that they have a well and are concerned about the leach lines as well as a nearby natural spring. Mr. Weaver shared concerns about traffic, specifically at the dangerous intersection of Red Lion-Five Points and Lower Springboro Roads. He was also concerned about the proposed lot sizes.

Mr. Mike Stull of 125 Cambridge Drive also shared concerns about the traffic on Cambridge Drive that would result from this development. He noted that in past discussions about a possible development at this location, there was mention of an additional egress point onto Lower Springboro. Mr. Stull was very concerned about increased traffic cutting through Cambridge Drive.

Mr. James Patterson of 60 Concord Circle also expressed concern about the lot sizes, setbacks and overhangs. He has children that are often on Cambridge Drive, and are concerned about the increased traffic, and agree with the additional egress point at West Lower Springboro Road. Mr. Patterson was also concerned about the swales, maintaining green space and trees, and if there would be any type of barrier behind their house and the new development. He noted that he and many neighbors were not aware of this development, and asked if another letter will be sent when the next review, or re-submittal is on the agenda.

Ms. Iverson noted that all current and future submittals are posted of the website for anyone to review.

Mr. Boron explained that all submittals are always available on the website, which includes any future materials/proposals from M/I Homes.

Ms. Iverson noted the Planning Commission Meetings are typically the second Wednesday of the month however, this month had to be delayed one week.

Mr. Boron clarified there would not be another letter going out to neighboring property owners. He also noted there is a connection at both Cambridge and Red Lion-Five Points Road.

Mr. Patterson asked if the letter from the Villages of Creekside HOA could be read, or shared.

Ms. Iverson read the letter from Craig Kenley, Association Manager, into the record.

Mr. Dimmitt clarified that the traffic study will look at both connections?

Mr. Dixon stated that the traffic study is based on the plan, and another connection cannot be assumed. It is very close to the intersection of Red Lion-Five Points Road and West Lower Springboro Road, which is not in the City, it is the County or Township, and they have been copied on the traffic study.

Mr. Sproat asked about plans for water retention and where the drainage would go.

Mr. Dixon noted that will be worked out in the design.

VI. Planning Commission and Staff Comments

Mr. Boron reported that the next Planning Commission meeting is scheduled for October 12th, with a submittal deadline of Friday, September 23rd.

Mr. Thompson asked if there will be another review of the Bailey Farm proposal.

Mr. Boron stated yes, it will be necessary based on the feedback and the completion of the traffic study.

VII. Adjournment

Mr. Davis motioned to adjourn the September 21, 2022 Planning Commission Meeting at 7:10 pm

Mr. Thompson seconded the motion.

Vote: Davis, yes; Dimmitt, yes; Pearson, yes; Iverson, Yes; Thompson, yes. (5-0)



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Ann Burns, Planning Commission Secretary