

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Work Session
Wednesday, November 13, 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, Stephen Harding, Chris Pearson, Becky Hartle, Mark Davis, Robert Dimmitt

Staff: Dan Boron, City Planner; Ann Burns, Planning Commission Secretary

Ms. Iverson noted that Mr. Sillies was away for business and not able to attend the meeting tonight.

II. Agenda Items

A. Site Plan Review, 775 W. Central Ave., McDonalds Restaurant

Background Information

This agenda item is an application for Site Plan Review approval for a new McDonald's restaurant at 775 West Central Avenue (SR 73). The application was filed by Permit Solutions, Inc., Columbus, on behalf of the property owner. As indicated in the submitted plans, the existing restaurant will be demolished, a new, 4,073-square foot fast food restaurant will be constructed in its place, and elements of the existing site plan will be repurposed for the new operation. The site at 775 West Central Avenue is zoned HBD, Highway Business District, a zoning category that permits both the existing and proposed restaurant with drive-through facilities.

Following review at the November 13th work session, this item will need to be approved at a formal meeting of Planning Commission. That may occur, at the discretion of the Planning Commission, as soon as the December 11th Planning Commission meeting.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Verify exterior building materials comply with building design standards, specifically the cornice, coping.
2. Provide details of trash enclosure, provide elevations including proposed building materials.
3. Provide employment at maximum shift for the determination of off-street parking requirements.
4. Signs are not part of site plan review. Please coordinate with City staff on proposed directional, menu board, and wall/ground signage.
5. Exterior lighting for site and building subject to Chapter 1273 review for light trespass, intensity, color temperature, light shielding, and more. Provide additional information prior to submittal for formal approval.

6. Landscaping subject to Chapter 1280 review including perimeter landscaping, parking screening, frontage screening, and site landscaping. Account for all trees 4 inches ddb or larger.
7. Dedicate right-of-way on West Central Avenue/SR 73.
8. Provide lot coverage information before and after redevelopment to confirm storm water detention requirements.
9. Provide details on the relocation of the existing fire hydrant and valve.
10. Provide water and sewer lateral details.
11. Narrow the one-way entrance into the site to 16 feet wide, and adjust the apron accordingly.
12. What are the cross access plans with the Midway Shopping Center to the west?
13. Add a "Do Not Enter" sign to prevent drivers from exiting on the one-way entrance, as well as entering on the one-way exit.
14. The Clearcreek Fire District has no comments at this time.

Discussion:

Ms. Rebecca Green from Permit Solutions appeared before the commission to present the site plan as well as building design plans for the McDonalds Restaurant. She shared a Powerpoint presentation explaining that the proposed rebuild for this site is part of the modernization plan currently being implemented by McDonalds. Ms. Green reviewed details of the design plan, building materials as well as any changes to the existing lot, which will include re-grading and ADA compliant sidewalks.

Mr. Pearson asked if the building would be on the same location on the lot.

Mr. Dimmitt asked if there needed to be additional room to allow for the double drive-thru.

Ms. Green noted the building, which is somewhat smaller, would sit just slightly to the east, which would allow sufficient space for the drive thru.

There was additional discussion as to the access points, occupancy of the building and pedestrian friendly issues

Ms. Green asked about the issue of some Right-of-way being deeded to the City.

Mr. Boron replied that this request could happen anytime from when they request final site plan approval to when occupancy occurs. He stated that Elmer Dudas would be the person to assist them through the record plan process.

Ms. Iverson clarified that this could come back for approval at the Regular December meeting.

Ms. Green confirmed they could be ready for the December meeting. She also noted that the estimated completed time is 4-6 weeks, and this project is scheduled to begin in March, 2020.

Mr. Davis asked if the plan can proceed without these details being finalized.

Mr. Boron explained that the retention questions and existing setback questions do need to be resolved.

Ms. Green stated that plan to resolve these issues and appear back at the December meeting.

B. Discussion, UVD Proposed Update

Mr. Boron noted that Jerry McDonald was also in attendance to address any questions from the Planning Commission. This was placed on the work session agenda to allow Planning Commission and City staff to review the revised UVD, Urban Village District, proposal based on changes made at the October 30th Planning Commission at which time the proposal was recommended for approval to City Council. The proposal was reorganized to provide it a more logical structure, and formatted to comply with codification requirements.

Ms. Iverson questioned what happens if Council would have changes during their review.

Mr. McDonald explained that Council does have this ability and they would make note of any changes before it gets to the final reading.

Mr. Boron noted that there has been a significant amount of public outreach, including the Public Hearing scheduled for Thursday, November 21.

Mr. Pearson did point out one section on page 9, (3) Unoccupied Building Element that seems to just be a repetitive sentence.

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.

No one responded.

IV. Planning Commission and Staff Comments

There were no comments from Planning Commission members or staff.

V. Adjournment

Ms. Iverson adjourned the Wednesday, November 13, 2019 Planning Commission Work Session at 6:45 p.m.

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, November 13, 2019

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Meeting to order at 6:53 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Stephen Harding, Chris Pearson, Becky Hartle, Mark Davis, and Robert Dimmitt.

Staff Present: Dan Boron, City Planner; Ann Burns, Planning Commission Secretary.

Ms. Iverson requested a motion to excuse Mr. Sillies. Ms. Hartle made the motion to excuse. Mr. Harding seconded the motion.

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

II. Approval of Minutes

A. October 30, 2019 Planning Commission Meeting

Ms. Iverson asked for corrections or additions to the minutes.

Mr. Davis noted he was present but was not listed.

Mr. Pearson motioned to approve the October 30, 2019 Planning Commission Meeting minutes as corrected. Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Harding, abstain; Pearson, yes; Hartle, yes; Dimmitt, yes; Davis, yes (5-0-1)

III. Agenda Items

A. Record Plan

Beck Ridge, Section Three, Residential Subdivision

Background Information

The enclosed submittal is a record plan for Beck Ridge, Section Three. It is located at the south end of Montgomery Lane and is third and final section to be developed as part of the subdivision. It contains approximately 27.7 acres of which 6.9 acres are in 30 buildable lots. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

Staff Recommendation

Staff recommends approving the record plan for Beck Ridge, Section Three, contingent on complying with the staff comments as noted below.

1. Revise record plan per Warren County requirements, if any.
2. Revise note 10 of the General Notes on the Title Sheet to read: The within subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for the Beck Ridge Homeowner's Association as recorded in Official Record 4513 Page 540.
3. Add the existing 100-year floodplain limit with base flood elevations and the floodway boundary to Sheet 2.
4. Revise the utility easement locations in the rear yards of lots 64, 66-70, 72, and 73 to only include the areas that have storm sewers.

Discussion

Mr. Dan Mutzner of Norfleet, Brown & Petkewicz appeared before the Commission regarding the Record Plan submitted for Beck Ridge, Section 3. He asked staff about comment #4 regarding revising the utility easement locations in the rear yards of the specified lots.

Mr. Boron was aware that Mr. Dudas had concerns, and suggested his input be considered on this issue. He recommended the Record Plan be approved based on the staff recommendations and that the applicant coordinate with Mr. Dudas as soon as possible.

Mr. Harding motioned to Approve the Record Plan, for Beck Ridge Section Three, residential subdivision, subject to compliance with City staff comments. Mr. Davis seconded the motion

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

B. Record Plan Springboro Commercial Park, Section Four-A

Background Information

The enclosed record plan is located at the west end of Commercial Way and is combining existing lots No. 16 & No. 17 into one lot. This is proposed due to future expansion of the Woodhull building located at the west terminus of Commercial Way. Upon Planning Commission approval, it will proceed to City Council for final review and approval.

Staff Recommendation—Record Plan

Staff recommends approving said record plan contingent on meeting the staff comment as noted below.

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

Discussion:

Mr. Randy Norfleet, Norfleet, Brown & Petkewicz appeared before the Commission regarding the Record Plan submitted for Springboro Commercial Park at 125 Commercial Way. He explained the property is currently divided into 2 separate lots and this plan would combine it into one lot.

Mr. Boron explained combining the property into one lot will accommodate future plans for a larger building, and staff has not problems with this.

Mr. Pearson motioned to Approve the Record Plan for Springboro Commercial Park, Section Four-A. Mr. Harding seconded the motion.

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

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron reminded the Commission about the Planning & Zoning Workshop on Friday, December 6th at Sinclair Community College, that the City will cover registration for any members interested in this event.

Mr. Boron also reminded members that the Public Hearing regarding the proposed UVD, Urban Village District, is scheduled for the City Council meeting on Thursday, November 21st at 7:00 pm.

VII. Adjournment

Ms. Harding motioned to adjourn the November 13, 2019 Planning Commission Regular Meeting at 7:00 p.m. Ms. Hartle second the motion.

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

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary