

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, October 30, 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, Chris Pearson, Becky Hartle, Robert Dimmitt, Mark Davis and John Sillies.

Ms. Hartle motioned to excuse Mr. Harding. Mr. Dimmitt seconded the motion.

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

Staff: Dan Boron, City Planner; Gerald McDonald, City Attorney; Ann Burns, Planning Commission Secretary.

Ms. Iverson welcomed Mr. Davis as the newest member of the Planning Commission.

II. Approval of Minutes

A. September 25, 2019 Planning Commission Meeting

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

There were none.

Mr. Dimmitt motioned to approve the September 25, 2019 Planning Commission Meeting minutes as submitted. Mr. Pearson seconded the motion.

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

B. October 9, 2019 Planning Commission Work Session

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

Mr. Sillies noted his name was misspelled on page 3 of the minutes.

Mr. Pearson motioned to approve October 9, 2019 Planning Commission Work Session minutes as corrected. Ms. Hartle seconded the motion.

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

III. Agenda Items

A. Record Plan, Wright Station, Section One

Background Information

This agenda item is a request for the approval of the Record Plan for Wright Station Section One. It is located at the northwest corner of SR 741 and SR 73 and is currently the location of the Performing Arts Center and future Warped Wing site, and contains approximately 6.7 acres. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

Staff Recommendation

City staff recommends approval of a recommendation to Springboro City Council of the Record Plan for Wright Station, Section One, subject to the following conditions:

1. Revise record plan per Warren County requirements, if any.

Discussion

Mr. Boron explained that this section will be the first record plan recorded for the property, which includes the Performing Arts Center and Warped Wing. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

Mr. Pearson wanted to confirm that the various lots and the roads are all part of the record plan.

Mr. Boron confirmed this was correct.

Mr. Pearson asked for clarification on the area along Wright Station Way that appears to back into another lot.

Mr. Boron explained that an easement has been negotiated with the property owner to the north, it will extend all the way to Edgebrook Drive

Mr. Sillies asked if there was going to be any dedicated parking.

Mr. Boron reviewed the designated parking areas of the record plan which also includes on-street parking. There will also be additional review for each individual sites outside of Village Center area.

Mr. Sillies shared concerns that the zero setback requirements would minimize the available on-street parking.

Mr. Boron explained that this should not be a big concern since it is a common developer and they are working closely with the City. He noted that staff can provide a more detailed site plan at the November meeting.

Ms. Iverson noted that the number of parking should be similar to the IGA Plaza.

Ms. Iverson asked for a motion to approve the Record Plan for Wright Station, Section 1.

Mr. Sillies made a motion to approve. Mr. Davis seconded the motion.

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

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

Background Information.

Background information on this agenda item was included in a separate memorandum included in the meeting materials.

Staff Recommendation

City staff recommends approval of the recommendation to Springboro City Council of the proposed amendment to the Planning and Zoning Code and the Official Zoning Map of the City of Springboro.

Discussion

Mr. Boron reviewed the memorandum to the Planning Commission summarizing changes made since the October 9th work session and the three amendments accompanying the memorandum.

Ms. Hartle asked for the definition of an "RMU" referred to on page 4. Mr. Boron noted we could spell out these acronyms.

Mr. McDonald noted it meant Retail Merchandise Unit.

Ms. Hartle asked for clarification on page 6, referring to the 50% setbacks of any structure.

Mr. Boron explained that 50% or more of the building has to be located at the build-to line, and in some cases will allow for a small setback, to allow a bit of an offset.

Mr. Sillies asked how there can be a staggered effect if there is a "0" setback.

Mr. Pearson shared that his interpretation was the buildings were not necessarily staggered, just a slight difference in architecture, such as façade, height, window placement, etc., which may look like the buildings are staggered.

Mr. Boron explained that the intent was to allow some variation necessary to provide interest in the property.

Ms. Hartle noted a typo on page 7, section (3), where it spells out ten, but shows the number (14).

Mr. Pearson asked for further clarification on structure setbacks, which says 0-10 ft. but also says 20 ft. at other sections.

Mr. McDonald stated that this section can be edited to provide more clarity for these setback requirements.

Ms. Hartle noted another typo on page 13, under (3), the words "Planning Commission" don't seem to go there, or there are words missing.

Mr. Boron asked if these minor edits can still be changed as the draft goes to Council for final review, if that is the recommendation of the Planning Commission.

Ms. Iverson asked if the Commission can still vote at tonight's meeting based on these edits.

Mr. McDonald explained that the goal is to complete the Planning Commission process and forward it on to City Council in order to meet the proposed timeline and requirements. He felt that these edits are minor enough and are not changing any substance that it will be acceptable to go ahead and vote.

Ms. Iverson noted that these minutes will reflect a record of the changes that were discussed.

Mr. Boron noted that the Planning Commission can see this again at the November 13th combined meeting, prior to the November 21 Council meeting.

Mr. Sillies noted a question on page 1, under "Maximum Occupied Height", the last sentence appears to be a side note.

Mr. Sillies had a question on page 5 under "Multi Family Residential Areas, if the reference to single family dwelling belongs there. There seems to be some duplicate information that may need to be edited.

Mr. McDonald noted the need to edit this section.

Mr. Sillies asked for clarification of the term "secondary uses".

Mr. Pearson interpreted this as a retail space on the bottom and residential in the upper level.

Mr. Boron reviewed the schedule which works out well to allow these changes to be reviewed with Planning Commission prior to the Council Meeting on November 21st.

Ms. Iverson asked if everyone was comfortable with voting today and reviewing the edits and changes at the November meeting.

Mr. McDonald noted that these edits can be completed and a clean copy can be presented at the next meeting.

Mr. Pearson stated that he is comfortable with moving forward providing these edits are reflected in the minutes and we will see the changes.

Mr. Boron noted that these changes can be completed and it will be presented in codified form, so that it can be forwarded to the Clerk of Council.

Ms. Hartle referred to the reference to Veterinary hospitals, questioning if it would affect any of the existing vets in the city.

Mr. McDonald confirmed it would not.

Ms. Iverson asked for a motion to approve the Planning & Zoning Text Amendment to Official Zoning Map, proposed UVD, Urban Village District, on the condition that all of the edits discussed at tonight's meeting are reflected.

Mr. Sillies made a motion to approve. Ms. Hartle seconded the motion.

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

IV. Guest Comments

Ms. Betty Bray noted that the draft version she has of the proposed Planning and Zoning Code appears to not be the same version that the Commission has before them.

Ms. Bray was provided a packet from tonight's meeting.

V. Planning Commission and Staff Comments

Mr. Boron referred to the flyer for the upcoming Miami Valley Planning and Zoning Workshop scheduled for Friday, December 6th. Please let staff know if you plan on attending and the registration will be completed for you.

VI. Adjournment

Mr. Pearson motioned to adjourn the October 30, 2019 Planning Commission Regular Meeting at 6:45 p.m. Mr. Davis seconded the motion.

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

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns Planning Commission Secretary