

Agenda
City of Springboro Planning Commission Meeting
Wednesday, July 14, 2021, 6:00 p.m.

The Wednesday, July 14, 2021 Planning Commission meeting will take place in person in Council Chambers in the City Building, 320 West Central Avenue. No Zoom access will be available for the meeting.

- I. Call to Order

- II. Approval of Minutes
 - A. June 9, 2021 Planning Commission Meeting

- III. Agenda Items
 - A. Final Approval, Variance Request, 32 English Oak Lane, North Hills of Stoneridge PUD, Planned Unit Development, variance from minimum rear yard requirements.

 - B. Preliminary Review, Site Plan Review, 1325 Lytle-Five Points Road, assisted living facility, phase 2, for Beehive Assisted Living

 - C. Preliminary Review, Site Plan Review, Northeast Corner Victory Drive and South Pioneer Drive, new commercial building for B&E Plumbing

- IV. Guest Comments

- V. Planning Commission and Staff Comments

- VI. Adjournment

Background Information & Staff Comments
City of Springboro Planning Commission Meeting
Wednesday, July 14, 2021, 6:00 p.m.

III. Agenda Items

A. Final Approval

Variance Request in Planned Unit Development, 32 English Oak Lane, North Hill PUD, Planned Unit Development, deck in required yard

Background Information

This agenda item is an application, filed by Roger Gunlock, property owner, requesting a variance from the minimum rear setback requirements to allow the construction of a deck at 32 English Oak Lane, in the North Hills of Stone Ridge PUD, Planned Unit Development. The variance request, if approved, would allow the construction of a deck to within 22 feet of the rear property line. The rear yard setback for the property is 30 feet.

The Planning and Zoning Code provides relief from the strict interpretation of the code in Planned Unit Development such as North Hills from the Planning Commission. Variances from the strict interpretation of the code for conventionally-zone properties (R-2, HBD, O-R for example) from the Board of Zoning Appeals.

The subject property is located in Section Four of the North Hills of Stone Ridge PUD. The property abuts a narrow common area within the subdivision. Beyond the common area is the Red Lion-Five Points Road right-of-way that also corresponds to the City of Springboro/Clearcreek Township boundary.

The City is in receipt of documentation from the homeowners association indicating approval of the proposed construction as well as neighbors owning properties on abutting property.

Staff Recommendation

City staff recommends APPROVAL of the variance as requested for 32 English Oak Lane as submitted.

B. Preliminary Review

Site Plan Review, 1325 Lytle-Five Points Road, assisted living facility for BeeHive Homes

Background Information

This agenda item is a request for site plan review approval, filed by James Alt, representing Seva Group LLC, property owner, seeking approval to construct a 31,616-square foot, 48-bed assisted living facility on property located at 1325 Lytle-Five Points Road. The proposed assisted living facility (hereafter referred to as phase 2) is proposed immediately to the south of the existing BeeHive Homes facility. That facility was reviewed and approved by the Planning Commission in 2017 with construction completed in 2018. The subject property is zoned O-R, Office Residential

District, a zoning designation that permits assisted living facilities. The phase 2 assisted living facility will use the same access drive to Lytle-Five Points Road as the existing one to the north. That drive terminates with a turnaround on the phase 2 property.

Adjacent land uses include single-family residential in Clearcreek Township to the east on East Tamarron Court and in the City of Springboro on Westchester Court, both located within the Woodland Greens subdivision. To the south is undeveloped land, to the west a retention pond serving retail development at the southeast corner of North Main Street and Lytle-Five Points Road (Keybank, Settlers Station shopping center) as well as a vacant parcel fronting Lytle-Five Points Road. To the north is the existing BeeHive facility.

Adjacent zoning includes Clearcreek Township R-1, Rural Residence District and City of Springboro R-1, Estate-Type Residential District to the east corresponding to the Woodland Greens subdivision. To the south is O-R District, and to the west, is O-R District and LBD, Local Business District corresponding to the Settlers Station shopping center and adjacent development.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Minimum rear setback (south property line) is 40 feet for the O-R-Residential District.
2. Provide verification that site plan does not exceed 75% lot coverage maximum for O-R District.
3. Provide a color rendition of building exterior.
4. Indicate plans for screening of dumpster facilities.
5. Parking provided exceeds requirements. Minimum requirement is 22 spaces (48 rooms @ 1 space for 0.25 room plus 1 space per employee maximum shift). Maximum allowance 33 spaces.
6. Landscaping plan to be provided for site plan consistent with Chapter 1280 of Planning and Zoning Code following preliminary plan review. Plan to include proposed location of new landscaping, existing landscaping to be retained, and a schedule of landscaping materials including number, size and species. Existing landscaping 4 inches DBH or greater may count as credit against landscaping requirements for parking areas, site, and buffer yards.
7. Lighting plan to be provided for site plan consistent with Chapter 1273 of Planning and Zoning Code following preliminary plan review. Plan to include photometric analysis, specs for proposed lighting fixtures for site and building, color-temperature of lighting not to exceed 3500° Kelvin.
8. Verify detention requirements are met with existing storm management facility.
9. Sanitary and water service laterals to meet city specifications.
10. The Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Building Code. All Plans, alterations to plans are required to meet the Ohio Fire Code. Omission by the author and/or the Fire Official of any detail does not eliminate the requirement for compliance with the Ohio Fire and Building Code.
11. All test and inspections will be scheduled through the Building Department.

C. Preliminary Review
Site Plan Review, Northeast Corner Victory Drive and South Pioneer Drive, new commercial building for B&E Plumbing

Background Information

This agenda item is a request for site plan review, filed by Burkhardt Engineering Co., representing B&E Plumbing, property owner, approval for the construction of a 3,605-square foot commercial building approximate 300 feet southeast of the intersection of Victory Drive and South Pioneer Drive. The property is 3.29 acres in area and is currently vacant. The building/site is proposed to be used for a plumbing business to be construction on the west end of the property. The subject property is zoned ED, Employment Center District, a designation that allows the proposed use.

Adjacent land uses include Victory Wholesale to the east, to the south a large commercial building fronting South Pioneer Drive and occupied by Paper Systems and Trebnick Systems, to the west Total Cable Solutions, Inc., and to the north on the north side of Victory Drive, Hausfeld Classics and a commercial building owned and occupied by Sunstar along with an access drive to their campus to the north. Adjacent zoning is ED District for all adjacent properties.

Staff Comments

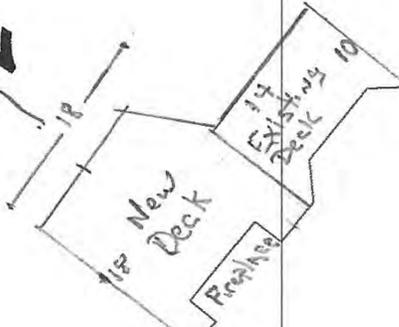
City staff has the following comments regarding this agenda item.

1. Setbacks are established for sites located in ED, Employment Center District, during site plan review process. Applicant to label site plan accordingly following preliminary review.
2. Label proposed elevations north, south, east, west.
3. Indicate proposed exterior building materials proposed for building.
4. Provide a color rendition of proposed building.
5. Dumpster to be screened. Provide exterior plans for screening treatment.
6. Landscaping plan to be provided for site plan consistent with Chapter 1280 of Planning and Zoning Code following preliminary plan review. Plan to include proposed location of new landscaping, existing landscaping to be retained, and a schedule of landscaping materials including number, size and species. Existing landscaping 4 inches DBH or greater may count as credit against landscaping requirements for parking areas, site, and buffer yards.
7. Lighting plan to be provided for site plan consistent with Chapter 1273 of Planning and Zoning Code following preliminary plan review. Plan to include photometric analysis, specs for proposed lighting fixtures for site and building, color-temperature of lighting not to exceed 3500° Kelvin.
8. The Clearcreek Fire District has no comments at this time.

The information contained in this report is based on material provided to the City of Springboro as of Tuesday, July 5, 2021 at 12:00 p.m.

170.02

133.57



83.27

124.73

90.60

4.60

ENGLISH OAK LANE

90.0

124.73

- SURVEY NOTES:**
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
 2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MCMC-7735"
 5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

COVENANTS AND RESTRICTIONS

THE WITHIN PLAT IS SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN THE HOMEOWNER'S ASSOCIATION DOCUMENTS FOR NORTH HILLS OF STONE RIDGE, SECTION ONE, WHICH ARE FILED WITH THE WARREN RECORDER IN OFFICIAL RECORD 2525, PAGE 635, PAGE 664 AND PAGE 698.

DEED REFERENCE:

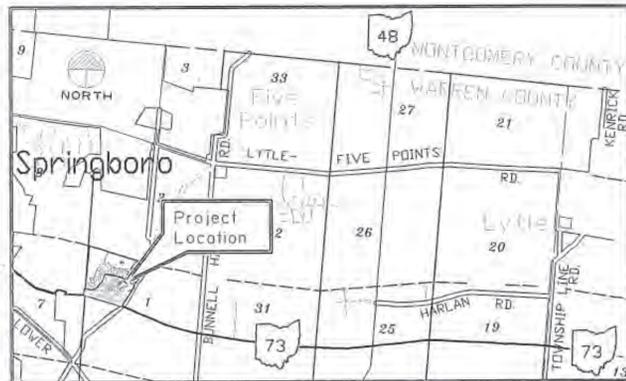
SITUATED IN SECTION 1, TOWN 2, RANGE 5 M.R., CITY OF SPRINGBORO AND CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 16.9366 ACRES AS RECORDED IN DEED OFFICIAL RECORD 1918, PAGE 60 OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

CITY OF SPRINGBORO NOTES:

- A-ROOF DRAINS, FOUNDATION DRAINS, OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- B-BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS PER CITY ORDINANCE NO. 0-90-36.
- C-NO PERSON SHALL INSTALL ANY PUMP, PIPING DEVICE, APPARATUS OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO THE PUBLIC RIGHT-OF-WAY WITHOUT THE APPROVAL OF THE CITY OF SPRINGBORO, CITY ENGINEER.
- D-A POST LIGHT CONTROLLED BY A PHOTOELECTRIC CELL IS TO BE INSTALLED IN THE FRONT YARD OF EACH LOT OF THE PATIO HOMES. THE DESIGN AND LOCATION OF THE YARD LIGHT IS TO BE APPROVED BY THE DEVELOPER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LIGHT IN OPERATING CONDITION AT ALL TIMES.
- E-THE CITY OF SPRINGBORO ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS RECORD PLAN.
- F-THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURES, PLANTING, FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR DIVERT THE FLOW THROUGH THE WATERCOURSE.
- G-ALL SUMP DRAINS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- H-ALL RESERVE AREAS ARE NON-BUILDABLE LOTS AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- I-ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY, POINTS OF CURVATURE, SHALL BE MARKED WITH A 5/8" DIAMETER IRON PIN IF NOT INDICATED OTHERWISE.

DESIGN CRITERIA:

DESIGN CRITERIA:	Lots 77-79, 81-107	LOT 80:
MINIMUM LOT AREA	11,250 S.F.	11,250 S.F.
MINIMUM LOT WIDTH	90'	90'
MINIMUM FRONT YARD SETBACK	25'	41.57'
MINIMUM REAR YARD SETBACK	30'	30'
MINIMUM SIDE YARD SETBACK	7.5'	7.5'
MAXIMUM BUILDING HEIGHT	35'	35'
MIN DWELLING UNIT FL. SPACE	1800 S.F.	1800 S.F.
OFFSITE PARKING (2 GAR., 2 DR.)	4 TOTAL SPACES	4 TOTAL SPACES
ACCESSORY BUILDING ALLOWED	NO	NO



Vicinity Map
No Scale

DEED 1918, PAGE 60
(49.498 ORIGINAL)

DEED 1918, PAGE 60
49.498 ACRES
-7.7064 ACRES SEC.1
-9.6900 ACRES SEC.2
-8.0062 ACRES OF SEC.3 (8.1868 TOTAL)
-16.9365 ACRES SEC.4
7.0807 ACRES REMAINING



Scale: 1" = 100'

Superimposed Survey

APPROVALS AND RECORDING

WARREN COUNTY COMMISSIONERS

WE THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY APPROVE THIS RECORD PLAN ON THIS 3rd DAY OF February 2005

COMMISSIONERS: *[Signatures]*

Record Plan

**North Hills of Stone Ridge
Section Four**

Located in
Section 1, Town 2, Range 5 M.Rs.

City of Springboro
Warren County, Ohio
Containing 16.9365 Acres

3.8076 Acres in Right-of-Way
3.9141 Acres in Reserve Areas
9.2148 Acres in Lots - 31 Buildable Lots

November 5, 2004

McDougall, Marsh & Chico
Surveyors and Civil Engineers
8529 Byers Road
Miamisburg, Ohio 45342
Tel: 937-847-2660
Fax: 937-847-2670

- Old 04-01-100-008 lot 115 ac.
- New 04-01-176-013 lot 70
- 04-01-176-014 lot 79
- 04-01-176-015 lot 80
- 04-01-176-016 lot 81
- 04-01-176-017 lot 82
- 04-01-176-018 lot 83
- 04-01-176-019 lot 84
- 04-01-176-020 lot 85
- 04-01-176-021 lot 86
- 04-01-176-022 lot 87
- 04-01-176-023 lot 88
- 04-01-176-024 lot 89
- 04-01-176-025 lot 90
- 04-01-176-026 lot 91
- 04-01-176-027 lot 92
- 04-01-176-028 lot 93
- 04-01-176-029 lot 94
- 04-01-176-030 lot 95
- 04-01-176-031 lot 96

DEDICATION:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE ARE FOR: THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, STORM WATER DISPOSAL OR OTHER UTILITY LINES OR SERVICES; AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTION WITHIN SAID EASEMENTS, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE DEDICATED EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO: CITY OF SPRINGBORO, DAYTON POWER AND LIGHT, SBC, CENERGY, CONTINENTAL CABLEVISION.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
OWNER: STONE RIDGE DEVELOPMENT, LTD.
BY: ROBERT D. ABERNATHY, AGENT
WITNESS: *[Signature]*
BY: ROBERT D. ABERNATHY, AGENT
WITNESS: *[Signature]*

ACKNOWLEDGEMENT:
STATE OF OHIO, COUNTY OF WARREN, SS
BE IT REMEMBERED, THAT ON THIS 9th DAY OF November, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME Robert D. Abernathy, ON BEHALF OF Stone Ridge Dev. Ltd. AS Agent OF SAID ORGANIZATION, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND, AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC
SIGILANTON, Notary Public
My Commission Expires on: 11/3/04
12/26/04

LIENHOLDER ACKNOWLEDGEMENT:
LIENHOLDER:
Subramanian Walkenhorst
WITNESS BARBARA WALKENHORST
(PRINTED NAME)
Christi Y. Davis
WITNESS CHRISTI Y. DAVIS
(PRINTED NAME)
THE PROVIDENT BANK
James H. Beck
BY: James H. Beck
TITLE: Vice President

ACKNOWLEDGEMENT:
STATE OF OHIO, COUNTY OF WARREN, SS
BE IT REMEMBERED, THAT ON THIS 10th DAY OF November, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME James H. Beck, ON BEHALF OF The Provident Bank, AS Vice President OF SAID ORGANIZATION, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND, AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Christi Y. Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/18/2005
CHRISTY DAVIS
Notary Public, State of Ohio
My Commission Expires February 18, 2005
SHEET 1 OF 2

CITY OF SPRINGBORO
APPROVED BY THE COUNCIL OF THE MUNICIPALITY OF SPRINGBORO THIS 6th DAY OF January, 2005

ATTESTED: Lois A. Martin CLERK OF COUNCIL
Ray D. Sharma MAYOR
Ray D. Sharma ENGINEER

COUNTY AUDITOR
TRANSFERRED ON THIS 9th DAY OF February, 2005
Wanda Ingh DEPUTY
John Nelson COUNTY AUDITOR

COUNTY RECORDER
FILE NO. 521568
RECEIVED ON THIS 9 DAY OF February, 2005 AT 9:25 A.M.
RECORDED ON THIS 9 DAY OF February, 2005 AT 9:25 A.M.
RECORDED IN PLAT BOOK NO. 68 PAGE 91-92
FEE 172.80
Wanda Ingh DEPUTY
Beth Deckard WARREN COUNTY RECORDER

WARREN COUNTY REGIONAL PLANNING COMMISSION
I HEREBY APPROVE THIS RECORD PLAN ON THIS 2nd DAY OF February, 2005
Attk EXECUTIVE DIRECTOR

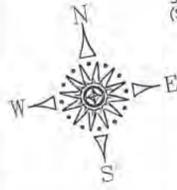
WARREN COUNTY ENGINEER
I HEREBY APPROVE THIS RECORD PLAN ON THIS 22nd DAY OF NOVEMBER, 2004.
Neil F. Tunison WARREN COUNTY ENGINEER

DESCRIPTION:
THE WITHIN RECORD PLAN IS A SUBDIVISION OF 16.9366 ACRES, BEING PART OF A 49.4198 ACRE PARCEL CONVEYED TO STONE RIDGE DEVELOPMENT, LTD., BY DEED RECORDED IN OFFICIAL RECORD 1918, PAGE 60, OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

CERTIFICATION:
THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.
BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. #7735



Bearings based on the north line of North Hills of Stone Ridge Sec.1- VOLUME 57, PLAT NO. 31 (S 74°46'51"E)



Monument Legend

- Indicates 5/8" iron pin found (unless noted)
- Indicates 5/8" iron pin set
- △ Indicates MAG nail found (unless noted)
- ▲ Indicates MAG nail set
- Indicates Concrete Monument Found
- Indicates Concrete Monument Set

DESIGN CRITERIA:	Lots 77-79, 81-107:	Lots 80:
MINIMUM LOT AREA	11,250 S.F.	11,250 S.F.
MINIMUM LOT WIDTH	90'	90'
MINIMUM FRONT YARD SETBACK	25'	42.57'
MINIMUM REAR YARD SETBACK	30'	30'
MINIMUM SIDE YARD SETBACK	7.5'	7.5'
MAXIMUM BUILDING HEIGHT	35'	35'
MIN. DWELLING UNIT FL. SPACE	1800 S.F.	1800 S.F.
OFFSITE PARKING (2 GAR., 2 DR.)	4 TOTAL SPACES	4 TOTAL SPACES
ACCESSORY BUILDING ALLOWED	NO	NO

SUBDIVIDER:
STONE RIDGE DEVELOPMENT, LTD.
P.O. BOX 757
SPRINGBORO, OHIO 45066
(937)-885-4393

Record Plan
North Hills of Stone Ridge Section Four

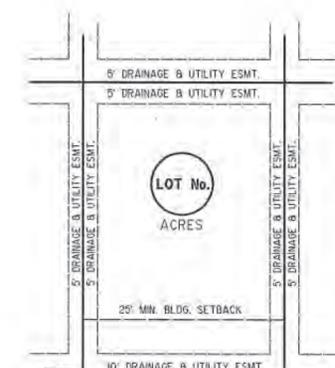
Located in
Section 1, Town 2, Range 5 M.Rs.
City of Springboro
Warren County, Ohio
Containing 16.9365 Acres

3.8074 Acres in Right-of-Way
3.9141 Acres in Reserve Area "1"
9.2148 Acres in Lots - 31 Buildable Lots
GRAPHIC SCALE - FEET 1"=50' December 28, 2004.

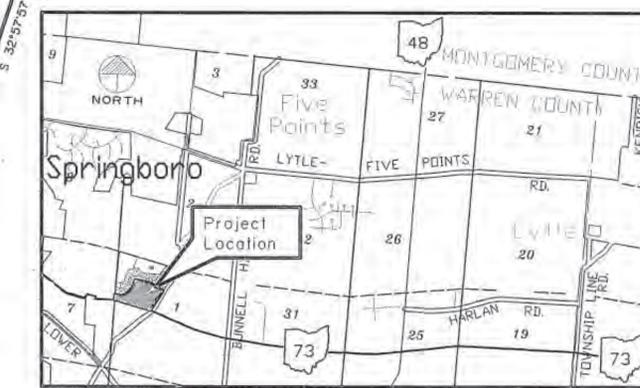
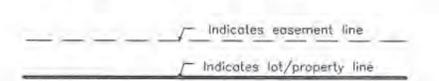
McDougall, Marsh & Chico
Surveyors and Civil Engineers
8529 Byers Road
Miamisburg, Ohio 45342
Tel: 937-847-2660
Fax: 937-847-2670

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	322.39	92.00	179.24	31°51'15"	176.94	S 59°23'17" E
C2	322.39	28.07	55.99	9°57'02"	55.92	S 48°26'10" E
C3	322.39	62.39	123.25	21°54'13"	122.50	S 64°21'47" E
C4	385.27	272.57	481.06	71°32'32"	450.42	N 68°54'50" E
C5	152.15	39.62	77.52	29°11'28"	76.68	N 51°11'03" E
C6	152.15	39.62	77.52	29°11'28"	76.68	N 80°22'31" E
C7	152.15	85.00	155.03	58°22'55"	148.41	N 65°46'47" E
C8	347.39	37.53	74.76	12°19'50"	74.62	S 49°37'34" E
C9	347.39	40.57	80.77	13°19'15"	80.58	S 62°27'07" E
C10	347.39	18.82	37.61	6°12'09"	37.59	S 72°12'19" E
C11	410.27	10.61	21.21	2°57'42"	21.21	S 76°47'45" E
C12	410.27	40.96	81.66	11°24'13"	81.52	S 83°58'43" E
C13	410.27	40.99	81.71	11°24'41"	81.58	N 84°36'50" E
C14	410.27	40.97	81.67	11°24'21"	81.54	N 73°12'19" E
C15	410.27	40.91	81.54	11°23'17"	81.41	N 61°48'30" E
C16	410.27	40.77	81.28	11°21'05"	81.15	N 50°26'19" E
C17	410.27	41.75	83.21	11°54'13"	83.07	N 38°57'11" E
C18	360.27	49.58	98.50	15°39'54"	98.19	S 40°58'32" W
C19	360.27	50.32	100.00	15°54'13"	99.68	S 56°45'35" W
C20	360.27	50.32	100.00	15°54'13"	99.68	S 72°39'48" W
C21	360.27	50.32	100.00	15°54'13"	99.68	S 88°34'01" W
C22	360.27	25.72	51.35	8°09'58"	51.30	N 79°23'53" W
C23	25.00	30.10	43.89	100°34'38"	38.46	N 13°42'00" W
C24	127.15	33.11	64.78	29°11'28"	64.08	N 51°11'03" E
C25	127.15	33.11	64.78	29°11'28"	64.08	N 80°22'31" E
C26	50.00	18.90	36.14	41°24'35"	35.36	S 64°19'28" E
C28	50.00	21.22	40.14	45°59'44"	39.07	S 66°37'03" E
C29	50.00	36.91	63.59	72°52'00"	59.39	N 53°57'06" E
C30	50.00	35.41	61.63	70°37'07"	57.80	N 17°47'27" W
C31	50.00	37.23	64.00	73°20'19"	59.72	N 89°48'11" W
C17	50.00	18.90	36.14	41°24'35"	35.36	S 74°15'57" W
C33	177.15	7.05	14.09	4°33'28"	14.09	N 87°18'30" W
C34	50.00	21.53	40.65	48°35'10"	39.54	N 66°17'39" W
C35	50.00	19.00	36.31	41°36'32"	35.52	N 63°48'20" W
C36	50.00	24.96	46.31	53°03'43"	44.67	S 68°51'31" E
C37	50.00	22.14	41.68	47°46'02"	40.49	N 18°26'39" E
C38	50.00	21.53	40.65	46°35'10"	39.54	N 17°51'13" E
C39	177.15	7.05	14.09	4°33'28"	14.09	S 38°52'04" W
C40	25.00	29.77	43.61	99°57'02"	38.29	S 86°33'50" W
C41	297.39	29.49	58.79	11°19'35"	58.69	S 69°39'06" W
C42	25.00	18.08	31.30	71°44'43"	29.30	S 68°50'19" W

Course	Bearing	Distance
L1	N 76°03'28" E	61.07
L2	S 88°52'44" E	21.08
L3	S 88°52'44" E	60.13
L4	N 75°04'38" E	60.86
L5	N 58°50'18" E	61.51
L6	N 50°29'00" E	67.98
L7	S 33°08'34" W	27.28
L8	S 50°29'00" W	67.98
L9	S 58°50'18" W	61.51
L10	S 75°04'38" W	60.86
L11	N 88°52'44" W	81.21
L12	S 76°03'28" W	61.07



EASEMENT NOTE:
A 10' Drainage & Utility Easement runs along the rear lot lines of all common lots. The centerline of the easement being the rear property line. A 5' Drainage & Utility Easement runs along all side lot lines. A 10' Drainage & Utility Easement runs along the street Right-of-Way of all lots unless otherwise shown.



State Route 73 70' Right-of-Way

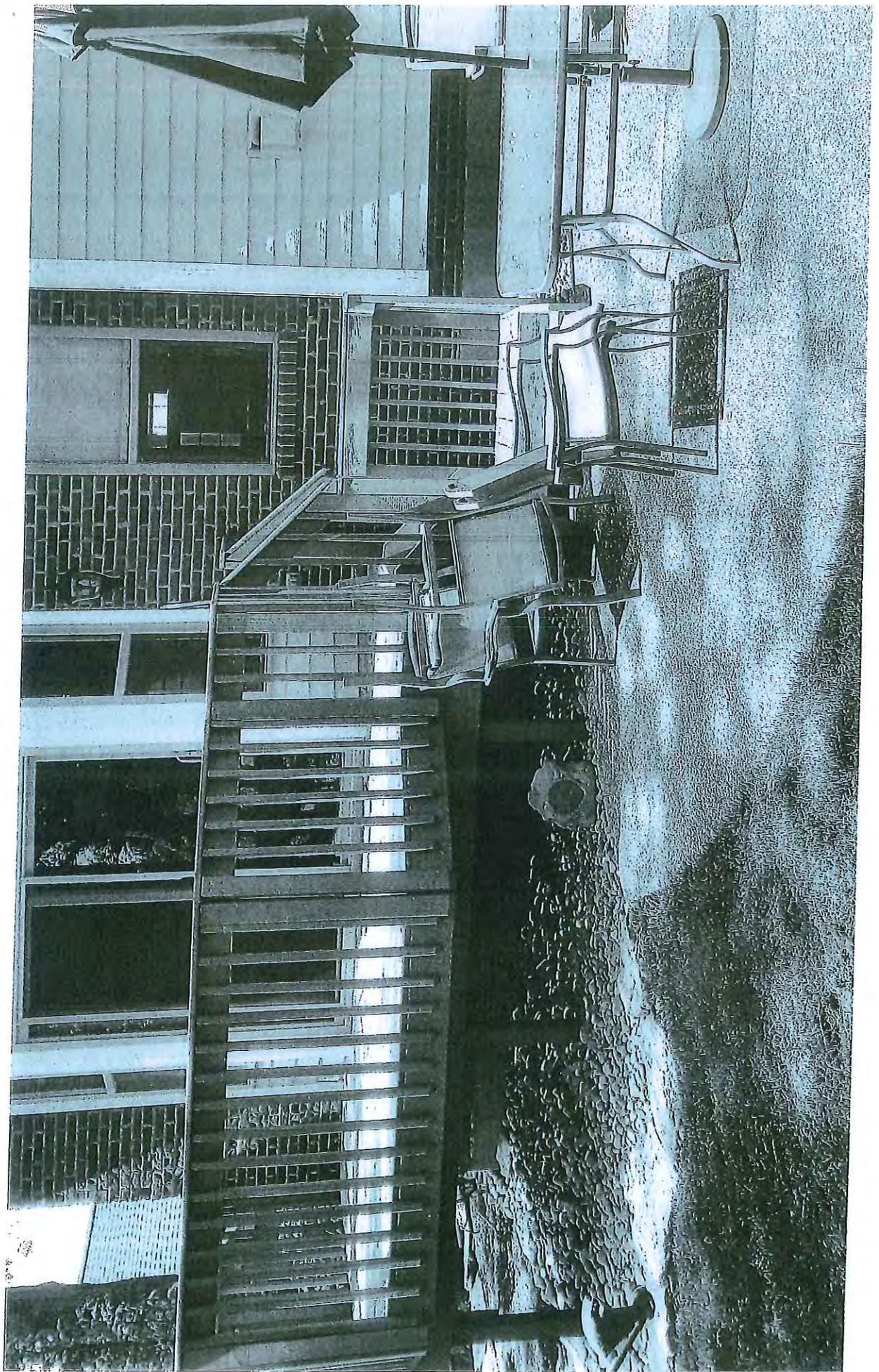
Vicinity Map
No Scale



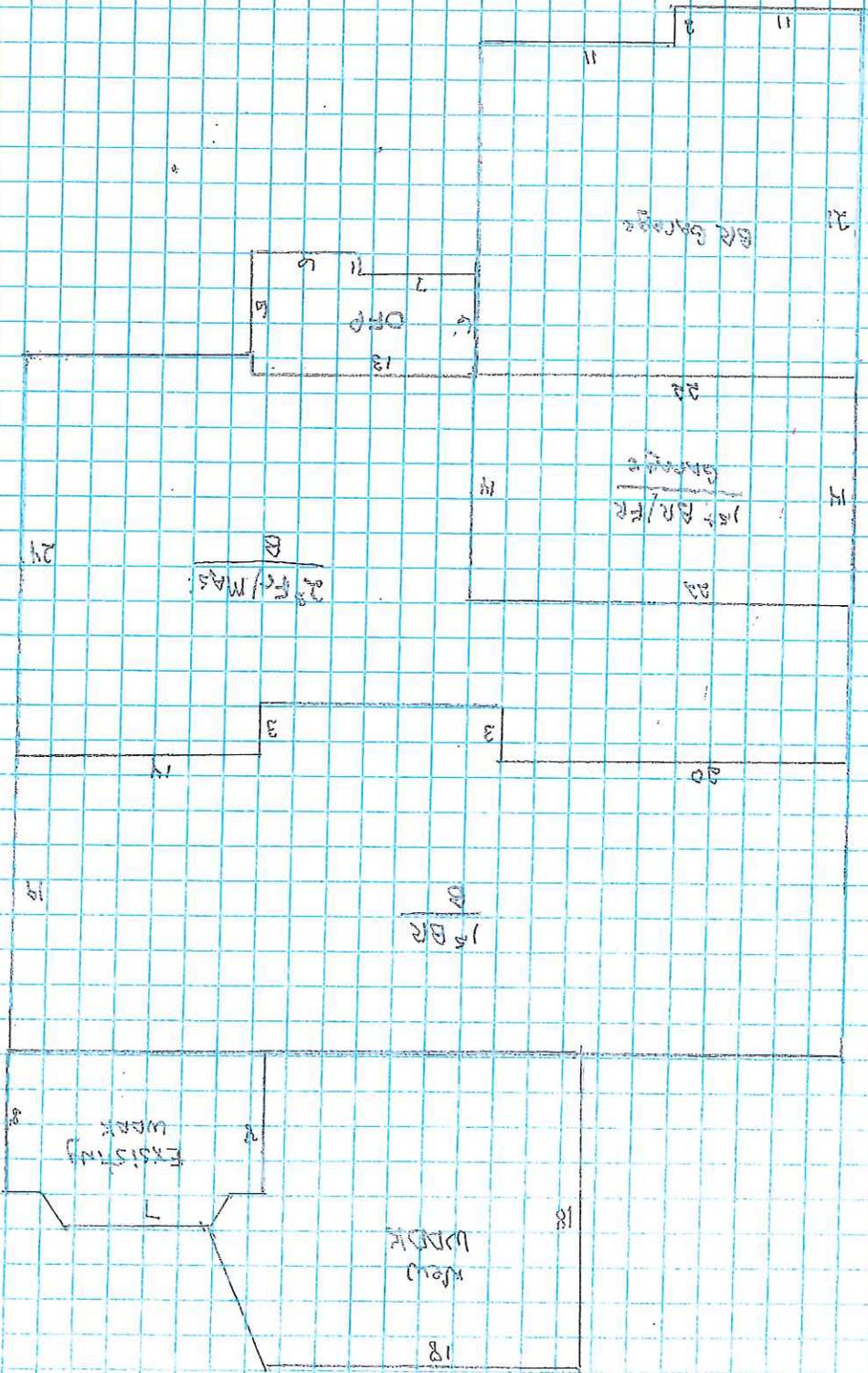
Date: 5/21/2021

<p>Cadastral Lines</p> <ul style="list-style-type: none"> Other values Audion Text Line Civil Township Line 	<p>Corporate Line</p> <ul style="list-style-type: none"> County Line Farm Lot Line Overpass Line Subdivision Unit Line 	<p>Parcel Line</p> <ul style="list-style-type: none"> RDW Unknown With Line Road ROW School Line Section Line 	<p>Hardware</p> <ul style="list-style-type: none"> Subdivision Lot Line Township and Range Line Tract Line VMS Line Unclassified Road Line 	<p style="text-align: center;">Warren County Map</p> <p>The provider makes no warranty or representation with respect to its information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.</p>	<p style="text-align: center;">1 inch = 40 feet</p>
---	---	--	--	--	---

Warren County GIS







SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

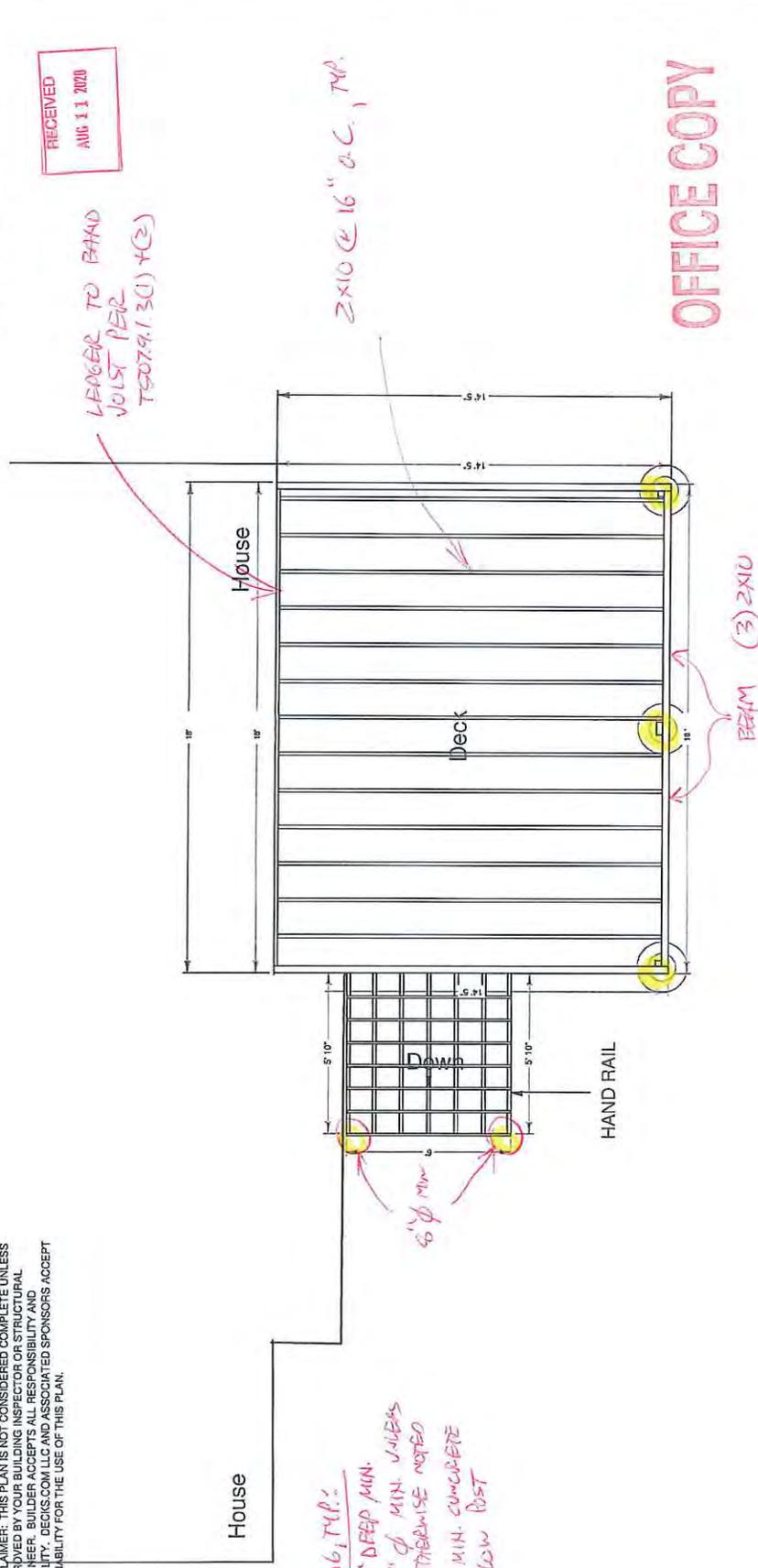
BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

RECEIVED
AUG 11 2020

LEADER TO RAIL
VOID PER
T507.9.1 3(1) + (2)

FOOTING, TYP.:
- 30" DEEP MIN.
- 17" Ø MIN. UNLESS OTHERWISE NOTED
- 6" MIN. CONCRETE BELOW POST



OFFICE COPY

BUILDING DEPARTMENT
APPROVED AS NOTED

DATE 8-17-2020
REVIEWER

ⓧ

Total Depth: 48
Base Diameter: 22
Pier Diameter: 12

Footings to be installed to 48" depth and meet your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed dry soil). See detail in deck construction guide.

DISCLAIMER: ONLY USE #6 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MEMBERS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC



2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
Beams to be 2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers installation instructions)
All hardware to be corrosion resistant and installed per manufacturers instructions.

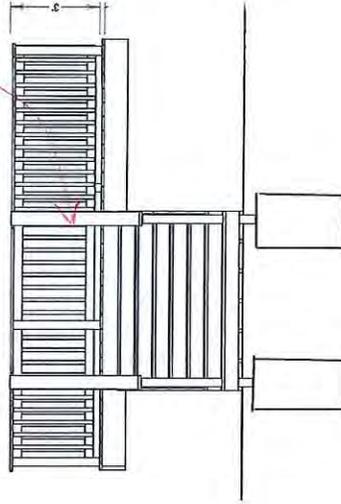
SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

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HANDRAIL TO BE GRASPABLE PER 311.7.8.5



2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine nailed.
Beams to be 2-2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See stair detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.



DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

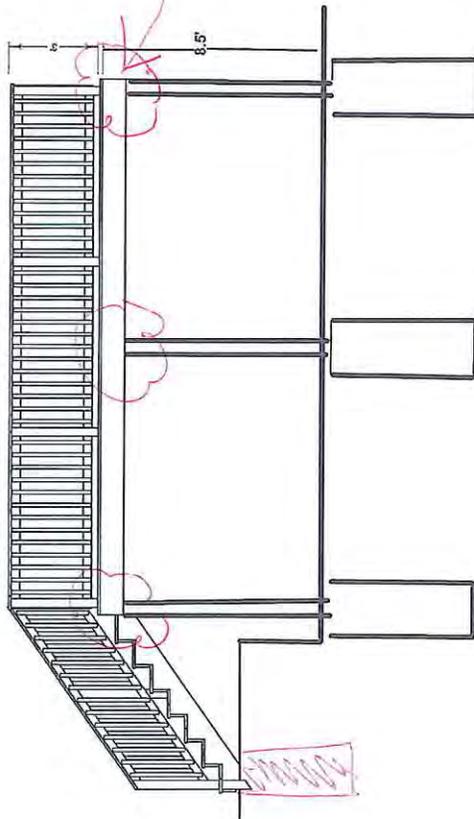
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BASED ON THE INTERNATIONAL RESIDENTIAL CODE

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DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

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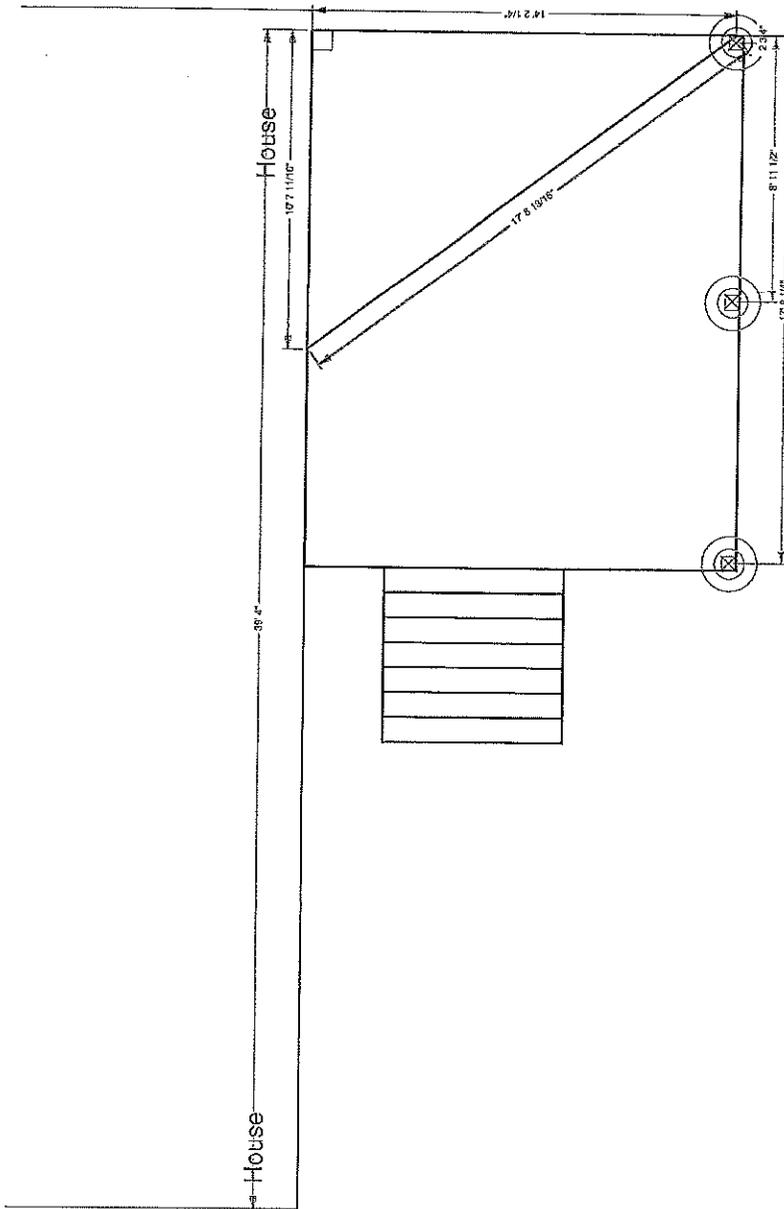
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Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.



SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS
WHERE THE STARWAY MEETS GRADE, ATTACH THE STAIR
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS



Total Depth: 48"
 Base Diameter: 22"
 Pier Diameter: 12"
 Footings to be installed to 48"
 depth as is required by your
 local building ordinance.
 Frost footing sizes based on 55
 lbs per square foot tributary
 load on 100% clay soil (assumed
 compression capacity (assumed
 clay soil).
 See footing detail in deck
 construction guide.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM, LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM, LLC

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.



Footings to be installed to 48" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

May 22, 2021

RE: Roger Gunlock Deck Project



To Whom It May Concern:

I am Roger Gunlock's neighbor and own the adjoining property at 40 English Oak Lane. I am writing in regard to Roger's proposed deck/patio project at 32 English Oak Lane Springboro, Ohio. Roger disclosed the details of his deck project to us recently. He mentioned the setback restrictions in our development might restrict his plans. As an adjoining neighbor, I have no objections to his current plans and do not believe it to be detrimental to our property.

Signed: Brad Good
Michelle Good

Brad Good
40 English Oak Lane
937-478-4593

To Whom It May Concern:

I spoke to my neighbor at 24 English Oak Lane on May 24, 2021 at 12:10 p.m. concerning my desire to build a deck on the rear of my house and needing a variance by the City. I explained my plans to her, and she said she had no problem with it, and really did not think it was any of her business what I did on my property.

Roger Dunlock
32 English Oak Lane



Eclipse Community
Management, LLC
P.O. Box 750631
Dayton, OH 45475

May 18, 2021

Roger Gunlock
32 English Oak Lane
Springboro, OH 45066

RE: Deck

Greetings,

The Association has reviewed your application for the above stated project and has approved the request.

We appreciate the investment in your home and our community as a whole.

If you have any questions, please do not hesitate to contact Eclipse Community Management by email at NHIL@eclipsecommunities.com or by telephone at 513-494-4049. We wish you the best of luck!

Thank you,

Board of Directors
North Hills at Stone Ridge HOA

APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS CITY OF SPRINGBORO PLANNING COMMISSION

SITE PLAN REVISION TO APPROVED SITE PLAN CONCEPT PLAN PRELIMINARY SUBDIVISION RECORD PLAN

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

- Owner
- Agent
- Lessee
- Signed Purchase Contract

APPLICANT NAME:

JAMES M. ALT

Address

STE B 2440 DAYTON KENIA RD

BEAVERCREEK, OH 45334

Telephone No.

(937) 477 2977

Fax No.

(-) -

Email Address

jalt@altarchitecture.com

PROPERTY OWNER NAME (IF OTHER): SEVA GROUP, LLC, ATTN SEAN BARRY

Address:

1325 Lytle - Five Points Rd

Springboro, OH 45066

Telephone No.

(614) 226 7638

Property Address or General Location:

1325 Lytle Five Points Rd

Parcel Number(s):

04081010290 (04081010280)

Zoning District:

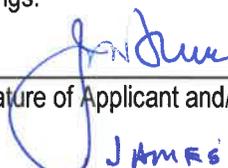
O-R

Proposed Use:

Assisted Living and Physical Therapy

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

(Signature of Applicant and/or Agent)

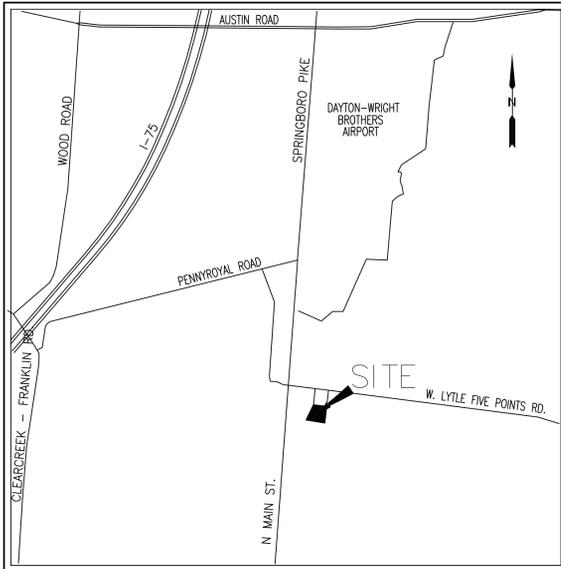


JAMES M. ALT

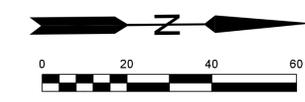
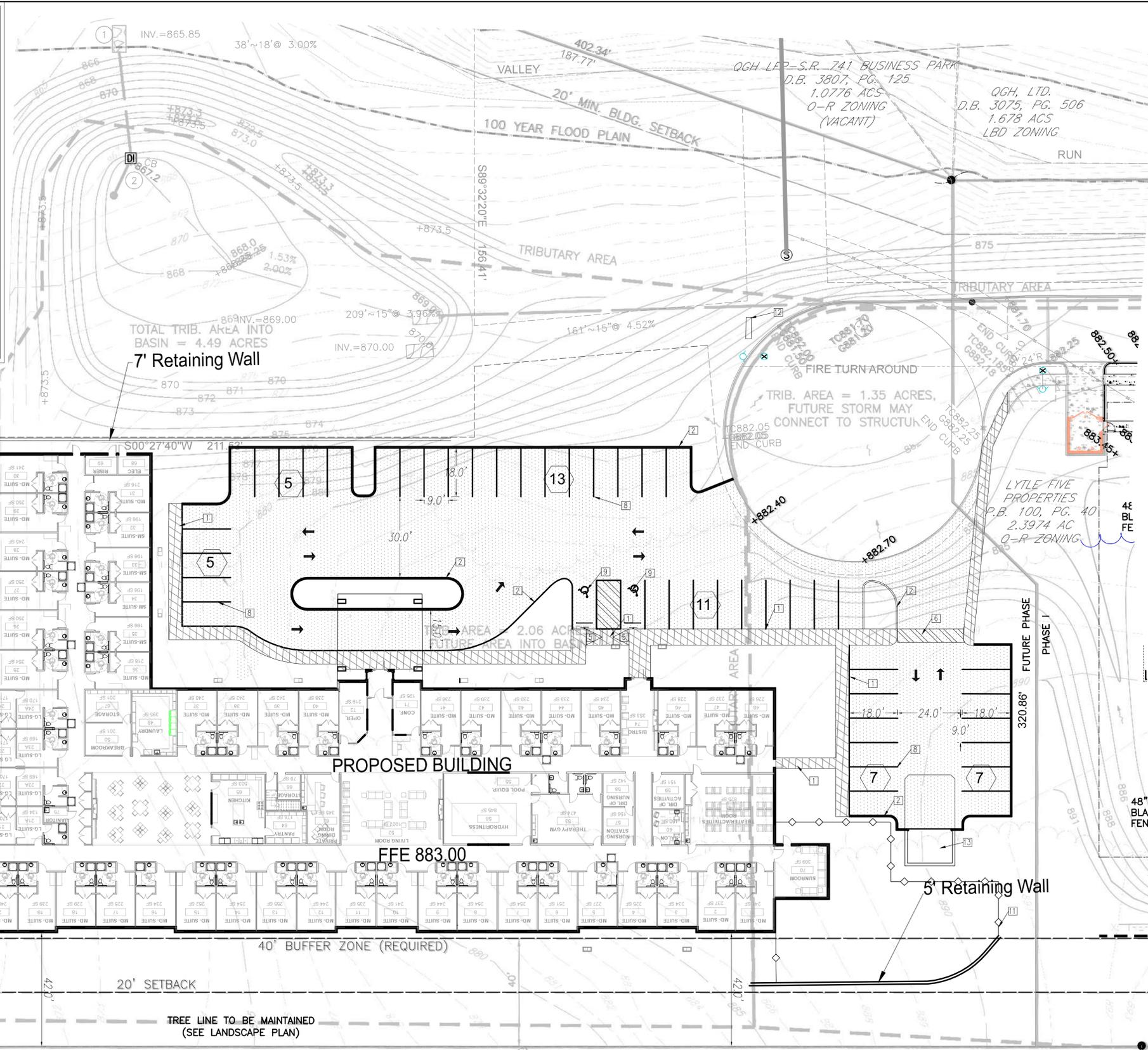
Printed Name

(Date)

2021-06-21



VICINITY MAP
NO SCALE



- LEGEND**
- 10 PARKING SPACE COUNT
 - ASPHALT PAVEMENT
 - NEW CONCRETE

- KEYNOTES:**
- 1 5'W INTEGRAL CURB & WALK
 - 2 CONCRETE CURB
 - 3 END CURB
 - 4 CONCRETE LANDING FLUSH WITH ASPHALT
 - 5 HC RAMP 12:1 MAX
 - 6 5" PAINTED CROSSWALK
 - 7 BUMPER BLOCK
 - 8 WHITE PAINT PER ODOT ITEM 642
 - 9 INTERNATIONAL HANDICAP SYMBOL (BLUE) & STRIPING
 - 10 HANDICAP SIGN SEE DETAIL
 - 11 48" BLACK DECORATIVE ALUMINUM FENCE
 - 12 MONUMENT SIGN
 - 13 MASONRY TRASH ENCLOSURE

PARKING REQUIREMENTS:

PROFESSIONAL OFFICE
REQUIRED: 0.5 SPACES PER BED + 1 PER EMPLOYEE

TOTAL BEDS = 48
MAX SHIFT EMPLOYEES = 10

PARKING REQUIRED = 34 SPACES

PARKING PROVIDED: 48 INCL. 2 HC

REVISIONS

Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL: 937.490.9460 FAX: 937.428.9798

PRELIMINARY SITE PLAN
ASSISTED LIVING FACILITY
1325 W LYTLE FIVE POINTS ROAD
CITY OF SPRINGBORO
WARREN COUNTY, OHIO

DESIGN: DATE: 06/24/2021
SMR
DRAWN:
CHECK:
JOB #: 21-482
PS1

BORO INVESTMENTS
D.B. 1878, PG. 129
4.808 ACS
O-R ZONING
(VACANT)

N87°20'10"W

TREE LINE TO BE MAINTAINED

20' MIN. BLDG. SETBACK

8' Retaining Wall

10' Exposed Foundation

PROPOSED BUILDING

FFE 883.00

40' BUFFER ZONE (REQUIRED)

20' SETBACK
TREE LINE TO BE MAINTAINED
(SEE LANDSCAPE PLAN)

CITY OF SPRINGBORO
D.B. 1354, PG. 889
WOODLAND GREENS PLAT
LOT #222
TR-1 ZONING
(RESIDENTIAL)

COPPOCK GEORGE
M. &
ELIZABETH A
D.B. 3622, PG. 663
LOT #221
TR-1 ZONING
(RESIDENTIAL)

NANCY K. HUNTER TRUSTEE
D.B. 1077, PG. 144
WOODLAND GREENS PLAT
LOT #212
PUD-R ZONING
(RESIDENTIAL)

LYTLE FIVE PROPERTIES
P.B. 100, PG. 40
2.3974 AC
O-R ZONING

OGH L.P. - S.R. 741 BUSINESS PARK
D.B. 3807, PG. 125
1.0776 ACS
O-R ZONING
(VACANT)

OGH, LTD.
D.B. 3075, PG. 506
1.678 ACS
LBD ZONING

TOTAL TRIB. AREA INTO
BASIN = 4.49 ACRES
7' Retaining Wall

TRIB. AREA = 1.35 ACRES.
FUTURE STORM MAY
CONNECT TO STRUCTURE

48" 1
BLACK
FENCE

5' Retaining Wall

S0°27'40"W

773.65'





1
3
2
5

Beehive
HOMES
of Springfield
ASSISTED LIVING - MEMORY CARE

1325



1
3
2
5

Beehive
HOMES
of Springboro
ASSISTED LIVING • MEMORY CARE

1325



1
3
2
5

BeeHive[®]
HOMES
of Springboro

ASSISTED LIVING • MEMORY CARE













































B&E PLUMBING

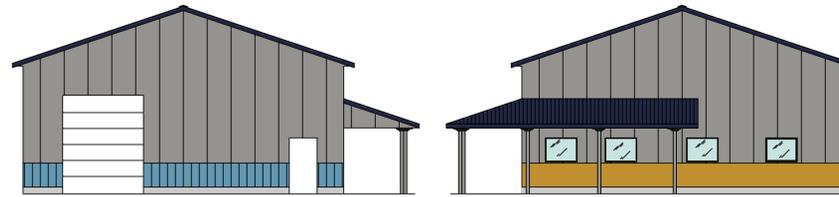
465 VICTORY DR.
SPRINGBORO, OH

OWNER

BEN HOOD
55 COMMERCIAL WAY
SPRINGBORO, OH 45066

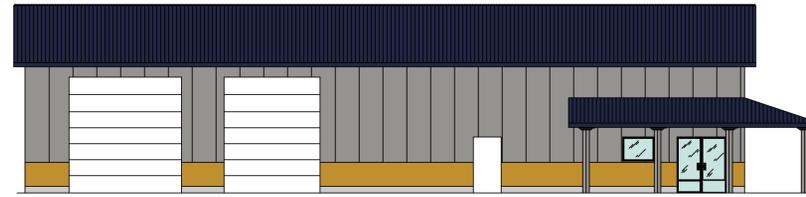
PH: (937) 608-3374

PLEASE NOTE: DAE DESIGNS REQUIRE THAT ALL REQUESTED MODIFICATIONS TO PLANS BE SUBMITTED IN WRITING. THIS INCLUDES, BUT IS NOT LIMITED TO: PLAN REVIEW, COMMENTS FROM FIELD INSPECTION, CLIENT CHANGES.

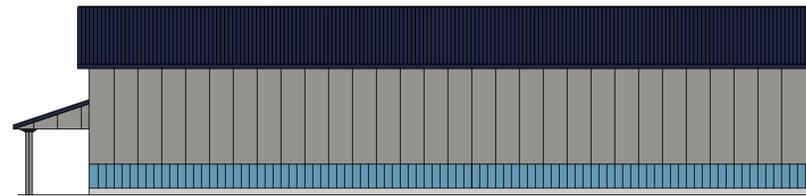


ELEVATION 1
SCALE: 3/32"=1'-0"

ELEVATION 2
SCALE: 3/32"=1'-0"

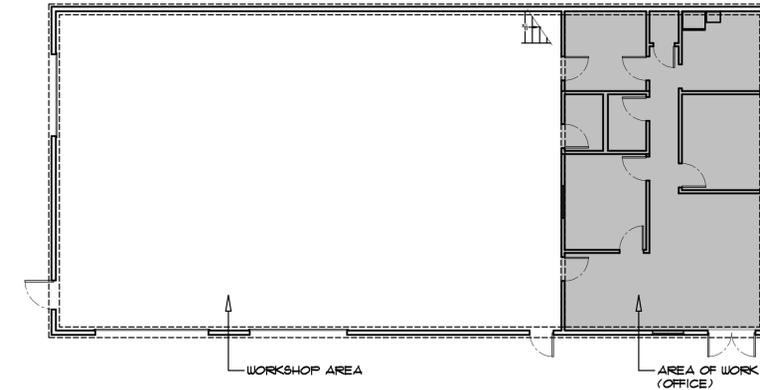


ELEVATION 3
SCALE: 3/32"=1'-0"



ELEVATION 4
SCALE: 3/32"=1'-0"

KEY PLAN (SCALE: 3/32"=1'-0")



SHEET INDEX

- C-1 INDEX/VICINITY MAP
- S-1 FOUNDATION PLAN & DETAILS
- A-1 DIMENSIONED FLOOR PLAN
REFLECTED CEILING PLAN
ROOM FINISH SCHEDULE
& WALL SECTION
- P-1 PLUMBING WASTE PLAN
PLUMBING SUPPLY PLAN
WASTE ISOMETRIC
- H-1 HVAC PLAN
- E-1 ELECTRIC POWER PLAN
LIGHTING PLAN
ELECTRICAL PANEL SCHEDULE

... STRUCTURAL AND EXTERIOR
DRAWINGS SUBMITTED BY OTHERS
UNDER SEPARATE COVER.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. IF A STRUCTURAL CONDITION IS HIDDEN OR CONCEALED BY EXISTING FINISHES, OR IS NOT CAPABLE OF INVESTIGATION BY REASONABLE VISUAL OBSERVATION, OR IF DAE DESIGNS HAS REASON TO BELIEVE THAT SUCH A CONDITION MAY EXIST, THE CLIENT SHALL AUTHORIZE AND PAY FOR ALL COSTS ASSOCIATED WITH THE INVESTIGATION OF SUCH A CONDITION. IF THE CLIENT FAILS TO AUTHORIZE SUCH INVESTIGATION OR CORRECTION AFTER DUE NOTIFICATION, THEN THE CLIENT IS RESPONSIBLE FOR ALL RISKS ASSOCIATED WITH THIS CONDITION, AND DAE DESIGNS SHALL NOT BE RESPONSIBLE FOR THE EXISTING CONDITION NOR ANY RESULTING DAMAGES TO PERSONS OR PROPERTY. THE G.C. IS TO NOTIFY DAE DESIGNS IMMEDIATELY UPON DISCOVERY OF ANY RELEVANT HIDDEN CONDITIONS.
4. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ELECTRIC, SEWER, AND WATER SERVICE FOR THE BUILDING TO BE DETERMINED AND LOCATED ON THE SITE BY THE INDIVIDUAL MECHANICAL CONTRACTORS.

VICINITY MAP



ABBREVIATIONS

AC.T. ACOUSTICAL CEILING TILE	FIN. FINISH (ED)	O.C. ON CENTER
ADJ. ADJUSTABLE	FLR. FLOOR	PLY.WD. PLYWOOD
AFF. ABOVE FINISHED FLOOR	F.O.C. FACE OF CONCRETE	PT.(D) PAINT(ED)
ALUM. ALUMINUM	F.O.M. FACE OF MASONRY	REF. REFER, REFERENCE
ALT. ALTERNATE	GA. GAUGE, OR GAGE	REINF. REINFORCING
BD. BOARD	GL. GLASS	ROOM ROOM
BLDG. BUILDING	GWB. GYPSUM WALLBOARD	S.C. SOLID CORE
BM. BEAM	GL. GYPSUM BOARD	SCHED.(D) SCHEDULE(D)
BOT. BOTTOM	H.C. HOLLOW CORE	SHT. SHEET
CL. CENTER LINE	HDUR. HARDWARE	SIM. SIMILAR
CLG. CEILING	HT. HEIGHT	SPEC. SPECIFICATION(S)
CLR. CLEAR	HVAC HEATING/VENTILATING/ AIR CONDITIONING	STD. STANDARD
CMU. CONCRETE MASONRY UNIT	INSUL. INSULATION	STL. STEEL
COL. COLUMN	LAV. LAVATORY	TBD. TO BE DETERMINED
CONC. CONCRETE	LT.(G) LIGHTING	TEMP. TEMPERED
CONT. CONTINUOUS	MAS. MASONRY	THK. THICK
DBL. DOUBLE	MAX. MAXIMUM	TYP. TYPICAL
DET. DETAIL	MECH. MECHANICAL	UNO. UNLESS NOTED OTHERWISE
DWG. DRAWING	MIN. MINIMUM	VNT. VINYL COMPOSITION TILE
ELEV. ELEVATION	MISC. MISCELLANEOUS	W.C. WATER CLOSET
ELEC. ELECTRICAL	M.O. MASONRY OPENING	WD. WOOD
EQ. EQUAL	MTD. MOUNTED	WH. WATER HEATER
EXT. EXTERIOR	MTL. METAL	W/ WITH
FF. FINISH FLOOR		

O.B.C. NOTES

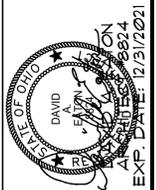
PLANS BASED ON:	2011 OHIO BUILDING CODE 2011 OHIO MECHANICAL CODE 2011 OHIO PLUMBING CODE 2011 NEC ICC ANSI A117.1-2009 2011 INTERNATIONAL FUEL GAS CODE
PROJECT DESCRIPTION:	CONSTRUCT NEW POLE BARN BUILDING BASED ON FEMB ATTACHED DRAWINGS
DAE SCOPE OF WORK:	INTERIOR FIT-UP OF OFFICE SPACE IN NEW POLE BARN. NO VEHICLES TO BE STORED IN BUILDING.
USE GROUP:	"B" BUSINESS (OFFICE) "U" UTILITY (WORKSHOP)
CONSTRUCTION TYPE:	VB UN-SPRINKLERED
SQUARE FOOTAGE OF STRUCTURE:	3,600 SF.
SQUARE FOOTAGE OF WORK:	1,000 SF.
OCCUPANCY:	OFFICE 1,000 SF/ 100 = 10 WORKSHOP 2,600 SF/ 300 = 8 18 PEOPLE
TOTAL OCCUPANT LOAD:	
FIRE EXTINGUISHERS:	PROVIDE WALL MOUNTED EXTINGUISHERS PER LOCAL FIRE MARSHALL AND SECTION 906.0. FIRE EXTINGUISHERS SHALL BEAR THE LABEL OF AN APPROVED AGENCY. BE OF AN APPROVED AND AVAILABLE TO THE OCCUPANTS.

DAE Designs

DATE: 04/09/21
SCALE: SHOWN
DRAWN BY: ZAM
CHECKED BY: DAE

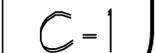
B&E PLUMBING
INDEX/VICINITY MAP

REVISIONS:



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DAE Designs
LIBERTY TOWER
120 W. SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE (937) 299-3213



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3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
4. ALL FOOTINGS TO BE BELOW FROST LINE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
6. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY, AND MEET ALL NATIONAL, STATE AND LOCAL CODES, WHERE APPLICABLE.
7. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
8. ELECTRIC, SEWER, AND WATER SERVICE FOR THE BUILDING TO BE DETERMINED AND LOCATED ON THE SITE BY THE INDIVIDUAL MECHANICAL CONTRACTORS.

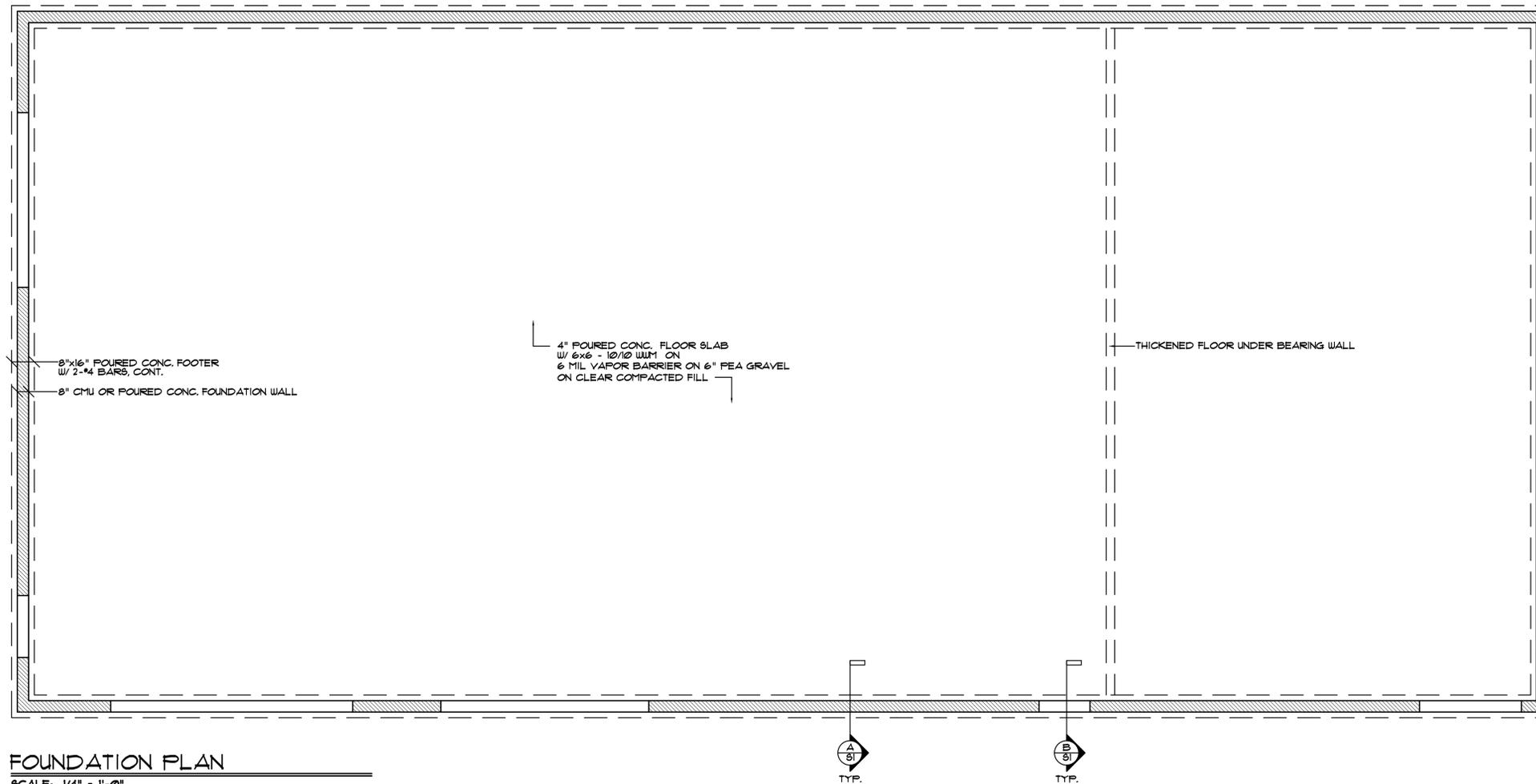
DATE: 04/09/21
SCALE: SHOWN
DRAWN BY: ZAY
CHECKED BY: DAE

B+E PLUMBING
FOUNDATION PLAN & DETAILS

REVISIONS:

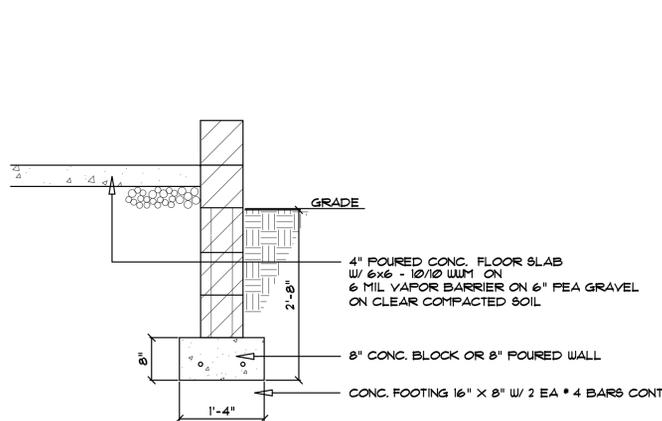
LEGEND

-  FOUNDATION WALL
-  SECTION REFERENCE



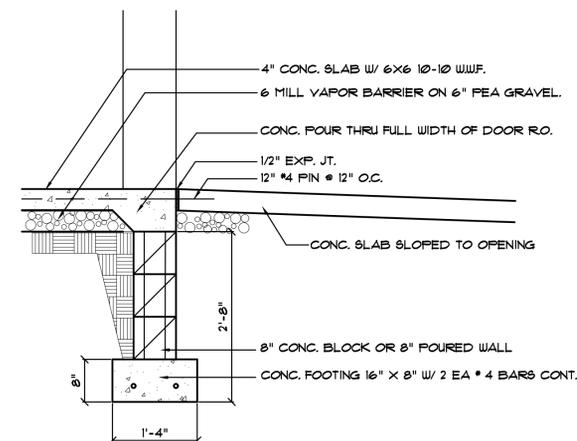
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



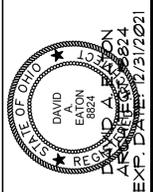
PERIMETER FOUNDATION

SCALE: 3/4" = 1'-0"



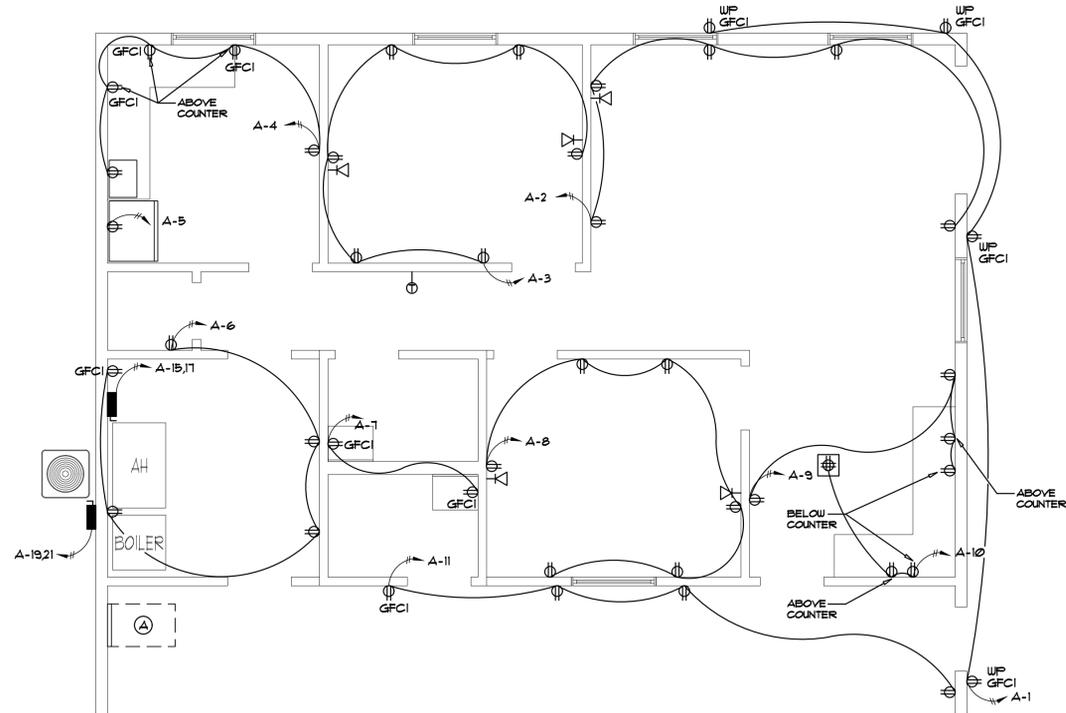
DOOR FOUR THROUGH

SCALE: 3/4" = 1'-0"

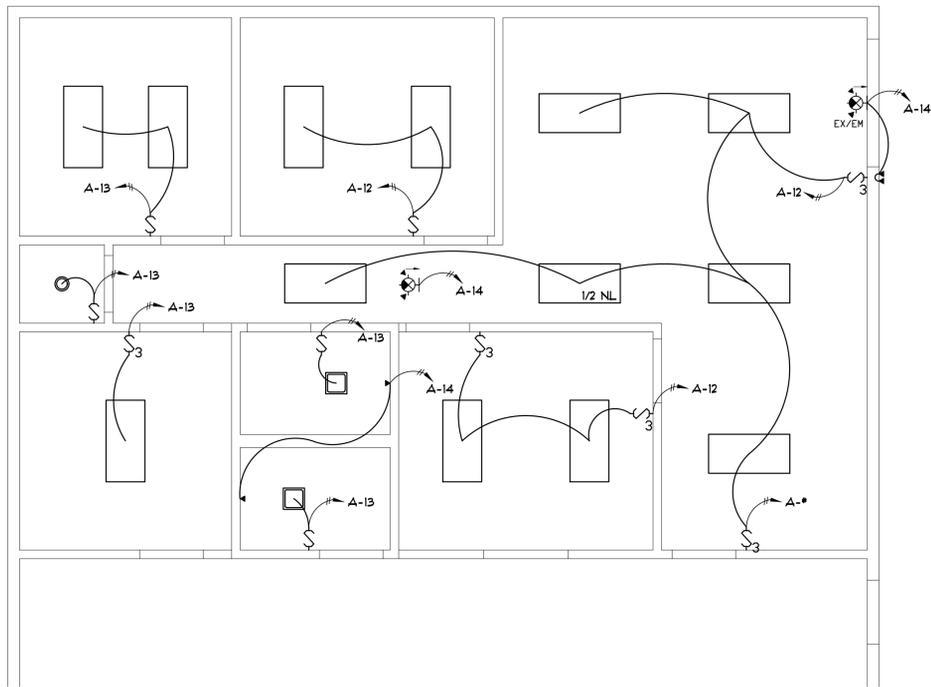


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D.A.E. Designs
LIBERTY TOWER
120 W. SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE (937) 299-3213



POWER PLAN
SCALE: 1/4" = 1'-0"



ELECTRIC LIGHTING PLAN
SCALE: 1/4" = 1'-0"

PANEL SCHEDULE												
PANEL	120/240 VOLT 3 PHASE 4 *-/- WIRES											
A	200 AMP MAIN 42 SPACE BOLT ON BREAKERS											
DESCRIPTION	WIRE SIZE	BREAKER AND/POLE	SIZE	LEFT HAND			RIGHT HAND			WIRE SIZE	BREAKER AND/POLE	DESCRIPTION
				L1	L2	L3	L1	L2	L3			
EXTERIOR UP GFI's	12	20/1	1	600			150			2	20/1	12 ENTRY/RECEPTION (101)
OFFICE (104)	12	20/1	3		300			150		4	20/1	12 KITCHEN (102)
REFRIGERATOR	12	20/1	5			500			150	6	20/1	12 MECH (103) & CLOSET
RESTROOMS	12	20/1	7	300			300			8	20/1	12 OFFICE (105)
BREAK AREA (102) (ENTRY WALL)	12	20/1	9			150			150	10	20/1	12 BREAK AREA (102) (SHOP WALL)
OFFICE/SHOP WALL	12	20/1	11			600			500	12	20/1	12 LIGHTING (FRONT AREA & OFFICES)
LIGHTING (BACK AREA & RR's)	12	20/1	13	325			25			14	20/1	12 EMERGENCY LIGHTING
AIR HANDLER	14	15/2	15			460				16	--	-- EMPTY
	14		17			460				18	--	-- EMPTY
CONDENSER UNIT	10	40/2	19	2500						20	--	-- EMPTY
	10		21			2500				22	--	-- EMPTY
EMPTY	--	--	23							24	--	-- EMPTY
EMPTY	--	--	25							26	--	-- EMPTY
EMPTY	--	--	27							28	--	-- EMPTY
EMPTY	--	--	29							30	--	-- EMPTY
EMPTY	--	--	31							32	--	-- EMPTY
EMPTY	--	--	33							34	--	-- EMPTY
EMPTY	--	--	35							36	--	-- EMPTY
EMPTY	--	--	37							38	--	-- EMPTY
EMPTY	--	--	39							40	--	-- EMPTY
EMPTY	--	--	41							42	--	-- EMPTY
TOTALS				3725			1675					TOTAL CONNECTED LOAD: 14,320 WATTS
				4610			1500					AMP LOAD MAX: 39.8 AMP
				L1	5400		L3	2810				
						1500						

LEGEND

- TELEPHONE/DATA OUTLET
- 120V 1 PH. DUPLEX RECEPTACLE
- 120V 1 PH. QUAD RECEPTACLE
- 120V 1 PH. JUNCTION BOX
- 120V 1 PH. QUAD RECEPTACLE FLOOR BOX
- DISCONNECT SWITCH
- HVAC THERMOSTAT
- SINGLE POLE SWITCH
- SWITCH - THREE WAY
- CIRCUIT IDENTIFICATION. SEE PANEL SCHEDULE
- 2x4 LED LIGHT FIXTURE
- COMBO CEILING FAN/LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- 1/2 NL
- EX/EM
- EM
- PLAN NOTE REFERENCE

SHEET NOTES

A. MIN. 36" CLEAR FLOOR SPACE FROM FACE OF PANEL.

DAE Designs

DATE: 04/09/21 SCALE: SHOWN DRAWN BY: ZATY CHECKED BY: DAE

B+E PLUMBING

ELECTRIC POWER PLAN

ELECTRIC LIGHTING PLAN

REVISIONS:

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STATE OF OHIO
DAVID A. ZATY
ELECTRICIAN
REG. NO. 9824
RECEIVED
APR 14 2021
EXP. DATE: 12/31/2021

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, June 9, 2021

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, Chair, Chris Pearson, Vice-Chair, Mark Davis, Robert Dimmitt, Steve Harding, Mike Thompson, and John Sillies.

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

Also present were Larry Dillin, Dillin Development Doug Borrer and Mike Pione of Borrer Development.

II. Approval of Minutes

A. May 12, 2021 Planning Commission Minutes

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

There were none.

Mr. Pearson motioned to approve the May 12, 2021 Planning Commission minutes as submitted. Mr. Dimmitt seconded the motion.

Vote: Harding, yes; Davis, yes; Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Thompson, yes (7-0)

III. Agenda Items

A. Final Approval

Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

B. Final Approval

General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development

Background Information

These agenda items are based on a request filed by Easton Farm Partners, Springboro, seeking rezoning and general plan approval for the Easton Farm, a 103.31-acre property located at 605 North Main Street (SR 741). The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use.

The applicant proposes to develop a mix of commercial, single-family and multi-family residential development. While included in the PUD-MU rezoning, the applicant proposes to retain a 13.46-acre historic farmstead located on the west side of the property.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. The first stage of the PUD process, rezoning and general plan review and approval, will involve two separate recommendations to City Council, and later two separate pieces of legislation considered by City Council. The rezoning portion of the proposal is depicted on sheet C1.1. The remaining documentation corresponds to general plan requirements.

These agenda items appeared on the March 10th, April 14th, and May 12th Planning Commission agenda for preliminary review. The applicants have submitted a revised large drawing set (sheets C1.0 through C5.2 dated May 21, 2021), a revised illustrative plan, and a revised design guidelines booklet for the June 9th review by Planning Commission. The background information below and staff comments reflect the changed plans.

The subject property is located southwest of the intersection of Anna Drive/Lytle-Five Points Road and North Main Street (SR 741). The subject property is presently farmed and includes two single-family residential units on the west side of the property within a historic farmstead. Vehicular access is presently provided by a single driveway from North Main Street.

The subject property is presently zoned R-1, Estate-Type Residential District. The R-1 District allows residential development at a density of 2 dwelling units per acre on 20,000 square foot lots. The R-1 District was applied to this property in 2015 as part of the implementation of the current Planning & Zoning Code. The Easton Farm was annexed into the City of Springboro in 1980. The earliest found zoning map since annexation dates to 1992. It indicates that the Easton Farm, along with what is now Village Park and Settlers Walk were zoned TR-1, Township Zoning District, a zoning district that allowed for annexed property to be incorporated into the City while continuing to enjoy the same development standards as Clearcreek Township in this case (Franklin Township was the source for other annexation in the western portion of Springboro and those properties originally in Franklin Township were also designated TR-1 after annexation). This caretaker zoning category was applied to all annexed property through the late 1990s. In 2015 the township zoning category was eliminated so that all future development activity was under the jurisdiction of the City of Springboro's Planning and Zoning Code. The TR-1 district, like the R-1, allows residential development at the rate of 2 dwelling units per acre.

The applicant has requested rezoning to PUD-MU, Planned Unit Development-Mixed Use, with three components: mixed-use, multi-family, and residential indicated on sheet C3.0 in the submitted materials.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required.

Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. For larger sites such as this development, typically final development plans include a greater degree of detail for a portion of the property including but not limited to architectural plans for proposed buildings and other structures, civil engineering plans that depict site improvements: walking and driving areas, utilities, lighting, and other detail plans including but not limited to lighting, landscaping, and signage.

Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process, this allowing for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include single-family residential development to the northwest within the Hunter Springs subdivision that includes homes on Deer Trail Drive. Open space in the form of the City of Springboro's Gardner Park, office and retail development to the north within the Village Park PUD-MU, Planned Unit Development-Mixed Use, retail development to the northeast within the Marketplace of Settlers Walk shopping center, a part of the Settlers Walk PUD, northeast of the intersection of Lytle-Five Points Road and North Main Street; retail and office development to the east on the east side of North Main Street; and retail and office development to the south including a day care facility and real estate office. To the south, residential development including condominiums within Springbrook Commons/Spice Rack subdivision, and the City of Springboro's North Park. To the west is single-family residential within the Tamarack Hills and Royal Tamarack subdivisions.

Adjacent zoning includes to the north is R-2, Low-Density Residential District corresponding to the Hunter Springs subdivision, and PUD-MU corresponding to the Village Park development. PUD to the northwest associated with the Settlers Walk PUD. LBD, Local Business District, O, Office District, and O-R, Office-Residential District, to the east associated with the existing pattern of retail and office development.

To the south of the Easton Farm existing zoning includes O-R District, and transitioning to PUD and R-3, Medium-Density Residential District, associated to the condominium development to the south, and then transitioning to R-2 District corresponding to the single-family area along Tamarack Trail and into North Park. This R-2 District pattern continues to the west and the Tamarack Hills/Royal Tamarack subdivisions.

The *Springboro Land Use Plan*, adopted by City Council in April 2009, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #3, North SR 741 Corridor, includes the subject area and land including Hunter Springs, Village Park, the non-residential portions of Settlers Walk and retail/office areas on east side of North Main Street. Preferred Land Uses identified in the plan include convenience retail, personal service, retail uses limited to a maximum of 75,000 square feet in floor area, among other uses. Residential development is preferred at an overall density of 6-8 dwelling units per acre.

The general plan, which has been revised for the June 9th meeting, includes the following elements:

- A 14.32-acre mixed use commercial component on the northeast corner of the property fronting North Main Street. This component includes the following:
 - A 113-unit independent living facility.
 - Outparcels for restaurants, other retail and office buildings
 - The size of all uses in this component is 94,500 gross square feet.
 - Note: this component was previously referred to as mixed-use component.
- A 9.99-acre multi-family residential component on the southeast corner of the property fronting North Main Street that includes multiple buildings including 252 apartments, a 9,500-square foot restaurant, and 2.82 acres of open space comprised of a storm water detention ponds.

- A 79.01-acre residential component covering the remainder of the property including the following:
 - Retaining the farmstead including 2 homes and the preserving of farm buildings.
 - 47 townhomes.
 - 218 single-family lots most served by garages accessed by private drives. The site of lots proposed for this large area ranges from large lots adjacent to the Hunter Springs neighborhood on the north end of the component to smaller lots to the south.
 - 20.07 acres of open space including two small parks, storm water detention ponds, a linear park linking North Park to Gardner Park, a 5.5-acre expansion of North Park, and a town green-type open space abutting the mixed use and multi-family residential component.

For proposed residential development areas, a gross density of 5.83 dwelling units per acre (519 dwelling units on 89.00 developed acres) is proposed. This calculation does not include units in the independent living facility. Those units are not typically included in residential development calculations. The City Law Director had pointed out that the City legally considers independent living and assisted living facilities as separate and distinct uses within the zoning code, including in section 1267.05, Urban Village District Uses - Non-Village Center, where the use is permitted in retail/commercial areas and is listed separately from apartments and condos. He has further pointed out that this is not unusual as several other communities in the area do the same thing finding that “retirement community areas” generally allow greater density and include multiunit dwellings to encourage not only affordability and mobility issues but encourage socialization. Traditional density measures, are often not applicable with assisted living and independent living given their difference in impact from other multi-family projects.

The following table provides a summary of numerical changes to the Easton Farm proposal since the proposal was initially reviewed by the Planning Commission on March 10th:

Table 1. Comparison of March 10th, May 12th, and June 9th Proposals for Easton Farm

	Meeting Date		
	March 10th	May 12th	June 9th
Component & Overall Acreage			
Commercial Component	18.75 acres	14.01 acres	14.32 acres
Multi-Family Component	10.12 acres	9.99 acres	9.99 acres
Residential Component	74.40 acres	79.32 acres	79.01 acres
Overall Site	103.27 acres	103.32 acres	103.32 acres
Dedicated Open Space	15.82 acres	20.06 acres	22.89 acres
Dwelling Units			
Single-Family Residential	233 units	224 units	220 units
Townhomes	18 units	48 units	47 units
Apartments	324 units	270 units	252 units
Total Dwelling Units	577 units	540 units	519 units
Residential Development Density by Area			
Single-Family+Townhouse	4.36 dwelling units/acre	4.26 dwelling units/acre	4.04 dwelling units/acre
Multi-Family	32.02 dwelling units/acre	27.03 dwelling units/acre	25.23 dwelling units/acre
Overall Density	6.83 dwelling units/acre	6.05 dwelling units/acre	5.83 dwelling units/acre
Maximum Building Height	4 stories	3 stories	3 stories
Parking Spaces in Structure?	Yes	No	No

Source: Easton Farm Partners

The following summarizes changes to the proposed plan since Planning Commission's March 10th review:

- Overall Residential Units. The number of units proposed in the June 9th submittal is a 10.1% decrease from the March 10th proposal, and a 3.9% decrease from the May 12th submittal.
 - Single-family Residential Units. The number of single-family residential units proposed in the June 9th proposal has been decreased 5.6% since the March 10th submittal, and decreased 1.8 percent since the May 12th submittal.
 - Townhomes. The number of townhomes proposed in the June 9th submittal represents a 156.6% increase in the number of units compared to the proposal reviewed at the March 10th meeting, and a 4.2% decrease since the May 12th review.
 - Apartments. The number of apartment units proposed in the June 9th submittal represents a 22.2% decrease in the number of units compared to the March 10th proposal, and a 6.7% decrease since the May 12th proposal.
- Development Density. The proposed development density proposed in the June 9th submittal is a 14.6% decrease in density from the March 10th proposal, and a 3.6% decrease from the May 12th submittal.
- Open Space. The amount of dedicated open space proposed has increased 46.2% from the March 10th submittal. The amount of open space has increased 14.1% since the May 12th submittal.

While it is City policy to not include assisted living-independent living-convalescent care-nursing care-memory care units into residential density calculations, when including the proposed 113-unit independent living facility into the density calculation and incorporating the 4.6 acres of land on which it sits, the development design of the current proposal is 6.73 dwelling units/acre (632 units on 93.91 acres). The 2009 Land Use Plan recommends a development density of 6 to 8 dwelling units per acre.

While incorporated into the proposed PUD, excluding the 13.46-acre farmstead from the density calculations, the residential density calculation is 7.79 dwelling units/acre (630 units on 80.45 acres). This calculation includes the 113-unit independent living facility. The 2009 Land Use Plan recommends a development density of 6 to 8 dwelling units per acre.

Access to the proposed development would be provided by an extension of the existing Anna Drive through the development south to Tamarack Trail near the entrance to North Park, and an access point onto North Main Street from the proposed Easton Farm Boulevard.

A traffic study is currently being revised and updated based on comments from the May 12th Planning Commission meeting. Recommendations resulting from this study will be incorporated into the general plan. The Fox Trail/Deer Trail connection is eliminated. This connection accounted for less than 7% of all total trips/traffic in the model of the full build out in 2042. It is not expected that the elimination of this connection will adversely affect the impact to other connections.

The traffic signal proposed for the North Main Street/Easton Farm Boulevard will be coordinated with other signals on North Main Street. The Tamarack to Tamarack connection to the west presents the same challenges as it did when Tamarack Trail was platted 32 years ago. Topography, Federal Emergency Management Agency (FEMA) special flood hazard areas, and a sanitary sewer trunk line are among the design issues that exist for this connection. To the south and west Tamarack Trail/Renwood Place exists as a local connection between SR741 and SR73. Based on information

from the traffic study, the increased traffic from the development at the Tamarack Trail/741 signalized intersection is minimal.

In general, areas are set aside for the purpose of storm water management. Detailed calculations will be reviewed upon submission of construction design drawings as is typical for any development in this stage of the development process, the final development plan stage for PUDs, and site plan review for conventional zoning.

Based on an independent analysis from the forecasting company Power Schools of the May 12th proposal that was conducted by the Springboro Schools, the development could potentially add 200 students to the school district over a 10-year period, or an average of 20 new students per year. The City has been informed by the Superintendent that all of the elementary aged children (grades 2-5) would attend Dennis Elementary and the school district can accommodate this amount of new students in the entire district under current conditions.

Staff Recommendation—Rezoning

City staff recommends approval of the rezoning of 605 North Main Street from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use.

Staff Recommendation—General Plan

City staff also recommends approval of the general plan for 605 North Main Street. Conditions of approval are listed lower in this document.

Please note that two motions will need to be made in response to this application in the form of recommendations to City Council.

The basis of this recommendation is as follows, Section 1266.10, Amendment of Zoning Map, General Plan Approval, of the Planning & Zoning Code, subsection (a):

(1) PUD zoning and the General Plan are in conformance with the General Development Plan for the City of Springboro, supporting plans, and related legislation as adopted by City Council.

The proposed rezoning and general plan application support the 2009 Land Use Plan, Policy Area #3, North S.R. 741 Corridor Policy Area, that recommends the area develop and redevelop in a mixed use pattern with both residential and non-residential development fronting SR 741. The plan recommends a traditional zoning district model to accomplish this task, a model that is not provided for in conventional zoning districts such as the existing R-1 District.

The proposal plan also supports the 2009 plan's recommendations for connecting the Village Park development to North Park by way of a trail. The proposed linear park in the current zoning/general plan recommendation also supports the recommendations of the 2013 and 2020 Bicycle & Pedestrian Plans.

The proposed general plan is supported by a design manual to be used by the applicant to guide development after rezoning. While not required by the PUD process, it supports 2009 plan recommendations for enhanced streetscapes.

The proposed general plan supports 2009 plan recommendations for improved walkability along not just North Main Street but internal to the development through sidewalks on both sides of

proposed streets, the linear park connecting North Park to Gardner Park, and to adjoining neighborhoods.

The proposed rezoning is consistent with the 2009 plan's 6-8 dwelling unit per acre maximum development density when at least 25% of open space is dedicated for non-development uses including parks and detention/retention areas. In addition, the donation of 5.5 acres of land for the expansion of North Park, an expansion that will enhance the recreational benefits of the park.

Proposed uses in the rezoning are consistent with the preferred land uses identified in the 2009 plan.

- (2) *An exemption to conventional zoning is justified because the Comprehensive Land Use Master Plan for the City of Springboro can be more faithfully and reliably implemented by the use of PUD zoning.*

The current R-1 zoning for the site does not provide a mechanism to support the 2009 Land Use Plan recommendations for a mixed use development pattern. The current R-1 does not support the dedication of open space as presented in the current proposal. Under conventional zoning no open space dedication would be required.

- (3) *The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances.*

The most intensive development is proposed along North Main Street which is consistent with that corridor's mixed use development pattern since North Main Street was widened from two to five lanes in 1998. The tallest buildings proposed for the development are situated in this same area and away from the lower density residential areas to the northwest, west, and southwest. This area is also the lowest topographically for the eastern portion of the property. This compares favorably to a plan proposed for the site in 2017 that showed taller buildings adjacent to the Hunter Springs (Deer Trail Drive) subdivision and Gardner Park frontage on the north side of the Easton Farm property.

Following the construction phase of the development, none of the uses proposed would present nuisances associated with noise, smoke, dust, debris, etc. Construction traffic will be prohibited from using Tamarack Trail. Portions of the development adjacent to existing residential areas are also proposed to be residential and will include noise customary for residential neighborhoods such as parks and playgrounds.

- (4) *The general plan is carefully designed to support surrounding streets, utilities and other public improvements.*

The proposed plan will tie into the existing street network of this portion of Springboro through connections to Anna Drive from the Village Park development to the north, Tamarack Trail to the south in the vicinity of the vehicular entrance to North Park, and to North Main Street to the east in the form of a signalized intersection.

In general, the internal lot and street layout meet city requirements, and will be reviewed upon submission of construction design drawings as is typical for the development review process.

Public utilities are available to the site and have the capacity to support the development including the City's existing water treatment plant and wastewater treatment plant without any expansion.

Detailed utility plans will be reviewed concurrent to the submission of construction design drawings as is typical for the development review process.

- (5) *The general plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses.*

The proposed general plan carries forward observations made in the 2009 Land Use Plan that called for more intensive development patterns along North Main Street, a mix of residential and non-residential uses, and less intensive uses further from this important north-south corridor. This is the same development pattern seen with existing development in the vicinity.

The proposed development provides housing choices not presently found in the central part of the Community outside the Historic District area, specifically apartments and smaller, alley-served single-family residential dwellings. The proposed development also includes an independent living facility, a use not presently found in the community.

- (6) *All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served.*

See #4 above.

- (7) *Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community.*

The applicant has proposed a development that is consistent with traditional development patterns used for most of the nation's history. That pattern includes a range of housing choices, a network of well-connected streets and blocks, human-scaled open spaces, and includes access to amenities within walking distance. No conventional zoning district in the City's Planning & Zoning Code affords the flexibility to achieve these goals.

- (8) *The design of the development protects natural assets such as streams, woodlots, steep terrain, and other critical environments in the City.*

The proposed development will protect and preserve many of the natural areas on the site including the steep slope that separates the Easton farmstead from the remainder of the farm to the east, Twin Creek No. 2 and its associated flood hazard areas, and the woodlands associated with the west end of the property. The proposed expansion of North Park into the Easton Farm will protect a stand of trees along Twin Creek No. 2, thereby protecting habitat in the area and the ability of the area's watercourses to conduct storm water naturally.

- (9) *Taken as a whole the development of the proposed PUD will have a positive effect on the health, safety, and general welfare of the City of Springboro.*

The proposed East Farm development is consistent with the 2009 Land Use Plan of the City of Springboro in terms of its proposed development density for residential areas and mix of land uses. Proposed land uses are consistent with the vicinity of the site. Higher residential development densities and alternative residential housing types are warranted to provide existing and future residents with choices as the community continues its growth pattern.

- (10) *The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this chapter.*

The applicant has developed a phasing plan that shows their proposal to implement the plan in an incremental manner, with development along the North Main Street corridor projected to take place first along with the main street corridors within the development.

City staff recommends the following conditions be included in any recommendation of approval for the proposed rezoning and general plan. The following comments address the illustrative plan, general plan sheets C.1 through C5.2:

1. Revise List of Approved Land Uses on sheet C1.1 as follows and submit to City staff for review and distribution to Planning Commission prior to June 9th meeting as follows:
 - a. Separate commercial and multifamily component columns into two distinct permitted use lists. Assign most uses under Community, Civic, and Institutional Uses to the commercial component. Assign most uses under Residential uses to the multi-family component.
 - b. Add existing farmstead column and assign and desired uses to that component.
 - c. Revise approved land use table as follows:
 - i. Delete vehicle fueling station and vehicle wash references on table under Community, Civic, and Institutional Uses.
 - ii. Move Essential Services and Other similar uses... to Accessory, Temporary, and Other Uses.
 - iii. Under Community, Civic, and Institutional Uses, combines bank w/ or w/o drive through to one permitted use (typical to other similar uses in this list).
 - iv. Under Residential Uses, move Independent Living Facility to Community, Civic, and Institutional use list.
 - v. Under Residential Uses, assign single-family attached and detached to residential component, and remaining uses to multi-family component.
 - vi. Under Accessory... Uses, assign Farmer's Market to commercial component, Food Trucks to all components, Outdoor Entertainment, and Seasonal Sales to commercial component, Temporary Uses to all components, and Personal Wireless Services to commercial component, and add Home Occupations to residential component.
 - vii. Under Additional Land Uses delete car wash and gas station listings.
 - viii. Retain the following uses in this listing with the component assignment in parentheses: B&B (farmstead), drive-through (commercial), drug store (commercial), dinner club (commercial), hotel (commercial).
 - ix. Describe meaning of retail/office and retail/apartment over walk-up.
 - x. In the same area, delete all other uses not mentioned above that are duplications of uses listed elsewhere (uses are not listed above).
2. Include minimum lot sizes on sheet C1.1.
3. HOA documents need to be created for review that contains provisions for City to take action and assess owners if necessary for maintenance/repairs of private retention/detention areas and common area maintenance.
4. On the Typical Sections sheets – Item 301 – Change the word “aggregate” to “concrete”.
5. Private alley name designations to be worked out with developer.
6. Utility easements are to be per city specifications, and not within the right of way, and not as shown on general plan or in design guidelines. In general, a 10' wide utility easement shall be provided on both sides of all public roads, as well as required for the utilities along any alleys. Remove the easement language from the guidelines and general plan typical sections.
7. The Clearcreek Fire District has submitted the following comment: Pursuant to Section 105.4.3 and 105.4.4 of the 2017 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 the 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 in all respects with the code. Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with this code.

The following comments address the design guidelines booklet included in the application for rezoning/general plan:

1. Page 5, Incorporate updated illustrative plan into design manual when finalized.
2. Page 10-11, Remove utility easements language from document. Easements are to be per City specifications.
3. Page 27 (d) – Increase the minimum setback for off street parking along SR 741 to 35 feet.
4. Provide Public Access Easements and utility easements over alleys. Details to be worked out at a later date.
5. Reviews and approvals are referenced throughout the document. Is the intent for these to be approved by City staff? Or the Planning Commission through the PUD review and approval process?

Discussion:

Ms. Iverson reviewed the order of speakers for tonight's meeting. First, Dan Boron will provide a presentation, then the applicants from the Dillin-Borror team will speak, and then guest comments will be received. She asked that all guests provide their name and address for the record. Ms. Iverson noted that there were additional e-mails received to submit comments, as well as a petition with over 800 signatures opposing the development, and a petition supporting the development with approximately 515 signatures.

Mr. Boron provided a PowerPoint presentation providing background on the Easton Farm property. He first reviewed the existing zoning of the property that was annexed into the City in 1980 and assigned (T) R-1, Rural Residential zoning classification. In 2015 there were Planning and Zoning Code amendments and a revision to the Official Zoning map which reclassified these lands as R-1, Estate-Type Residential District, that has nearly exact development standards as (T)R-1 District. Mr. Boron noted that the current zoning allows development at 2 dwellings units per acre with no open space requirement. He reviewed the property on the zoning map as well an aerial map. He explained that in 2009 the Land Use Plan was developed to replace the 1998 Comprehensive Land Use Master Plan. This document identified long-rang development and redevelopment goals for the community and us used by staff, City Council, Planning Commission and other boards and committees as a guide for decision making on long range planning and development. This document was developed with public input, a steering committee, stakeholder meetings and two rounds of public open houses. Mr. Boron reviewed a section of the Land Use Plan for Policy Area 3 – North of SR 741 Corridor which identified future characteristics, actions and needs, preferred land uses and recommended density and open space requirements the land that includes the Easton Farm. He noted that mixed use development pattern was encouraged and the residential development density was 6-8 dwelling units/acre with 25% open space.

Mr. Boron also reviewed details of the Planned Unit Development (PUD) Process. He explained that the rezoning identifies permitted uses for property, development and design standard, setback, building heights and lot sizes. Mixed use PUDs may be presented as multiple components with individual standards. He reviewed how the general plan establishes the preliminary layout for the site—the location of streets, public improvements, and the dedication of open space. Both are reviewed by Planning Commission which makes a recommendation to City Council. Mr. Boron explained that the second step is Final Development Plan review by Planning Commission which provides more details the plans for individual sites or sections, and

the final step is the approval process is the Record Plan creates lots, dedicates open space and rights-of-way.

Mr. Dillin provided an update on the general plan. He shared renderings of the complete master plan, the restaurant/retail concept, the view from southbound SR741, the small lot homes and linear park. He highlighted the changes that were made from the original proposal which include:

- Decreased density from 6.83 to 5.83 dwelling units per acre.
- Increased open space 46% to 22.89 acres, including 5.5 acres of donated space to North Park and 1.7 miles of trails/walk/bike path
- Removed the connection to Fox Trail Drive
- Reduced multi-family from 324 units to 252 units, and from a maximum height of 4 to 3 stories.
- Removed the parking structure in the multi-family area.
- Enhanced setbacks and increased restrictive guidelines along property line on the north and south boundary of the site.

Mr. Dillin shared plans to achieve a unique neighborhood that is respectful of lot sizes while created a walkable community that will connect commercial, residential and parks.

Ms. Iverson thanked Mr. Dillin for his update and invited comments from any guests that wanted to speak. She also noted that if anyone submitted written comments, they have been reviewed as well as the two petitions that were submitted.

Mr. Brian Poplin of 216 Deer Trail shared his concerns about the development. He stated that he was not fully opposed to the plan but does have four main concerns. First was the apartments, the four story buildings, the 20-foot rear setbacks along Deer Trail Drive, and the connection from Fox Trail Drive. He also was opposed to a hotel being included in the plan. He reiterated the importance of keeping Fox Trail closed, and asked the Planning Commission to please consider these concerns.

Mr. Zac Palmer of 321 Park Lane addressed several concerns he had about the plan. He feels the donation to North Park will not be very useful space, and is currently planned to be a retention pond. Mr. Palmer suggested this space be used for a parking lot with underground storage. He also shared concerns with traffic through Spice Rack neighborhood, which is already used as a by-pass to get to I-75.

Mr. Scott Bunch of 25 Orville Court expressed his support for the Easton Farm development. He shared concerns that false information has been shared through social media, and he feels through his research that more people are in favor of the plan than has been portrayed by those who are opposed. Mr. Bunch feels that North Springboro is a good location for this development and agrees it will bring a younger demographic as well as new commerce to our city. He agrees that Easton farm will benefit all residents, as well as bring in non-residents to our area. His statement is provided as part of this record.

Ms. Kristen Beireis, 447 Stanton Drive, read her statement in support of Easton Farm and encouraged the Planning Commission to move forward with the plan. She chose this community to live over 10 years ago because of the business development, easy access to Dayton events and venues as well as the easy access to the back roads. Ms. Beireis circulated the petition in favor of the Easton Farm development and received over 500 signatures confirming that this is something the community wants. She shared several comments received in the petition supporting the needed tax dollars, more restaurant options, green space and additional housing options. Ms. Beireis stated that the plan fills a community need and encouraged the Commission to move forward with the plan. Her statement is provided as part of this record.

Ms. Sara Garrette of 40 Lownes Court expressed her support of the proposed Easton Farm Development. She has been a resident of Springboro for 7 years and enjoys the community and the great school system. She looks forward to the new restaurant and retail options that will be coming and is excited about the development. Ms. Garrette noted that she has visited Levis Commons and enjoyed the festivals and activities that take place there. She feels that planned communities thrive and the City will benefit from the tax revenue. She encouraged the members approve plan.

Ms. Lindsey Tzandis of 430 Springhouse supported the development plan and stating she was looking forward to it. She felt it will be beneficial to many people. She was impressed with the changes that had been made noting that the apartments will be a positive housing option since Springboro has many of the large single family developments. Ms. Tzandis is hopeful this plan can pass and move forward.

Ms. Janette Norman of 445 Fairway expressed her concerns about the development. She is concerned that the additional housing and businesses will have an impact on the sewer and drainage of the area residents, noting they had these issue when the El Toro Restaurant was opened. She also shared concerns about increased traffic, noise, and pollution and feels that this development will change the character of the City.

Mr. Mike Webber of 310 Foliage expressed his opposition of this proposed plan, noting that he and his two adult children all live in Springboro and love this community. He feels this development does not meet the expectations of this community. He shared concerns about the population density when you build 500 houses in a small area. He felt that the virtual driving video through the development was deceptive and not realistic since it only showed 4 cars driving through, and it does not address visually what that population density does to the residents. He is also concerned about traffic, specifically during rush hour, since it is already busy and this will be adding 1,000+ residents to the roads. He suggested that a third party be hired to conduct a traffic and density study to show a more realistic animation of the traffic, as well as what North Park will look like to existing neighbors.

Ms. Rachael Courtney of 209 Deer Trail addresses her concerns about the development. She loves the quiet street she lives on, the friendly neighbors and the close proximity to area businesses. She shared concerns about the extreme density, the small lots, the traffic, and the minimal setbacks of the rear lots. Ms. Courtney feels this proposal is anything but open and pleasant. She was not against the Easton family developing their property, but is opposed to this proposed plan. Her statement is provided as part of this record.

Ms. Carol Adkins of 144 Deer Trail Drive has lived there 27 years. She is not opposed to the family developing their property, but does not support this plan. She is opposed to the 3 story buildings, apartments, density and the hotel. She also expressed concerns about the impact on the schools and desire to keep this great community the way it is.

Mr. Don Cummings of 173 Deer Trail Drive voiced his opposition to this development. He does not believe that the best interest of the community is at the heart of this development. He appreciates the efforts and changes made by Mr. Dillin as a result of this recent meetings with concerned residents, particularly regarding the closing of the Fox Trail Drive connection. Mr. Cummings felt that there have been lies and deception, and the opinions of the citizens have been neglected. He is outraged that the traffic study only addresses the area within one mile and it did not address larger traffic issues such as sitting through long lights. He also shared concerns about the increased students in the schools and the numbers projected are not accurate. His statement is provided as part of this record.

Mr. David Beckman of 168 Deer Trail Drive expressed his opposition to the development plan. He noted that the comments and the petition that was submitted has been updated and is accurate. He strongly agreed with the closing of the Fox Trail Drive connection and requested it be made non-amendable. Mr. Beckman

expressed concerns about the lot sizes and setbacks, density and traffic congestion and the types of uses that will be allowed for the businesses. He feels the City continues to ignore the comments and concerns of the residents and is appalled at the proposed housing. Mr. Beckman stated this is not a good plan for the City the will not maintain the character and charm the residents have enjoyed. His statement is provided as part of this record.

Ms. Jenny Meyer of 25 Woodstream Drive expressed her support for the propose development. She is excited about how it will connect the parks and lifestyles and will provide housing for different stages of life that we have not seen before.

Mr. Rod Bradshaw of 160 Deer Trail Drive expressed his opposition to this development, but does not fault the family for wanting to develop their property. He shared concerns about the small lots, apartments, possible hotel and high density, and does not agree with the current density calculations.

Mr. Rod Knight of 201 Deer Trail Drive expressed his frustration with the misrepresentation has occurred. He shared concerns about the small lots and questioned who, if anyone will be interested in purchasing these homes. Mr. Knight also expressed concern about traffic issues, specifically on SR741, increased taxes and the additional students into the school system.

Mr. William Fisher of 25 Brookfield Court expressed his concerns and opposition to this development. He has issues with the density and these small starter homes will have a higher turnover rate and become possible rental properties. He feels the small, adjacent housing will look like a trailer park and will also likely increase domestic violence. Mr. Fisher also expressed concerns about increased traffic and how this development will change the community. He urged the Commission to consider the 800 people that are opposed to this development.

Mr. Jim Milthaler of 132 Deer Trail shared his concerns about the development. He is concerned about the noise and light pollution and the density. He did thank Mr. Dillin for the changes that have been made so far. He was in favor of some commercial development, and agreed that Fox Trail Drive needs to remain closed permanently.

Ms. Linda Nelson of 221 Deer Trail Drive voiced her opposition to this development. She agreed that the closing of Fox Trial Drive should be unamendable. She feels that there is a price to pay for up zoning, and the community has to pay that price.

Ms. Amanda Markel of 369 Park lane has lived in Springboro for 6 years and are happy with the businesses of this up and coming community. She expressed support for this development, especially the apartments, which are not currently available in our area, the new business and the walkability of the site.

Mr. Kevin Smith of 55 Rustic Brook Court expressed concerns about the plan and found additional opposition from others during a survey that he conducted. He found that 46 of 49 people he spoke with were also opposed. Mr. Smith shared concerns about the high density and traffic, especially at peak hours. He feels that the apartments will not enhance long term residency and will likely have high turnover. Mr. Smith felt that 3 units per acre is a much more reasonable plan to achieve lower density.

Ms. Robin Hall of 605 North Main Street read her statement in support of the development. She reviewed some of the highlights of the development which include walkability, connectivity and new housing options, all of which will bring a new urbanism to the community. She noted that currently, Springboro offers many high quality, well planned developments with housing for families with school age children. This development will fulfill the housing needs for all stages of life. Ms. Hall also noted the benefit of an increased tax base. Her family has been involved in planning the development of this property for years and it has by

no means been haphazardly thrown together in weeks or months, and all the discussions that occurred in the Land Use and Master Plan meetings are public record. She feels that the Dillin Group has made many changes and concessions to address the concerns of residents and to maintain the high standards of their proposed development. She feels the number of residents in opposition has been exaggerated, and the largest number of those attending the Zoom meeting is 71, of which some were not opposed. She noted that this will provide financial stability for the area. Ms. Hall stated they are proud of this plan and encourage the Planning Commission to vote yes.

Ms. Baily Rizk of 135 Maple Drive voiced her opposition to the development. She grew up at North Park and chose to remain in the area after she was married. She expressed concerns about the density issues, the safety of apartments and the loss of the small town feel that Springboro currently has. This development will attract non-Springboro people and will suffocate the quality of life in our community.

Ms. Jill Ohs of 156 Deer Trail Drive thanked all the residents from coming tonight as well as the Planning Commission and the Dillin Group for all the work on this project. She has lived in Springboro since 2006 and loves the community and the small town feel. This development is very different than anything Springboro has ever had and will change the community forever. She noted that she grew up near Levis Commons and it was a well done development. Ms. Ohs expressed concerns with the traffic, specifically SR 741 as well as the impact on schools. She suggested a pedestrian bridge could be evaluated to increase safety on SR 741. She again thanked the Commission for the time to speak and wished them luck in making these difficult decisions.

Mr. Justin Weidle of 164 Deer Trail Drive voiced his opposition to the proposed development. He is concerned about the density and does not agree with the current calculations. He noted that he has not seen any cost projections on items such as roads, water, sewer, snow removal and additional police and fire services. Mr. Weidle felt it was not fair for current residents to pay for these improvements. He also had concerns about the school tax base and would like to see some official numbers provided. He provided his calculations, which was really only shows an extra \$53/year generated per student. He shared additional calculations he made on property taxes that showed an additional revenue of only \$105,000/annually.

Mr. Dustin Dershem of 224 Deer Trail Drive voiced his opposition to the proposed plan. He did not agree with some of the accusations that some of the facts connected to the petition opposing the development were not true. He noted that when the new schools were built in 1999, the numbers were miscalculated and trailers had to be used for the students. Traffic calculations performed by engineers were also wrong when Austin Landing was developed. Mr. Dershem noted that 71 people attended the May 12th Planning Commission Zoom meeting and most were opposed to the development. He felt that the people in favor may not be effected however, the citizens opposed may consider moving out of the City because it will have a drastic effect on them. He questioned if those in favor are really excited about paying more taxes. Mr. Dershem expressed concerns about the density, traffic and apartments. He felt many details of this plan were kept a secret until the March meeting, and urged the Planning Commission to consider the concerns brought up tonight

Ms. Marie Dershem of 224 Deer Trail Drive first thanked the 1,000 residents who signed the petition opposing this development. She reviewed some lessons that should be learned through this process. She stated it was unfortunate that they were forced to draw attention to their situations and gather support in order to have their concerns. She shared concerns about the rezoning, density and the rapid growth it will bring to the community. Ms. Dershem thanked Mr. Dillin and the staff for the changes and considerations that have been made, especially for the Deer Trail residents. She requested that the Planning Commission postpone the vote and find ways to help residents to feel more comfortable with the plan. Her statement is provided as part of this record.

Mr. Chris Watt of 220 Tamarack Trail expressed his concerns about the development. His concerns were primarily density and traffic since people tend to cut through spice rack to get to SR73 and I-75. He feels this development will definitely effect the quality of life and also requested the vote be postponed.

Ms. Iverson thanked everyone for their comments and participation.

Ms. Iverson stated this is the time for Planning Commission members to offer comments and questions. She suggested that they begin with the staff recommendations regarding the list of approved land uses under Section 1266.10 of the Zoning Code.

Mr. Harding agreed that this is where the Planning Commission begins their discussion on the details of the approved uses for the development and can strike-out and remove what they agree should not be included, such as hotels.

Mr. Davis did want clarification on hotels, as well as car washes and fueling stations that he has seen mentioned.

Mr. Sillies agreed that there needs to be review and clarification on permitted uses for the farm because some of the document received did not match up, and one of the documents did not include a hotel, gas station or grocery.

Mr. Boron explained that some of the information was included in the 2017 proposal and staff wanted to show the comparison and staff comments that addressed the table of uses for each area of the development. He clarified that the table provided by Dillin/Borror team only included 2 categories of components. The concern was if certain uses were permitted in the farm for example, that they could also be permitted in the single family area and staff wanted them to be separated. Mr. Boron agreed that a hotel may not be appropriate of this site.

Mr. Harding stated that there have been questions in the past about what they may start building further into the project, and noted the importance of establishing a list of permitted uses.

Ms. Iverson agreed this was the time for this discussion and to make changes to the list as the Planning Commission moves forward with their recommendation. She also clarified that they would need to vote on the changes before the final vote of the recommendation.

Mr. Boron explained the three options to proceed. They would be approve the proposal as submitted, disapprove, or approve with conditions. There are some conditions already outlined by staff and the Planning Commission can add to those. He also noted that the Planning and Zoning Codes provides specific protection, placement, screening and other design criteria for uses in the development.

After some further discussion, it was agreed that the following uses would not be permitted in the development:

- Gas Stations
- Hotels
- Car Washes
- Stand along Drive-thru

Mr. Dimmitt asked for some details on the roundabout at Tamarack Trail and noted concerns that it may add traffic to the Spice Rack neighborhood, and that it seems to be cost prohibited to connect with the other segment of Tamarack Trail to the west.

Mr. Boron noted that a preliminary traffic study was completed, and a complete traffic study will need to be completed prior to City Council action if this rezoning and general plan are to move forward. This also applies to lighting, utilities, storm water management, street design and other details.

Mr. Dudas explained that staff will be overseeing the storm water development as well as all additional traffic studies. He referred to Mr. Scott Knebel, CMT, the City's traffic engineering consultant, who worked on the preliminary study.

Mr. Knebel stated that there was a preliminary traffic study prepared and comments have been received and reviewed. An updated study has not yet been provided so the final conclusion is still in process and yet to be determined.

Mr. Pearson asked if the possible roundabout was part of this study.

Mr. Knebel explained that it was not. The amount of traffic assigned to the south end of the parcel is relatively small, so it is not anticipated to be a capacity issue.

Mr. Dudas added that the roundabout was only a concept along with other options that were being evaluated, and the roundabout is not part of the general plan. He asked Mr. Knebel to provide further details on roundabouts.

Mr. Knebel explained that in general, roundabouts are viewed very positively from a safety standpoint as an alternative to address speed issues. He noted that a single lane roundabout is designed to handle up to 1,000-1,200 vehicles, and the traffic projected for this area is not close to that.

Ms. Iverson asked what pedestrian bridge might look like as an option and what would be involved in that.

Mr. Dudas explained that it would involve some complicated issues such as the exact location, right of way and accessibility. It would also involve a feasibility study.

There was further discussion on traffic, construction plans, and storm water issues. Mr. Boron noted that if the project moves forward, development will occur in stages and not all at once.

Mr. Harding asked for some final clarification on the density calculations.

Mr. Boron explained that the density defined by our Code is 5.83 dwelling units per acre, which includes all residential units. He noted that if you would include the independent living facility, you can't discount the land it sits on that because that is what helps to drop the density. He further explained that if you remove the farmstead, which is 13.6 acres in area, but include the independent living at 4.6 acres, you will come up with 7.79 dwelling units per acre.

Mr. Dimmitt asked for clarification if the land that was going to North Park is only for water retention or is it useable green space.

Mr. Boron explained that the current plan defines it as land that will be used as both retention pond as well as open space.

Mr. Dillin reviewed the location of the retention ponds and the green space on a map. He also reviewed the location of trees that will be retained as well as proposed sites for additional trees.

Ms. Iverson referred to prior questions on population growth and how the City is prepared to handle it.

Mr. Boron explained how the 2009 Land Use Plan is used to determine how utilities are provided for and how staff calculates how many residents per square mile will need services. Both the water treatment and storm water treatment plans were developed with a much larger population projected.

Mr. Dudas confirmed that was correct and staff was taking into consideration any future annexations so as a result, these systems are prepared to handle much higher numbers. The current population is approximately 19,000.

Mr. Boron noted that the most recent population build out was roughly 22,000 residents, and with the 460 undeveloped acres, we are on target with that number.

Mr. Harding noted that this will be a gradual process over the next 5 years.

Mr. Boron provided examples of other gradual population increase such as The Springs, Settlers Walk, and Beck Ridge developments.

Mr. Sillies asked for an update on the schedule and timeline of the development.

Mr. Dillin noted that the residential development can be market driven and they anticipate the commercial development to begin first followed by the multi-family units.

Mr. Borrer shared plans to begin engineering, zoning, building approvals 6 to 9 months after rezoning/general plan approval, and breaking ground around June-July of 2022. The projected construction time is a minimum of 15 month, so that results in a projected timeline of 2023 for the apartments. He also reviewed the plans for the single family homes explaining how his company manages the homeowners association and have been doing this since 1971. They project the absorption to be approximately 50 dwelling units per year, and they hope to begin the roads about the same time as the multi-family as well as the townhouses. Mr. Borrer projected the 250 homes would take 5 years to complete at this absorption rate.

Ms. Iverson asked for projection on the commercial businesses and restaurants.

Mr. Dillin reviewed an illustration of the commercial sections of the development. He explained his target is to have 6 or more businesses with anticipated construction to begin July, 2022 and possible opening in spring, 2023.

Mr. Sillies asked about the control of the residential home and if renting will be permitted.

Mr. Borrer was not sure if they can legally restrict homeowners from renting.

Mr. Sillies noted it could be regulated by the HOA.

Mr. Harding asked for clarification on the Fox Trail Drive closing, and if this needs to be further defined, and will it require legislation.

Mr. Boron explained that the Planning Commission can make it part of the recommendation to City Council. The Planning Commission agreed that the closing of the Fox Trail Drive connection will be make unamendable.

Ms. Iverson ask if there were any other comments or questions regarding the density issue.

Mr. Davis asked if the density has been reduced as much as possible.

Mr. Harding asked for clarification from the legal aspect if the proposal was turned down based on density, can the applicant has any legal recourse.

Mr. McDonald explained that if the density is defined in the land use plan, and this proposed development meets that requirement, the applicant could have grounds for some type of suit for being unreasonable.

Mr. Boron noted that the 2009 plan did look ahead with density issues, open space provisions, and framework for a PUD.

Mr. Pearson addressed the comments that he was referenced to making during the 2017 proposal. He noted that he was wrong about those density calculations and they would not have been permitted if they exceeding the density requirements.

Mr. Sillies noted that this was a very large project, and what assurance does the City have that the project gets completed.

Mr. Boron explained it was the developer's intention to lay out the public improvements is outlined in the phasing plan. He also referred to sheet C.11 which requires all the comments to be addressed, and if the project goes in a different direction, there is a good foundation, which is the general plan. Also there are covenants and restrictions associated with it as well as design guidelines and perpetuity on the land.

Mr. Dudas noted that if approved, staff also requires the developer to obtain a construction performance bond that requires legislation from Council.

Mr. Harding clarified that if this would happen and another developer would come in to take over, the PUD would stay in effect, but the general plan could change with a different developer.

Mr. Boron provided a situation where there were some changes made in The Springs development.

Mr. Harding noted it was great to see all of the large attendance and participation at tonight's meeting

Ms. Iverson asked for a motion on the Final Approval for the Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development, with staff comments, and the following additional recommendations:

The closing of the Fox Trail Connection will be made unamendable.

The following will be excluded from the list of permitted uses:

- Gas Stations
- Hotels
- Car Washes
- Stand along Drive-thru

Mr. Thompson motioned to approve. Mr. Pearson seconded the motion.

Vote: Davis, yes; Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Thompson, yes; Harding, yes; (7-0)

Ms. Iverson asked for a motion on the Final Approval for the General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development, with staff recommendations, as well as the following additional recommendations:

The closing of the Fox Trail Connection will be made unamendable.

The following will be excluded from the list of permitted uses:

- Gas Stations
- Hotels
- Car Washes
- Stand along Drive-thru

Mr. Sillies motioned to approve. Mr. Thompson seconded the motion.

Vote: Davis, yes; Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Thompson, yes; Harding, yes; (7-0)

Mr. Boron reviewed the next steps of the process. First the recommendation will be forwarded to City Council and a public hearing will be scheduled. The plan will be amended accordingly and forwarded to Council. There will be many additional steps including future studies and the final development plan.

Mr. Harding noted that with the 30 Day notice for a public hearing, it will likely not take place until sometime in August meeting.

Mr. Boron noted that the Planning Commission will not see this development again unless there is a rare request from City Council for further review or consideration. City Council can also amend the plan as it moves forward. The Planning Commission will also see the Final Development Plan, the dedication of right of way and the Record Plan.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron stated that next meeting is scheduled for July 14th.

Adjournment

Ms. Pearson motioned to adjourn the June 9, 2021 Planning Commission Regular Meeting at 9:35 p.m. Mr. Dimmitt seconded the motion.

Vote: Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Harding, yes; Thompson, yes; Davis, yes. (7-0)

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary

DRAFT

The Easton Farm Petition – In Favor

Springboro Ohio has been given a proposal for The Easton Farm Development at Route 741 and Lytle-Five Points Rd. This new addition to the city of Springboro offers a mixed-use development that meets the city's current land use plan and provides:

- walkability! Providing access from the neighborhoods to bike paths, walking paths, multiple city parks, Dorothy Lane Market, restaurants, retail services and more. No car required.
- new, relevant housing trends not currently available in Springboro.
- an all-age neighborhood! From 25-95, The Easton Farm provides our youth and elders a home in Springboro.
- considerable increased tax revenue for Springboro City Schools.
- a significant new tax base for the City of Springboro, which benefits the entire community.

It is crucial to prove that citizens of Springboro want to see these improvements come to fruition. For the future of our city, we need to stay relevant with housing trends and The Easton Farm offers an opportunity to do so. It is our goal to get 1000 signatures before June 9th so the count can be presented at the next Springboro Planning Commission Meeting.

By signing this petition below, YOU ARE IN AGREEMENT with The Easton Farm Development plan as announced on May 12, 2021. **You must be 18 OR OLDER to sign.**

Information you provide will be shared with the City of Springboro and may become part of public record. We will not sell your information. However, we may ask for your support in other ways.

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
1	5/19/2021 8:35:21	Wendy York	gwy6011@yahoo.com	45036	This development will be a wonderful,
2	5/19/2021 8:37:19	Jennifer Wright	smilesjenjen@yahoo.com	45066	I believe the Hall's took years of heartfelt
3	5/19/2021 8:39:40	Tim Alldredge	Tim.Alldredge1@gmail.com	45458	I am in favor or the economic stimulation the
4	5/19/2021 8:41:30	Anne Harvey	Anne@anneharveylaw.com	45066	Springboro needs to move forward with
5	5/19/2021 8:46:16	Tammy Figueroa	tammylf0426@yahoo.com	45066	Much needed development for our
6	5/19/2021 8:46:29	Jennifer Meyer	Jenniespraggs@gmail.com	45066	I am excited for more space for small
7	5/19/2021 8:46:45	Chris Smith	ChristianDSmith@me.com	45066	A wonderful opportunity to increase the City
8	5/19/2021 8:48:22	Ann Hehman	ann_hehman@yahoo.com	45066	Looking forward to it.
9	5/19/2021 8:48:50	Dorie Watts	Doriewatts@gmail.com	45066	Pleased with this development plan. It is a
10	5/19/2021 8:49:42	Nicole Wilson	Knicolewilson1977@gmail.com	45066	In favor of this development as revised. I
11	5/19/2021 8:50:07	Mynette Jones	mynette1990@gmail.com	45066	It's their land. They can do what they want.
12	5/19/2021 8:51:04	Heather Powell	msheatherpowell@gmail.com	45066	It is. Beautiful way to grow our city outside of
13	5/19/2021 8:51:21	Spiro Collias	sgcollias@gmail.com	45066	This is a great opportunity for Springboro. All
14	5/19/2021 8:51:50	Scott Bunch	Scottbunch45030@gmail.com	45066	This will be great for our community!
15	5/19/2021 8:52:17	Jenny Caffrey	Jennycaffrey78@gmail.com	45066	
16	5/19/2021 8:53:27	Katrina Yunt	Katrina_yunt@yahoo.com	45066	Cities that grow, thrive. And cities that thrive,
17	5/19/2021 8:55:26	Kimberly Pampuch	Kpampuch44@gmail.com	45066	Expansion is inevitable, it's a great plan.
18	5/19/2021 9:00:02	Kristina Smith	Kconleymith@sbcglobal.net	45066	I feel that this use of the property is in
19	5/19/2021 9:01:49	Kendra Bean	KendraBeanpt@gmail.com	45066	I have looked at the plans for the Easton
20	5/19/2021 9:06:06	Jamie lawhorn	Jlaw75@icloud.com	45005	
21	5/19/2021 9:07:47	Mary Jo Mucci		45066	I think it's a wonderful addition to our already
22	5/19/2021 9:08:28	Letisha Carreras	Lcarreras7@outlook.com	45458	This development will be great for
23	5/19/2021 9:08:40	Renee Westermeyer	Rrwesty123@hotmail.com	45066	This will be a wonderful, vibrant and much
24	5/19/2021 9:08:46	Kevin Mollenhauer	k.j.mollenhauer@gmail.com	45458	Look to the future!
25	5/19/2021 9:11:29	Frank Carreras	Franciscorc78@gmail.com	45458	
26	5/19/2021 9:11:54	Gregory Dinsmoor	gdinsmoor@gmail.com	45066	I fully support the planned development of Easton Farm
27	5/19/2021 9:12:00	Sarah Askins	Sarahdaskins@gmail.com	45066	I'm excited to see growth and more options for shopping, eating, etc. I'm also happy to supply more jobs and housing!
28	5/19/2021 9:14:09	Vickie Erickson	Ericksvm2015@gmail.com	45066	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
29	5/19/2021 9:17:43	David Vomacka		45066	This land is too valuable to not develop soon. The City must insure a quality development which is what the current plan would provide.
30	5/19/2021 9:18:08	Adriana Garay	Nanamc_81@hotmail.com	45066	I am very excited to see this development come to Springboro. I think the businesses it will bring will be beneficial to the city's economy, but also provide much needed tax dollars to our school system. I also want more local options in the form of restaurants and stores to spend more money here.
31	5/19/2021 9:20:25	Heather Waldock	heatherjwaldock@gmail.com	45066	The proposed development is beautifully designed and is just the right kind of growth for Springboro. I support the rezoning and development 100%!
32	5/19/2021 9:21:53	Rachel Finley	Wesrachel@yahoo.com	45066	
33	5/19/2021 9:22:11	Trina Saylor	Treenb@sbcglobal.net	45066	
34	5/19/2021 9:25:04	Kali Spirtos	Kali.spirtos@herrealtors.com	45342	
35	5/19/2021 9:25:49	Holli Dreischarf	Holli0303@aol.com	45005	
36	5/19/2021 9:27:30	Adam McClanahan	adammcclanahan@gmail.com	45005	
37	5/19/2021 9:28:03	Molli Bunch	mbunch0611@gmail.com	45066	Looking forward to more restaurant/shopping options
38	5/19/2021 9:29:36	Patricia Roemer	Proemer@comcast.net	45066	Yes
39	5/19/2021 9:29:56	Morgan Sebald	msebald19@gmail.com	45066	
40	5/19/2021 9:33:28	Yes	tbh605@sbcglobal.net	45066	
41	5/19/2021 9:34:57	Glen Rocco	Grocco@pdiam.com	45005	I think the proposal strives to move the city forward in a positive direction.
42	5/19/2021 9:35:58	Melissa Campion	melissadcampion@gmail.com	45066	It looks like a lovely addition to our community that will add additional shopping and dining, something that we have a limited amount of with our current community size. The appearance will add a consistency to the area along 741. My family lives in McCray and looks forward to the walking and biking paths that are offered

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
43	5/19/2021 9:37:47	Sean Campion	Campiosa@gmail.com	45066	The community needs more varied housing options, and this plan offers those. It's attractive and will benefit the community as a whole
44	5/19/2021 9:38:55	Cheri King	Chking3316@gmail.com	45066	Looks great!!
45	5/19/2021 9:39:46	Kenneth Coffman	krcoffman@gmail.com	45066	
46	5/19/2021 9:41:32	Rebecca Hall	tbh605@sbcglobal.net	45066	Yes
47	5/19/2021 9:42:12	Kristen Beireis	kristen@beireis.com	45066	As someone with an aging parent who will likely be moving into the area in the next 5 years, I am excited about the independent living facility. I also look forward to new restaurants, more park space and the full spectrum of housing for all ages in life. We need this in our community to continue to stay relevant.
48	5/19/2021 9:43:06	Jacqueline Curl	curljmc@msn.com	45458	With its connectivity, green space, on-trend design, and use of quality building materials, the Easton Farm development will support strong housing values throughout the Springboro-Clearcreek community, keep Springboro highly competitive as a desirable place to live, and help secure the south Dayton area as a relevant location for future business development.
49	5/19/2021 9:43:22	Chandler Burkhart		45066	
50	5/19/2021 9:43:54	Luke Burkhart		45066	
51	5/19/2021 9:44:13	Glenda Miles	msslendamiles@gmail.com	45066	I am especially in favor of having an all-age friendly inclusive neighborhood in Springboro which can inspire shared knowledge, relationships and leadership as a vital community asset.
52	5/19/2021 9:44:16	Tal Burkhart		45066	
53	5/19/2021 9:44:38	Jennifer Burkhart		45066	
54	5/19/2021 9:44:47	Amanda Marquart	Amarquart87@gmail.com	45066	I like that it's mixed use. We have more than enough single family homes, it's time to add some variety to housing options. I like that the plan is walkable.
55	5/19/2021 9:45:17	Sara Felsburg	Sfelsburg@gmail.com	45066	Excited for this!!

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#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
56	5/19/2021 9:45:26	Jeff Paschke-Johannes	jepaschkejoh@gmail.com	45458	
57	5/19/2021 9:45:59	Dena Krupa	dkrupa@sbcglobal.net	45066	I believe the Easton Farm Development would be an excellent addition to our community.
58	5/19/2021 9:49:58	Desiria Gilbert	desiria.gilbert@gmail.com	45066	Development is everywhere! This development is beautiful and well thought out.
59	5/19/2021 10:02:56	Trey Newby	Treynewby@gmail.com	45066	It is their property to develop. I think it is good that they are getting feedback from the community to enhance the design but they should have the freedom to develop it.
60	5/19/2021 10:04:20	Cheryl Dillin	Cheryl@hardycom.com	45066	
61	5/19/2021 10:05:10	Logan Frazier	logan.frazier@ohwg.cap.gov	45066	Wonderful, the shopping and new residents will be a boon to our town.
62	5/19/2021 10:05:13	Tracy Paschke-Johannes	TracyPaschkej@gmail.com	45458	We are in zip 45458 with kids in Springboro schools. Support the increased tax base and opportunity for varied and needed housing in Springboro
63	5/19/2021 10:05:57	Casey Staples	case012210@gmail.com	45342	Support!
64	5/19/2021 10:16:09	Karen Berry	ckarensop@aol.com	45066	It looks amazing.
65	5/19/2021 10:16:09	Olivia Page	Opag444@yahoo.com	45066	
66	5/19/2021 10:20:40	David Rismiller	Drismiller@bestversionmedia.com	45040	
67	5/19/2021 10:22:34	Barbara Hardy		45066	
68	5/19/2021 10:25:41	Susan Couch	Sjlcouch@twc.com	45066	
69	5/19/2021 10:28:29	Dennis Hardy	dlhardy456@yahoo.com	53191	A great place to live and work. Can't wait to see it finished
70	5/19/2021 10:30:32	Linda Parkinson	Linda.witonski@yahoo.com	53191	Beautiful property
71	5/19/2021 10:38:00	Amy Tyler	Amymytyler@hotmail.com	45066	I support growth and development in the area. I'm excited to see new retail and dining opportunities in the area. I am also excited that various types of housing are offered in the plan and hope that this results in increased diversity in Springboro.
72	5/19/2021 10:38:41	Melissa Renner	melissa.renner@hotmail.com	45342	Lived in Springboro a total of 44 years, now just north of town; my mother lives in Springboro and I am there every day; I may be interested in housing in the Easton Farm development!

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
73	5/19/2021 10:41:10	Chelsie Thomas-Karason	Chelsiekayt@gmail.com	45066	Yes please! This is a great move for Springboro!
74	5/19/2021 10:41:38	Katie Halberg	katiehalberg@yahoo.com	45066	Looks great.
75	5/19/2021 10:47:24	Christopher Meyer	rhit2004@gmail.com	45066	I appreciate the diverse types of housing included in the plan to align with the needs and desires of a wide range of individuals and families who desire to live in Springboro. I believe The Easton Farm development as proposed is positioned to be a crown jewel and point of pride for Springboro as our community matures for the future.
76	5/19/2021 10:48:24	Bryan hartman	Hartman1021@gmail.com	45066	
77	5/19/2021 10:52:06	Hans Landefeld	Landefeldh@gmail.com	45066	The Easton Farm development as proposed will provide existing Springboro residents with housing alternatives not currently available to them.
78	5/19/2021 10:53:14	Garlene Hamilton	Garlene_s@yahoo.com	45066	The planned development will add value to the Springboro community and provide appropriate growth. I appreciate the thoughtful residential and commercial planning for the space and the generous donation of land to the North Park.
79	5/19/2021 10:58:20	Sarah Garrette	Sarahlgarrette@gmail.com	45066	Love it all - exactly what Springboro needs to keep the community growing and vibrant!
80	5/19/2021 10:59:37	Brooks Grider	Brookekeller80@gmail.com	45419	
81	5/19/2021 11:03:47	Charles Curtner	Camaroz28red2002@yahoo.com	45066	
82	5/19/2021 11:07:08	Angela Brown	Aj2ay1ae1@gmail.com	45458	I live in clearcreek township and I think this will be a huge asset for the Springboro/Clearcreek Township area
83	5/19/2021 11:10:29	Emily Dyer	emilyhdyer@yahoo.com	45066	I'm very excited about this development!
84	5/19/2021 11:13:23	Dawn Shugert	dawnshugert@yahoo.com	45066	I am in favor of a well thought out development that enhances the overall Springboro community
85	5/19/2021 11:13:48	Darrin Polomsky	dawnshugert@yahoo.com	45066	
86	5/19/2021 11:17:09	Patrick Williams	patrick@cohatch.com	45066	We support this project 100%!
87	5/19/2021 11:18:02	Allen Aerni	jeep4life1980@gmail.com	45066	Let's make it happen!
88	5/19/2021 11:27:34	Christian Wright	Christianwright407@gmail.com	45458	
89	5/19/2021 11:28:36	Morgan Morrison		45342	

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#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
90	5/19/2021 11:29:58	Linsey Tzanidis	aspasia.linseysue@gmail.com	45066	
91	5/19/2021 11:30:56	Johanna Kruth	Johanna.kruth@gmail.com	45066	
92	5/19/2021 11:31:07	Lucretia veda	Vedafam@sbcglobal.net	45066	We support
93	5/19/2021 11:31:31	Aaron Horn	hormaaron@gmail.com	45458	As a resident of Clearcreek Township and working in within the City of Springboro, I am proud to support the Easton Farm project. As a young 25 year old professional, I desire to see the City of Springboro grow with new housing options, amenities, restaurant and dining destinations, and public spaces to enjoy. I believe that the character and quality of the proposed development will allow the development to achieve sustainable and long term success. Finally, I strongly support implementing a walkable mixed use environment. Having the opportunity to have a unique housing development connected to parks, restaurants, service retail options, etc. would be a feature that almost no community offers in our region. It's time for wonderful communities like Springboro to look 20-30 years into the future and be willing to commit in investing in development that it will be proud of for years to come. I certainly believe the Easton Farm plan would benefit the Springboro and greater Dayton community as whole. I am happy and proud to be a supporter of the Easton Farm development.
94	5/19/2021 11:32:57	Steve Ferdelman	Steveferdelman@gmail.com	45066	I fully support this project
95	5/19/2021 11:47:38	Allyson Veda	Allyveda1@gmail.com	45066	
96	5/19/2021 11:48:10	Janet Turner	turnerjanet548@gmail.com	45066	Looking forward to the new development and the growth of Springboro. What a fantastic improvement and addition to our community!
97	5/19/2021 11:48:30	Connie VanDemark	Cvandem500@msn.com	45066	What a wonderful positive development to our community!
98	5/19/2021 11:48:36	Teresa McCoy-Lucas	redwngsmom@yahoo.com	45066	

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#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
99	5/19/2021 11:53:32	Abbie Sargent	abbiemail1011@gmail.com	45066	
100	5/19/2021 11:54:18	Taylor Robbs	taylor91wright@gmail.com	45458	
101	5/19/2021 11:55:03	Robert Tyra	BobbyTyra@icloud.com	45036	Love the design and the economic impact it will have on this growing community.
102	5/19/2021 11:58:50	Chris Robbs	cerobbs14@yahoo.com	45458	
103	5/19/2021 11:59:49	Marie Belpulsi	Mbelpulsi@sbcglobal.net	45066	Kudos to Becky, Ted and Robin Hall as well as those who have been supportive of this project. Kudos also to the City and developers who worked diligently to resolve issues that concerned many residents. Having had been involved for many years with the city as a council member and a Planning commission member, I certainly understand the concerns when new developments are proposed and approved. After all isn't this how we all got to live in this amazing community? I'm confident that the council and planning commission members will have the wisdom and foresight to look to this development as a benefit to the future of Springboro.
104	5/19/2021 12:02:06	Taylor Lambert	tayjlambert@gmail.com	45066	
105	5/19/2021 12:05:02	April Walker	aprilwalker2011@gmail.com	45327	
106	5/19/2021 12:09:17	Rachel Barney	Rachelg.barney@gmail.com	45066	In favor
107	5/19/2021 12:09:58	TedHLI	Tedhall605@yahoo.com	45066	
108	5/19/2021 12:10:06	Steven Erickson	osu78@woh.rr.com	45066	I think this will be a wonderful addition to Springboro and for once the taxes stay within the city limits
109	5/19/2021 12:14:30	Carol Horn	chorn1@udayton.edu	45383	I am in support of Easton Farm development. I have family that lives in Springboro and would love another option to shop and dine while visiting them. The development plans looks very neighborhood friendly and one that I would love to be a part of in the future.
110	5/19/2021 12:16:36	Allyson Veda	Allyveda1@gmail.com	45066	
111	5/19/2021 12:16:43	Kayla Long	Kayladlong@gmail.com	45066	
112	5/19/2021 12:17:36	Esther Baston	ckarenshop@aol.com	45066	It looks beautiful.

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#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
113	5/19/2021 12:17:40	Carrie Robbins	CarrieBRobbins@gmail.com	45066	
114	5/19/2021 12:25:03	Ashley Keller	MissAsh87@yahoo.com	45066	I fully support the Hall family going forward with the developer's plans.
115	5/19/2021 12:28:12	Ruth Ellen Cook	ruthellencook@gmail.com	01930	As a daughter of Noel and Ann Easton, I am happy to see our farm necessarily transition from an agriculture base and transform into a beautiful and relevant legacy and contribution to the ongoing development of the city of Springboro. I am confident in the integrity and capabilities of our developer Larry Dillon to fulfill our vision for this plan.
116	5/19/2021 12:28:53	Rachel Stickney	rachel7119@aol.com	45066	
117	5/19/2021 12:29:49	rebecca hall	tbh605@sbcglobal.net	45066	
118	5/19/2021 12:32:01	Austin Morrow		45066	
119	5/19/2021 12:56:49	Katie Spaulding	katiespauling266@gmail.com	45066	Excited with the quality of the development. It something you would see in larger communities so this is a boon for Springboro.
120	5/19/2021 12:58:38	Tom Hunsaker	HemiTom528@GMail.com	45066	Build it!
121	5/19/2021 12:59:23	Avery Combs	Avery.combs01@yahoo.com	45066	I fully support this development and look forward to it!
122	5/19/2021 13:01:24	Megan Elko		45040	
123	5/19/2021 13:05:52	Emilia Cunningham	Emilia.cunningham@gmail.com	45066	
124	5/19/2021 13:07:17	Megan Elko		45066	
125	5/19/2021 13:08:31	Hannah Grigsby	grigsbhh@mail.uc.edu	45066	I support!
126	5/19/2021 13:09:56	Madelyn Taylor		45066	
127	5/19/2021 13:11:19	Molly wray	Molly.wray@yahoo.com	45036	
128	5/19/2021 13:12:44	Jan Vomacka	janvomacka@outlook.com	45066	I support this project.

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
129	5/19/2021 13:12:56	Alexa Fionda	alexaann17@yahoo.com	45066	I believe that the Easton Farm development would act as an great addition to the town of Springboro. By adding in new development there will be an increase in revenue and spending, furthermore increasing tax revenue for Springboro. The Easton Farm development would also add as a great attraction to the town of Springboro, making it more pleasant and notable town to reside in.
130	5/19/2021 13:13:34	Roxane Harting	hartingroxane@yahoo.com	45458	Looking forward for the future!
131	5/19/2021 13:22:00	Don & Sue Wright	Mergewright@yahoo.com	45458	We raised 4 children in Springboro moving here in the summer of 1977 and it will always be our home town. Springboro's growth has been wonderful over the years and we have talked about this project for a decade or more. We think the Easton farm is really the last piece of an amazing puzzle that will bring Springboro to a perfect completion. We support this project 100%.
132	5/19/2021 13:22:04	Christopher Ritter	springboro@christopherritter.com	45066	I believe that higher density provides more opportunity for Springboro to grow.
133	5/19/2021 13:24:45	Sara Carpenter	snorman80@gmail.com	45066	
134	5/19/2021 13:27:53	Lara	Craftbythepound@gmail.com	45005	I'm excited to have more entertainment close by and more jobs for our young people.
135	5/19/2021 13:30:13	Laura Renner	ljrenner@hotmail.com	45342	
136	5/19/2021 13:31:34	Leena Rekhi-salmon	Leena_salmon@hotmail.com	45066	I think the proposed plan has been well-thought-out and will be a great addition to our city. It will not only bring more enjoyment to the current residents, but I think it will also be a draw for visitors from neighboring communities as well as new families moving into the area..
137	5/19/2021 13:48:00	Jenny Page	719 grand wood court	45066	Growth is a good thing!
138	5/19/2021 13:49:02	Jennifer Fry	Jennfry1@gmail.com	45066	
139	5/19/2021 13:50:58	Chad Koppin	Chadk881@gmail.com	45066	Looking forward to a wonderful diverse addition to our great city!
140	5/19/2021 13:51:18	Linda Reynolds	4lindareynolds@gmail.com	45305	

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#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
141	5/19/2021 13:51:50	Pam Crooks	Gpmandk@msn.com	45066	
142	5/19/2021 13:53:09	Harry Hopkins	hhopkins90@gmail.com	45066	Even with hesitation of an apartment complex being one of the front and center pieces, this opportunity will bring jobs to the area, increased taxes to the City of Springboro to continue to make the city as great as it is along with increased taxes to a quickly rising school district. It also brings additional options for retail and dining that is significantly missing on 741. It also helps complete the development from Austin Landing through Springboro. All of the positives out weigh the negatives that have discussed. Springboro can't settle with what they have. If they want to continue to grow into a very well sought after city, they have to continue to grow and develop like all other cities do. It's time to develop the Easton Farm property.

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
143	5/19/2021 13:56:40	Stacie Moore	stacie.n.moore@gmail.com	45066	<p>I think the plan is wonderful! Springboro is in desperate need of something besides generic (albeit large) houses and chain restaurants. When I was out of college and new to the corporate world, I would have loved the proposed apartments. I didn't yet want the responsibility of a home, but also had no desire to live in a giant complex. There is definitely a need for units like the ones in the plan.</p> <p>I also love that the plan feels more like the small New England towns I adore. My parents have spent nearly 20 years in Boston. Although they're in the city, I've made friends in many of the suburbs and I'm always so envious of how much more they have to offer than we have here. This plan is such a huge step forward for Springboro and seeing the pushback has been disheartening, to say the least. I'm thrilled to see something that would improve quality of life, as opposed to more of the same cookie cutter McMansions.</p>
144	5/19/2021 13:57:10	Benjamin York	by6011@gmail.com	45036	
145	5/19/2021 14:04:48	libby winters	eawi252@g.uky.edu	40207	
146	5/19/2021 14:05:34	Gary Knight	thefriesband@gmail.com	45458	Great concepts and even greater folks working together on this project. Hall's & Dillin's BOTH rock!

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#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
147	5/19/2021 14:10:41	Porsha Crawford	Betterwithfaces@gmail.com	45066	We moved to Springboro after living in neighboring cities for several years. We were able build our forever homes here and would not of been able to do so if there was not a new development. We want others who wish to raise their families here have the same opportunity to our great community and schools. The thought of shoppes and restaurants also being included in this new development is exciting as we will be able to walk or bike there and watch Springboro continue to grow. The heart of Springboro will best stronger if it is allowed to grow.
148	5/19/2021 14:11:50	Peg Sousa	pegsousa@gmail.com	45066	I support the development and find the architectural plan unique and different from anything Springboro currently has. I think that's a good thing, and I like that it brings in a greater variety of living situations.
149	5/19/2021 14:13:04	James Frazier	edleggs@aol.com	45066	
150	5/19/2021 14:13:46	Patricia Frazier	paf92860@aol.com	45066	
151	5/19/2021 14:14:36	Pam Stier	stier.mom@gmail.com	45066	I am nearing retirement and, if I stay in Springboro, my downsized home has to have the walkability factor. This proposed development would fit the bill!

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
152	5/19/2021 14:22:29	Kaylee Price	Kayleeprice13@gmail.com	45458	I moved out of Springboro in 2019. However, I live just miles from Easton Farm. My husband and I were always disappointed that Springboro wasn't developing much more than housing. We felt like we were largely taking our business outside of Springboro to avoid doing the same outings over and over again! Family members were choosing surrounding areas to live because the housing market in Boro is geared towards families with children and many of our family members are working professionals with no children who were looking for the housing that is being developed in the Easton plan. We look forward to this development and having another place to spend our time, and spend our money!
153	5/19/2021 14:24:54	Amy Braswell	amybraswell@hermancastro.com	45066	I feel the benefits of this project outweigh the negatives for the future growth and development of Springboro. Additional housing is desperately needed and having a variety of options rather than single family homes is always an added bonus. I understand people are against this for various reasons, but all the communities that surround us have survived and prospered. I get it, schools may be more "crowded" in the short run, but there are ways to fix that. I fully support the development of the Easton Farm!
154	5/19/2021 14:26:05	Robin Hall	robin45066@gmail.com	45458	This is truly a home for all stages of life. From young professional to elderly looking to downsize. The offerings of restaurants and retail will be unique not a cookie cutter. Walkability, bike paths will provide connectivity to the area.
155	5/19/2021 14:27:00	Sukola	Shelley.sukoka@coldwellbanker.com	45066	
156	5/19/2021 14:31:24	Terry Wright	wright9694@gmail.com	45458	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
157	5/19/2021 14:35:09	Jeff Baker	Jbaker8572@yahoo.com	45066	
158	5/19/2021 14:48:03	Brent Given	brentgiven@yahoo.com	45066	I support
159	5/19/2021 14:50:59	Timothy Carberry	timothy.carberry@yahoo.com	45042	It sounds like everyone wins.
160	5/19/2021 15:03:46	Mary Jane Gregg	jane.gregg48@gmail.com	45066	Need the revenue for schools
161	5/19/2021 15:07:35	Sarah Benedict	Sarahmbenedict@yahoo.com	45066	This is a very reasonable plan and it's going to improve our town. I'm excited for more affordable housing- I've lost students who had to move out of Boro due to a divorce and single parent not being able to hang onto a \$ house here. These kids get moved around but this development would give families a place to land and keep their kids with their friends. Just one aspect to consider on why diverse housing is much needed.
162	5/19/2021 15:09:07	Riley Rocco	rileyannrocco@gmail.com	43203	My grandparents can do whatever they want with their property. The people complaining don't understand how difficult it is to maintain, especially with them getting older.
163	5/19/2021 15:11:53	Girish Manchaiah	girishm@hotmail.com	45066	Great addition to Springboro. Hope to see it become a reality asap!
164	5/19/2021 15:14:39	Vismaya Manchaiah	manchaiahvismaya19@gmail.com	45066	
165	5/19/2021 15:16:01	Mahalakshmi Gopalagowd	mahalakshmi99@hotmail.com	45066	Happy to support the project! Springboro should be welcoming to such initiatives that's a win-win for all stakeholders.
166	5/19/2021 15:16:03	Tony Elam	Tonyelam1956@yahoo.com	45005	I believe the development will be a WONDERFUL way to pull all of Springboro together into a true city built on a human scale. I would love to spend time (and \$\$\$) in a place where walking could be a joy. The idea of businesses and shops encouraging a stroll would bring me out.
167	5/19/2021 15:17:11	Anna Kowalk	ahelmer86@gmail.com	45066	
168	5/19/2021 15:26:06	My-Kha Balek	mdbalek@gmail.com	45066	The Easton Farm development brings a vital opportunity for growth that we as a community should support.
169	5/19/2021 15:40:32	Yes	Flischel@woh.rr.com	45066	The property will be developed. I think this is a good plan for the city

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
170	5/19/2021 15:40:33	Rebekah Giuffre	Bekahgiuffrw@yahoo.com	45066	Love it !
171	5/19/2021 15:50:33	Robert Iedbetter	Rbrtlbtr@gmail.com	45039	All for it
172	5/19/2021 15:56:45	Sharon Campbell	Sfcnana@aol.com	45068	A beautiful addition to the Springboro/Clearcreek community. Looks to be very well thought out plan.
173	5/19/2021 16:01:38	Chloe Peterson	franerchloe@gmail.com	45066	I approve wholeheartedly of this plan to draw new families and life to Springboro! I think it's a great plan and will help bring in new revenue to continue making our community great.
174	5/19/2021 16:27:09	Terry Wright	wright9694@gmail.com	45458	
175	5/19/2021 16:29:49	Alan Pummill		45385	At some point in my retirement I may decide to move back to Springboro and this looks like it would be the perfect place for my wife and !!!
176	5/19/2021 16:29:50	Carolina Rieth	Carolina.rieth@gmail.com	45068	
177	5/19/2021 16:31:25	Nickolas Bruns	430 Teakwood Ln	45066	
178	5/19/2021 16:40:28	Molly Ganz	mollyrose@cinci.rr.com	45044	I love the plan! What a boon for Springboro!
179	5/19/2021 16:47:46	Amy Kumle	Udamy40@gmail.com	45066	
180	5/19/2021 16:59:02	Samantha Hall	shall.2@go.ccad.edu	45066	I think it will help connect the down town walkability up the road more so to Dorothy Lane area
181	5/19/2021 17:00:48	Mandy Jones	Mandy Jones	45042	Yes, I would love to live in Springboro if something like this was available!
182	5/19/2021 17:10:44	David Edwards	dedw6818@aol.com	45005	I think this is a wise use of one of the last large parcels of land in the city limits. As it is proposed, this development gives the community many things I feel it needs, such as more housing, dining options and more businesses. I would ask our leaders to move forward with this development.
183	5/19/2021 17:22:47	Yes, in favor of Easton De	Sterlingwg@aol.com	45066	Time to move this project forward!
184	5/19/2021 17:24:36	Burt F Correll	Burtfc@aol.com	45066	
185	5/19/2021 17:30:43	Brock felgenhauer	brockfelgenhauer@yahoo.com	45458	Let's expand and provide more income for the community.
186	5/19/2021 17:34:34	Sadie B	SadieB26@gmail.com	45344	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
187	5/19/2021 17:44:54	Monica Smith	Ssmithshlby2@aol.com	45458	This will help increase revue for the whole community. I have no concerns and I hope it's a seamless process moving forward. I'm in!
188	5/19/2021 17:45:46	Holden Varvel	ohiopride10@gmail.com	45241	I fully support!
189	5/19/2021 17:45:53	Jordanne Horn	Jordannehorn1@gmail.com	45458	I am in full support of Easton Farm. I live in clearcreek township and have to travel to Mason, West Chester, or Beaver creek to enjoy an environment even close To what is being proposed!!!
190	5/19/2021 17:48:38	Brianna Waddell	Bwaddell@bradleyschools.org	45371	It is a great plan that needs to happen
191	5/19/2021 17:56:40	Taylor Graves		37211	
192	5/19/2021 17:57:27	Jeff Varvel	Jsteves@woh.rr.com	45371	Sounds amazing!
193	5/19/2021 17:57:36	Amy Lewis	Wolfpackrms@gmail.com	37075	
194	5/19/2021 18:05:32	Dee Ames	leodrummer183@yahoo.com	45066	I support every aspect.
195	5/19/2021 18:06:37	Kayla Keyt	Kayla.keyt@gmail.com	45371	Love it!!!
196	5/19/2021 18:06:41	Kristin Leuthke	Kristinleuthke@gmail.com	45036	
197	5/19/2021 18:09:03	Aaron Campbell	mikeeman9@gmail.com	45458	
198	5/19/2021 18:12:56	Eloise McKeowen	EloiseMcKeowen22@gmail.com	45458	
199	5/19/2021 18:15:32	Amanda Long	manders_027@yahoo.com	37072	
200	5/19/2021 18:27:20	Danielle Lewis	Dmlewis11@aol.com	27606	
201	5/19/2021 18:28:53	Hailee Varvel	Haileearvel@gmail.com	45371	Love this journey for them
202	5/19/2021 18:31:42	Richard Conde	wb@neo.rr.com	44720	As a 35 year resident of Springboro and a 37 year teacher of Springboro High School I knew this Easton's well. I know this plan would be approved by Noel, Ann, and Bertha. It's the right path!
203	5/19/2021 18:35:14	Lauren Ashby	Lauren.ashby626@gmail.com	45373	
204	5/19/2021 18:40:17	Karen Conde	suz@neo.rr.com	44720	I lived in Springboro for 38 years. My children grew up in the school, the community, & Springboro UCC. The Easton's and Hall's were our friends. We know that Noel & Ann, Bertha, and Ted & Becky would want this plan for their property and the community they love. PASS THE PROPOSAL!

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
205	5/19/2021 18:58:45	Tyim Courts	tyim@tyimcourts.com	45066	Looks like a great use of the land to bring multifunctional usages to Springboro.
206	5/19/2021 19:00:15	Ryan Karney	rkarney2289@gmail.com	45066	I am in support of the Easton Farm development and believe it will be a great addition to Springboro
207	5/19/2021 19:08:45	Love walkable neighborh	Patty.Tatarzycki@sbcglobal.net	45066	Looks nice and walkable also to center of town
208	5/19/2021 19:19:57	Doug phillips	Phildg323@gmail.com	45314	
209	5/19/2021 19:24:26	David White	Davewhite33@yahoo.com	45373	I want to live there
210	5/19/2021 19:42:48	Bailey Michonski	baileymichonski@gmail.com	45066	
211	5/19/2021 19:49:33	Ron Sweeney	sweenern@yahoo.com	45066	We need this new development for our community. It's a great use of the land for a commercial and residential planned community. If we don't have planned communities we get the Condo Development that is 7 buildings behind Kettering Health Network building that looks like it is not planned. Please approve this!
212	5/19/2021 19:54:43	Jo Standridge	zipbang8@yahoo.com	45036	This community's concept is going to be so exciting and seeing it come to Springboro not to mention the tax revenue.
213	5/19/2021 19:56:52	Christina Moran	christinamoran937@gmail.com	45066	
214	5/19/2021 20:30:16	Mark Loges	mtloges@gmail.com	45440	More housing for the Springboro area
215	5/19/2021 20:36:04	Aaron Campbell	mikeeman9@gmail.com	45458	
216	5/19/2021 20:40:53	Danette Pontikis	danette.pontikis@coldwellbanker.com	45459	It will be wonderful for the community in an area that needs to be developed.
217	5/19/2021 20:47:58	Phyllis shirley gordon	Shirley.gordon1@coldwellbanker.com	45458	
218	5/19/2021 21:01:17	Cindy Buckreus	cbuckreus@aol.com	45458	WE all need this desperately. Sounds like a winner. All in favor!! Thanks so much.
219	5/19/2021 21:01:32	Stewart Meeker	Meekersf@gmail.com	45066	Perfect in-fill project to avoid knocking down more forest

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
220	5/19/2021 21:01:32	Karen Powell	kpowell2@coldwellbanker.com	45066	While this is upsetting to some Springboro residents, the fact that this is what the Family that owns the farm would like to do with the property they own, we should support that. This is a growing community and the City planners take great pride in how they improve our City. As an Real Estate agent I know the shortage of homes available and there is a need for more housing. Please respect the Family and the City to do the right thing for our town.
221	5/19/2021 21:02:52	Kristy Moore	Kristymoore@me.com	45066	
222	5/19/2021 21:27:17	Misty Morris	Misty.morris@coldwellbanker.com	45066	Developing the Easton farm project would bring great economic positivity for Springboro! Not to mention give opportunity for other families to enjoy the Boro!
223	5/19/2021 21:30:31	Cara	Cara_muhlenkamp@hotmail.com	45373	Allow this to happen! It is progression for Springboro and all of Dayton!
224	5/19/2021 21:31:10	Linda Leesman	linda.leesman@coldwellbanker.com	45429	We need something out that way. More housing!
225	5/19/2021 21:46:53	Melissa Zimmer	Zimmermaui@aol.com	45066	The plans look so exciting. This will definitely attract new residents to Springboro.
226	5/19/2021 21:55:34	Larry Horn	larry.horn@coldwellbanker.com	45377	It would be a definite asset to the community.
227	5/19/2021 21:56:28	PATTI AGENBROAD	me maw.patti@gmail.com.	45066	I am In favor of the development of the Easton farm
228	5/19/2021 22:10:01	Stephanie Bindemann	Ukspy@att.net	45066	
229	5/19/2021 22:12:51	Melissa Cho	Mkcho04@yahoo.com	45066	
230	5/19/2021 22:14:18	Maximo Reyes	reyes.maximo11711@gmail.com	45005	I would love to see more things that brings people downtown Springboro, restaurants, attractions, etc.
231	5/19/2021 22:31:45	Jacqui Ziegler	JcZiegler22@gmail.com	45066	
232	5/19/2021 22:32:23	Bryan Ziegler	Btz@kokosing.biz	45066	
233	5/19/2021 22:32:27	Michelle Smith	Michelletsmith@me.com	45066	
234	5/19/2021 22:43:33	Karen ogrady	Kareneogrady@gmail.co	45458	I support Easton Farm
235	5/19/2021 22:47:26	Elizabeth Tincher	ltincher@woh.rr.com	45066	
236	5/19/2021 22:56:59	Lori Balyo	lori.balyo@coldwellbanker.com	45458	This looks very exciting, and much needed in our Springboro community!

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
237	5/19/2021 23:03:09	Danielle Lewis	Dmlewis11@aol.com	27606	
238	5/19/2021 23:08:25	Larry Hefflin	lhefflin1@woh.rr.com	45068	
239	5/19/2021 23:12:18	Herman Castro	herman@hermancastro.com	45066	
240	5/19/2021 23:22:27	Carolina Jarrell	cjarrell722@gmail.com	45458	I support this development
241	5/19/2021 23:24:09	Christian Wright	Christianwright407@gmail.com	45458	
242	5/19/2021 23:34:01	Todd Varvel	thechampionwithin@gmail.com	85054	
243	5/19/2021 23:36:55	Eliza Mallue	Elizamallue@hotmail.com	45066	
244	5/20/2021 0:38:09	Hailee Varvel	Haileearvel@gmail.com	45371	Love this journey for them
245	5/20/2021 1:03:06	Susan Tomsic	stomsic68@aol.com	45066	We need more homes in springboro
246	5/20/2021 5:19:09	Jennifer Coffman	jrcrizman@gmail.com	45066	
247	5/20/2021 5:45:38	Cathy Wierzbowski	Catcio1977@gmail.com	45066	
248	5/20/2021 5:46:38	Dennis Peyton	peytnail@aol.com	45066	
249	5/20/2021 7:15:27	Vicki Varvel	Vicki.varvel@gmail.com	45371	
250	5/20/2021 7:21:57	Elisa lewis	Elisamsalinas@yahoo.com	45066	Great for the city
251	5/20/2021 7:45:20	libby winters	eawi252@g.uky.edu	40207	
252	5/20/2021 8:21:53	Kristina Cummings	Kristina.cummings@coldwellbanker.com	45066	I fully support it
253	5/20/2021 8:22:47	Billie Duncan-Hart	skysthelimitbdh@gmail.com	45066	Looks like a nice thought out community
254	5/20/2021 8:32:25	Jennifer Dinsmoor	jenmdinsmoor@gmail.com	45066	This development will be very good for the growth of Springboro in numerous ways. I'm really looking forward to it.
255	5/20/2021 8:36:14	Katie Malone	Kathleen.m.malone@gmail.com	45066	
256	5/20/2021 8:37:46	Tammy Owens	Tammy@peacefulturtleyoga.com	45066	I feel a lot of thought went into to this plan. Many people of all ages want to live in Springboro and there needs to be more options for them to live here.
257	5/20/2021 8:43:40	Larry Horn	larry.horn@coldwellbanker.com	45377	It would be a definite asset to the community.
258	5/20/2021 8:43:59	Ross Vagedes	R.vagedes@hotmail.com	45371	
259	5/20/2021 8:46:03	Vince Reidy	Vince.Reidy@ColdwellBanker.com	45342	This development will take Springboro to the next level in the Dayton area preferred living areas.
260	5/20/2021 9:22:44	Jean Robbins	Mothra1547@aol.com	45036	
261	5/20/2021 9:23:14	Charles Robbins	Chukster12@aol.com	45036	
262	5/20/2021 9:24:49	Kara Sanderson	kara.sanderson2@gmail.com	45066	
263	5/20/2021 9:24:58	Elizabeth Mershad	Lizardleigh14@yahoo.com	45458	
264	5/20/2021 9:25:53	Rachel Tinch	racheltinch@yahoo.com	45066	
265	5/20/2021 9:26:23	Jonathan Collinsworth	Zeppelinjon@sbcglobal.net	45432	Love the hall family
266	5/20/2021 9:28:58	Karen Collinsworth	Karenjc68@icloud.com	45342	All for this !

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
267	5/20/2021 9:30:05	Anissa Lawhorn Howe	anissa@coldwellbanker.com	45458	
268	5/20/2021 9:30:05	TB Collinsworth	Karencollinsworth@sbcglobal.net	45342	Yes
269	5/20/2021 9:35:45	Kendall Long	kayladlong@gmail.com	45320	
270	5/20/2021 9:36:00	Jaxton Long	kayladlong@gmail.com	45320	
271	5/20/2021 9:39:57	Greg Varvel	Gvarvel4@gmail.com	43021	
272	5/20/2021 9:45:07	Lauren Ashby	Lauren.ashby626@gmail.com	45373	
273	5/20/2021 9:54:29	jeff spring	jeff.spring@coldwellbanker.com	45458	This looks to be a phenomenal development that is needed to satisfy housing needs for all ages and income levels. Great location.
274	5/20/2021 9:58:11	Lori Wantz	Lmwantz@me.com	45458	
275	5/20/2021 10:00:20	Connor Long		45320	
276	5/20/2021 10:01:02	Linda Gisewite	kayladlong@gmail.com	45066	
277	5/20/2021 10:01:23	Rick Gisewite	kayladlong@gmail.com	45066	
278	5/20/2021 10:01:47	Carla Long	kayladlong@gmail.com	45066	
279	5/20/2021 10:02:11	Shelia Taylor	kayladlong@gmail.com	45066	
280	5/20/2021 10:02:36	Bob Taylor	kayladlong@gmail.com	45066	
281	5/20/2021 10:05:48	Tom Gunlock	tgunlock@rgproperties.com	45429	I approve.
282	5/20/2021 10:07:02	Stephen Moore	sbengals@aol.com	45066	Should be approved
283	5/20/2021 10:07:18	Jessica Meyerhofer	jm225104@gmail.com	45066	
284	5/20/2021 10:20:20	Sara fields	Fields.sara77@yahoo.com	45066	
285	5/20/2021 10:25:00	Jessie Seyersdahl	jessie.seyersdahl@gmail.com	45214	
286	5/20/2021 10:27:51	Megan Solomon	Solomonm26@gmail.com	45458	
287	5/20/2021 10:31:25	Debra Honeyman	debrahoneyman@gmail.com	45383	Yes, I am in support of it. Would be great for the area.
288	5/20/2021 10:32:14	Mary Kate Horn		45209	
289	5/20/2021 10:43:21	Alexandra Williams	Alexandrawilliams0302@gmail.com	45066	
290	5/20/2021 10:51:47	Cynthia Sagraves	ccsagraves@gmail.com	45342	
291	5/20/2021 10:55:51	Dana DeToto	craigdetoto@aol.com	45066	
292	5/20/2021 11:07:47	Angela Reynolds	blackswan1199@yahoo.com	45449	Looks great
293	5/20/2021 11:07:53	Lauren Page		45066	
294	5/20/2021 11:17:52	Terra Clem	Tclem@woh.rr.com	45066	I'm familiar with Norton Commons near Louisville. I see the community gather for many fun events at a Norton Commons. Good for community.
295	5/20/2021 11:19:46	Wendell Clem	Tclem@woh.rr.com	45066	This development will make it possible to have fun events in the community.

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
296	5/20/2021 11:39:25	Jenny Knott	jknottcoldwellbanker.com	45066	This is great for the community. There is a need for more housing of this type and the mixed use concept is perfect!
297	5/20/2021 11:58:17	Kalli Hopkins	kallijohopkins@gmail.com	45458	
298	5/20/2021 12:13:18	Jeff Stevens	Jeff@iheartmedia.com	45402	It really looks amazing
299	5/20/2021 12:17:18	Kristi Duffy	kristileigh47@gmail.com	45309	We support it
300	5/20/2021 12:19:58	Ashley layman	Ashjojo2007@gmail.com	45177	
301	5/20/2021 12:38:34	Ali Baker	baker.a99@gmail.com	37311	I support !!!!!!!!
302	5/20/2021 12:49:06	Gayla Herald	MrsHerald@aol.com	77062	Please move forward!
303	5/20/2021 12:57:31	Chris Mullins	Cmullins1978@gmail.com	45458	Is good for the community
304	5/20/2021 12:58:02	Kimberly Weimer	Kimefaris@woh.rr.com	45459	I am in support of this project.
305	5/20/2021 12:59:21	Dave Alexander	Dave@mix1077.com	45039	
306	5/20/2021 13:00:09	Lisa Alexander	Davealexander1970@outlook.com	45039	
307	5/20/2021 13:13:24	Laura Lill	lilllaura3@gmail.com	45068	
308	5/20/2021 13:19:07	Amy Russell	AmyRussellSells@gmail.com	45342	
309	5/20/2021 13:28:15	Lisa Blouin	Lmb_1212@msn.com	45066	I fully support the Easton Farm development.
310	5/20/2021 13:33:22	Shirley Alvarenga Morrow	morrowcrew4@gmail.com	45066	I support growth in our community. The Halls with this development have made great efforts to helping our community grow.
311	5/20/2021 13:42:16	Ron Malone	Ron.1950@Hotmail.com	45066	
312	5/20/2021 13:43:54	Cecelia Chamberlain	Cissy.pirnia@gmail.com	45066	
313	5/20/2021 14:12:38	Tony Ciramella	Ciraaf@att.net	45458	
314	5/20/2021 14:18:29	Tina Schrof	Everwithtina@yahoo.com	45066	I feel this addition will be such an asset to Springboro.
315	5/20/2021 14:21:47	Christina Siegel	Csiegel74@gmail.com	43235	Do it!
316	5/20/2021 14:59:39	Rodney Knight	rodlenkell@gmail.com	22973	I know nothing about this, but it all sounds good for any community.
317	5/20/2021 16:08:45	Amy Walker	Awalker50@woh.rr.com	45066	
318	5/20/2021 16:15:43	John McGinnis	mcginj@yahoo.com	45068	This will be a huge asset to Springboro
319	5/20/2021 16:36:47	Gayla Herald	MrsHerald@aol.com	77062	Please move forward!
320	5/20/2021 17:57:21	Greg Varvel	Gvarvel4@gmail.com	43021	
321	5/20/2021 18:08:37	Justin Peters	Justin_peters01@yahoo.com	45066	
322	5/20/2021 18:17:58	Vicki Varvel	Vicki.varvel@gmail.com	45371	
323	5/20/2021 18:27:49	Rich Herald	rherald@swbell.net	77062	
324	5/20/2021 18:36:26	Kevin Beireis	kevin@beireis.com	45066	This checks all the boxes for developments that we are looking for in Springboro.

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
325	5/20/2021 19:35:42	Andrea Van Sickle	Ajvansic@gmail.com	45066	Love the addition to North Park and the bike path!
326	5/20/2021 19:45:04	Jordan Dreischarf	jldreischarf@aol.com	45005	Need more DINC housing and places for people to want to stay in boro long term. Couples without kids are moving out of boro. This is not a child farm town.
327	5/20/2021 20:10:01	Jenn Baumaster	jennbaumaster@gmail.com	45066	
328	5/20/2021 21:08:43	Nikole Raflik	Nikki.raflik@gmail.com	45066	Looking forward to development
329	5/20/2021 23:00:22	Gaurav Bhatara	Bhatara1@gmail.com	45066	
330	5/20/2021 23:13:00	Greg Varvel	Gvarvel4@gmail.com	43021	
331	5/20/2021 23:33:22	Audrey Krupinski	Akrupins@gmail.com	45430	
332	5/21/2021 5:27:31	Carie Newport	Canewport@woh.try.com	45066	
333	5/21/2021 6:30:19	Wesley Horn	Hornwes@gmail.com	45209	I work at Miami valley south but live in Cincinnati this would be a perfect place to go to after work, more venue and shopping space expand communities!
334	5/21/2021 7:32:46	Amy Hurst	amy@937ink.com	45066	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
335	5/21/2021 7:50:18	Joni McDonald	Jonimctx@yahoo.com	45468	<p>I'm a Clearcreek Township resident in the Springboro School district. A longtime resident of the Dallas area after attending The Ohio State University, I've seen how planned urban development keeps a suburb vibrant and enjoyable for residents.</p> <p>It's counter-productive to the city of Springboro's future to resist adding amenities and new housing in the important Easton Farm location. The success of nearby Austin Landing and anchor restaurant Warped Wing in Wright Station are indisputable.</p> <p>Aside from Dorothy Lane Market, I personally would love more reasons to shop in the city of Springboro instead of always heading to Miami Township, Centerville, and the northern suburbs of Cincinnati for unique venues and restaurants.</p> <p>Finally, it's clear that both the city and school district would benefit financially in a substantial and lasting way from this project. I strongly support the planned Easton Farm development.</p>
336	5/21/2021 8:02:38	Brian Frock	frockbriang@juno.com	45066	
337	5/21/2021 8:31:38	Bethany Scanlon	Scanlon_bethany@yahoo.com	45066	Love this! Do not LOVE the apartments right on 741, but support the project completely! Good luck!
338	5/21/2021 10:06:09	Ruth hall5		45066	
339	5/21/2021 10:07:51	Robert hall		45066	
340	5/21/2021 11:45:19	Michael cooney	jackrose2009@live.com	45066	dog park
341	5/21/2021 15:34:41	Jeff Marcus	Jeffmarcus1968@gmail.com	45066	
342	5/21/2021 16:15:45	Doug Gabriel	gabriels@woh.rr.com	45066	
343	5/21/2021 16:37:00	Anne Taylor	annetaylor457@gmail.com	34238	This development would enhance the community.
344	5/21/2021 16:39:29	Steven L Smith	Smith6099@yahoo.com	34238	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
345	5/21/2021 16:47:18	Shirley gabriel	Gabriels@woh.rr.com	45066	
346	5/21/2021 16:48:07	Warren Slanaker	warrenslanaker@hotmail.com	45458	This project will bring jobs and income to the community. Those that oppose it are narrow minded and not the kind of individuals that we want in our community.
347	5/21/2021 17:17:15	Robert Atkins	elzo3262@gmail.com	45066	Looks really nice, appreciate the changes made from previous drawings.
348	5/21/2021 19:54:41	Jayne Abernathy	abernathyj@roadrunner.com	45036	
349	5/21/2021 19:55:30	Robert Abernathy	abernathyinv@roadrunner.com	45036	
350	5/21/2021 20:01:24	Nicole Newton	1730 E. Alex-Bell rd	45459	Sounds amazing for Springboro
351	5/21/2021 20:33:31	Marilou Brewster	marilou.brewster@gmail.com	45429	A very pleasant place to live, especially with the mixed age plan and the walking opportunity.
352	5/21/2021 20:40:28	Steve harting	Steve.harting@gmail.com	45458	For it
353	5/21/2021 22:07:39	Jacqueline Coles	Hoite1978@sbcglobal.net	45344	Totally support this development!!
354	5/21/2021 23:08:18	Patricia Roemer	Proemer@comcast.net	45066	Yes
355	5/22/2021 4:53:02	Cassie Johnson	gingerichcl@yahoo.com	45371	This is an amazing opportunity for Springboro!
356	5/22/2021 6:38:50	Dennis Dutcher	dutcher.ds@live.com	45066	
357	5/22/2021 6:39:25	P Sharon Dutcher	dutcher.ds@live.com	45066	
358	5/22/2021 7:25:13	Ashley Holbrook	Ashley67911@gmail.com	45005	
359	5/22/2021 7:38:02	Katie Hampton	Katiehampton@gmail.com	45066	
360	5/22/2021 8:54:40	Elizabeth Chinault	Elizabethchinault@gmail.com	45066	
361	5/22/2021 11:27:21	Kenneth Combs	Kenrc1226@gmail.com	45068	
362	5/22/2021 13:06:32	Dustin Parr	parrdustin@gmail.com	45066	Seems like the well thought through development our communities need.
363	5/22/2021 15:41:51	Anthony Liddic	tony.liddic@gmail.com	45066	
364	5/22/2021 15:49:33	Cindy Ginger	Clpginger@gmail.com	45459	This new development sounds like a perfect place for my husband and I to downsize from our large home. I would definitely consider a move to here in the next few years as it sound like it would meet so many of our needs in retirement. Springboro is a thriving community.
365	5/22/2021 16:03:07	Jeff Turner	jat6mead@yahoo.com	45005	
366	5/22/2021 17:35:19	Noah marcus	Noahmarcus9@gmail.com	45066	No get rid of it
367	5/22/2021 19:11:42	Shauna Cox	Shaunacox2018@gmail.com	45424	I think it's a great project!
368	5/22/2021 19:28:37	Barbara Sizemore	barb.sizemore@outlook.com	45066	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
369	5/22/2021 19:51:17	Angie Blevins	angiesb1961@aol.com	43026	
370	5/22/2021 20:17:52	Cindy Kirchoff	Cindy-kirchoff@hotmail.com	45066	I support to be improvement for the community and all of the benefits it will bring to Springboro
371	5/22/2021 20:22:58	Megan Abrams	Madele85@gmail.com	45066	I support it 100%
372	5/22/2021 20:30:50	Adam Abrams	Adam.abrams4@gmail.com	45066	
373	5/22/2021 22:39:41	Diane Trifiro	diane.trifiro@gmail.com	45066	welcome the diverse housing options
374	5/22/2021 23:21:36	Noah marcus	Noahmarcus9@gmail.com	45066	
375	5/23/2021 9:08:10	Yes	thompson4355@outlook.com	45066	A necessary step forward for Springboro!
376	5/23/2021 9:14:18	Wallis Herald	Wallis45458@gmail.com	45458	
377	5/23/2021 10:02:18	Carl Decker	Carldecker198812@gmail.com	45066	This will be a great thing for Springboro. It should bring in more families and revenue.
378	5/23/2021 10:58:19	Ashlee Herbert	Ash.herbert4816@gmail.com	45458	Support
379	5/23/2021 10:58:31	Suhavi Salmon-Rekhi	Suhavi.salmon@gmail.com	45066	
380	5/23/2021 11:13:45	Jennifer Nijak	Jsnbogey@aol.com	45066	
381	5/23/2021 11:14:44	Sherri Baxter	Bdbax1@gmail.com	45458	
382	5/23/2021 11:18:52	Jennifer Phillips	Butterfly02774@gmail.com	45066	It is a well thought out plan and will be a beautiful addition to the community.
383	5/23/2021 11:19:47	Patty whitlach		45458	
384	5/23/2021 11:21:04	Timmy wright		45459	I support the Easton Farm Development and find that this will be a great addition to Springboro. I am looking forward to this development plan.
385	5/23/2021 11:21:17	Tanner Yates		40173	
386	5/23/2021 11:39:26	Hayden Page	haydenpage199@yahoo.com	45066	
387	5/23/2021 12:01:49	Jessica Alldredge	jrb2mx@virginia.edu	45458	I am in support of the new proposal and believe it will be great for our community!
388	5/23/2021 13:00:42	James Watts	Jawatts18@yahoo.com	45066	Well thought out plan. Will be a clear benefit to the community and tax base.
389	5/23/2021 13:14:22	David Bean	Bean2778@gmail.com	45066	
390	5/23/2021 13:24:31	Kimberly Weimer	Kimefaris@woh.rr.com	45459	I am in support of this project.
391	5/23/2021 13:27:01	Sue Blevins	osueblevins@gmail.com	43016	
392	5/23/2021 13:42:23	I approve.		46459	Seems reasonable for the area.
393	5/23/2021 13:59:25	Olivia Watts	wattsoak@gmail.com	45066	
394	5/23/2021 14:03:21	D. Mark Fife	mpf4833@gmail.com	45385	I am in favor of the owners rights to allow this development
395	5/23/2021 14:07:03	Jered Raflik	jraflik@gmail.com	45066	Love the paved bike path connecting North park to Gardner park!

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
396	5/23/2021 14:26:01	Margot Madison	margotmadison1@gmail.com	45216	Sounds great!
397	5/23/2021 14:35:47	Angela Perez-Walli	Walli.angela@gmail.com	45458	
398	5/23/2021 14:35:48	Alex Danishek	Alex.danishek@gmail.com	45066	In favor
399	5/23/2021 14:36:17	Donnie Dukes		45069	Yes I travel to the area often and this would be a great addition!
400	5/23/2021 14:37:18	Karl Walli	Walli.karl@gmail.com	45458	
401	5/23/2021 14:39:50	Kristen Beck	knbeck92@yahoo.com	45385	
402	5/23/2021 14:40:30	Mike Davis	mbdavis89@gmail.com	45140	I believe this would be a great addition to this area.
403	5/23/2021 14:55:16	Elizabeth Jane Alter	bjalter1@gmail.com	34135	Good plan that will be positive for the Dayton area and in particular for Springboro.
404	5/23/2021 15:01:28	Shanna Koepfer	Skoeper1@yahoo.com	45409	
405	5/23/2021 16:04:28	Jesse Gaither	Jgaither@minutemanpress.com	45066	
406	5/23/2021 16:22:59	Linda Honingford	lhoningford@sbcglobal.net	45458	
407	5/23/2021 17:24:21	Barry Sheets	blsheets82@aol.com	45429	I am for the Easton Farm development
408	5/23/2021 17:39:45	Holly Johnson	Justhollyjj@yahoo.com	45066	I support the development
409	5/23/2021 17:53:21	Henry	Garay	45066	
410	5/23/2021 17:54:04	Esperanza Cardona	Nanamc_81@hotmail.com	45066	
411	5/23/2021 19:44:08	I am in agreement with the	rbrust1@aol.com	45370	
412	5/23/2021 20:18:55	William Santiago		45458	
413	5/23/2021 20:18:55	Julia Brust	rbrust1@aol.com	45370	
414	5/23/2021 20:21:40	Ronald Bryan Braswell	701 Grand Wood Ct	45066	I approve. We need this to make Springboro a destination community.
415	5/23/2021 20:29:36	Lynnore Seaton	lseatonlaw@gmail.com	17339	
416	5/23/2021 20:36:05	Esperanza Cardona	esperanzacard11@gmail.com	45458	
417	5/23/2021 21:37:54	Ronnie Smith	Rdspenny@gmail.com	45459	
418	5/23/2021 21:39:54	Ioannis Tzanidis	ioannis.tzanidis@gmail.com	45066	
419	5/23/2021 21:49:14	Max Hamilton	marykshamilton@gmail.com	45066	
420	5/23/2021 21:59:13	Angela Charneco	Charneco.angela@gmail.com	45458	
421	5/23/2021 22:09:27	Tracy Jenkins	t00m00j@yahoo.com	45066	
422	5/23/2021 22:25:14	Charrie Regopoulos	aspasia.linseysue@gmail.com	45066	
423	5/23/2021 22:25:38	Nick Regopoulos		45066	
424	5/23/2021 22:26:22	Kathy McAlpine		45066	
425	5/23/2021 22:26:41	Jay McAlpine		45066	
426	5/23/2021 22:27:04	Chris McAlpine		45066	
427	5/23/2021 22:27:27	Beth McAlpine		45066	
428	5/23/2021 22:27:47	Matt McAlpine		45066	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
429	5/23/2021 22:28:02	Laura McAlpine		45066	
430	5/23/2021 22:28:37	Erin McAlpine		45066	
431	5/23/2021 22:28:54	Alyssa Carpenter	Princess0alyssa@yahoo.com	45459	
432	5/23/2021 22:28:55	Greg McAlpine		45066	
433	5/23/2021 22:35:51	Rebecca Estes	Beckyjestes@aol.com	45005	
434	5/23/2021 22:36:34	Mindy King	5kings2001@gmail.com	45066	I'm super excited to see this project come to life!
435	5/23/2021 22:53:34	Jennifer Lee	Jenhueylee@yahoo.com	45066	Trader Joe's please.
436	5/23/2021 23:10:56	Christine Britton	Ccbcoupon@gmail.com	45005	
437	5/23/2021 23:21:01	Jennifer Bruce	Jenny.bruce@yahoo.com	45458	I support the development plan
438	5/23/2021 23:30:52	Randy Dannenfelser	Radcld@yahoo.com	45324	Go!
439	5/24/2021 5:49:30	Sharon Drewry	smdrewry@yahoo.com	44066	Would love to see if connected with Royal Oaks!
440	5/24/2021 7:26:01	Angie Collins	Angie.konkle@gmail.com	45005	
441	5/24/2021 7:30:29	Tami Kincer	Tami@CrossCreekHydroponics.com	45066	As a resident and founder of a nonprofit ministry mission AND business startup in Springboro... I will support this initiative any way I can! http://crosscreekhydroponics.com/
442	5/24/2021 10:14:01	Elizabeth Phillips	Lizwysong@gmail.com	45065	I think the development will be a great growth opportunity for the city. It's a welcomed changed and I'm looking forward to it!
443	5/24/2021 10:55:38	Bernice Willis	bernice.willis@coldwellbanker.com	45068	Support!!
444	5/24/2021 10:57:42	John Sousa	johnsousa@aol.com	45066	like the plan.
445	5/24/2021 11:10:49	Andrew Price	Price.andrew2@gmail.com	45458	My wife and I would love to have a local place to hang out and walk around in Springboro!
446	5/24/2021 12:11:51	Dane Hanby	145 Redbud Dr.	45066	Agree
447	5/24/2021 13:07:16	Lynn Greenberg	Lynnk1246@yahoo.com	45066	Springboro is a growing community and development is happening in every corner of our city. This proposed development was carefully thought out to consider the future of Springboro.
448	5/24/2021 13:18:42	Jennifer Easter	jeaster@coldwellbanker.com	45066	sounds like a wonderful addition to the area. I feel it will help the property values of the whole city as well.
449	5/24/2021 13:26:43	Catelyn DiGiacomo	mhmm.itscate@gmail.com	45014	I support it

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
450	5/24/2021 14:47:31	Carolyn Angel	carolynangel07@gmail.com	46449	It is a wonderful addition to the Springboro community and to the tax base.
451	5/24/2021 15:30:56	Karen Lowery	Karen0230@yahoo.com	45066	
452	5/24/2021 15:49:44	Arielle Cassidy	ariellebcassidy@gmail.com	45458	I live nearby in Centerville and it would be great to have more attractions in the area and local businesses to support!
453	5/24/2021 17:08:49	Shanelle Smith	Srsmith1969@gmail.com	45014	This opportunity to improve the city of Springboro would be awesome! People have a right to do what they want with their property. Every one wins.
454	5/24/2021 17:53:07	Todd W. Cook	twcook@yahoo.com	01930	As a grandson of Ann and Noel Easton, I am in full support of this expansive project, good for the city of Springboro and a beautiful legacy for our family.
455	5/24/2021 20:20:10	Ian Carter	lmcarter23@hotmail.com	45152	
456	5/24/2021 21:57:52	Brian Retterer		45066	
457	5/24/2021 22:39:09	Grace Gulczinski	gracegulczinski@yahoo.com	45066	
458	5/25/2021 8:31:00	David Newport		45066	
459	5/25/2021 8:32:04	Mitchell Newport		45066	
460	5/25/2021 14:53:41	Edwin Morrow	edwinmorrow@msn.com	45066	I think the Communists who want to end private property rights in a Springboro should move to Russia, China or North Korea.
461	5/25/2021 17:23:41	Thomas Bollow	tbollow89@gmail.com	45066	This would be great for the city of Springboro! It will bring much needed growth to the city in a number of different ways!
462	5/25/2021 18:53:38	Terry Bogan	tbogan621@aol.com	45373	
463	5/25/2021 19:09:38	Andrew Salyer	Andrew.R.Salyer@gmail.com	45066	It is their land, it is their call, and anyone trying to stand in the way because of "crime" should first look at their background and second... maybe try to not dabble with veiled racism. Last I checked this was America and you can do what you want with your own property. This should be a no brainer.
464	5/25/2021 19:28:04	Nic Hampton	Nic@dlblank.com	45066	
465	5/25/2021 19:59:20	Jeff Glackin	Jeffcglackin@gmail.com	45458	Progress is good. Nice addition to the area
466	5/25/2021 20:37:14	Kelly Stephens	lafferke@gmail.com	45066	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
467	5/25/2021 20:37:33	Robert Stephens	rgs230@gmail.com	45066	
468	5/25/2021 22:00:21	Sylvia Taylor	sylviagrace610@gmail.com	45066	
469	5/26/2021 8:05:51	DAVID LOWE	DAVID.LOWE@AMPF.COM	45068	
470	5/26/2021 10:57:40	Heather Niedermier		45066	
471	5/26/2021 12:34:24	Karl Xavier Walli	Walli.karl.jr@gmail.com	45458	
472	5/27/2021 8:12:19	Belinda Morris	antlinny@hotmail.com	44720	The Hall/Easton family have always been so supportive to the Springboro Community & have strived to choose the appropriate plan to continue to benefit members & businesses in Springboro. Lets support them for once.
473	5/27/2021 14:29:15	Michael A Clark	mike@mikefarms.com	45458	I support
474	5/27/2021 14:30:10	Peggy A Clarm	peggy@mikefarms.com	45458	I support
475	5/27/2021 14:30:57	David M Clark	david@mikefarms.com	45066	I support
476	5/27/2021 18:28:54	Taylor Hurley	Taylor.Hurley92@yahoo.com	45066	I think it's a great idea
477	5/28/2021 7:06:51	Jessica Brown	Cometjessie16@aol.com	45040	Yes!
478	5/28/2021 11:30:52	Donna Hanby	dhanby@aol.com	45066	I support this development.
479	5/28/2021 15:21:35	Richard Carr	rlc@amfdayton.com	45459	It looks like it would be a great addition to the area.
480	5/28/2021 15:33:21	Robert Stout	bobbyleestout@gmail.com	22124	As one who grew up in the area, I am proud to support this development plan for the community.
481	5/28/2021 15:45:12	G Daniel Libecap	glibecap@yahoo.com	45402	This would be a great addition to Springboro
482	5/28/2021 15:53:45	Robert Stout	bobbyleestout@gmail.com	22124	As one who grew up in the area, I am proud to support this development plan for the community.
483	5/28/2021 16:10:08	Jeri Neidhard	jeri.neidhard@centerville.k12.oh.us	45459	This would be a perfect location for me to downsize into if the prices were low enough!
484	5/28/2021 17:19:11	Brian Douglas	Briancarterdouglas@gmail.com	46077	Thoughtful planning.
485	5/28/2021 20:06:25	Margot Madison	margotmadison1@gmail.com	45216	Sounds great!
486	5/29/2021 14:39:50	Michael Stickney	Stickneys4@aol.com	45066	Looking forward to patronizing the businesses and enjoying the park lands.
487	5/29/2021 18:16:18	Daniel Hood	hooddl@man.com	45459	The development will only enhance the area
488	5/29/2021 18:57:44	Ronald Kincaid	rekincaid@hotmail.com	43220	This seems like a great move forward for the community.
489	5/29/2021 19:38:49	Jodie Bauman	Jlb6813@aol.com	45439	

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
490	5/30/2021 9:25:13	Amber Strawser	amberstrawser@gmail.com	45449	Excited for this project
491	5/30/2021 21:15:28	Alexa Vagedes	Alexarvagedes@gmail.com	45371	
492	5/31/2021 8:55:40	Kyle Haran	khara6ph@gmail.com	77578	
493	5/31/2021 9:50:12	Melissa Haran	heraldmd@gmail.com	77578	
494	5/31/2021 10:04:08	John Veda	vedafam@gmail.com	45066	
495	5/31/2021 14:10:36	Kyle Haran	khara6ph@gmail.com	77578	
496	5/31/2021 17:50:51	Richard Carpenetti	Rcarpenetti2@yahoo.com	45342	Sounds like a great area to add to the Springboro community
497	6/1/2021 10:56:39	Shelby Perez		45011	This is an excellent development. We would consider moving to the area.
498	6/1/2021 10:57:09	Miguel Perez		45011	
499	6/1/2021 13:13:01	Darin Crosby		45459	Innovative plan.
500	6/1/2021 15:58:30	Melissa Haran	heraldmd@gmail.com	77578	
501	6/1/2021 19:30:50	Margot Madison	margotmadison1@gmail.com	45216	Sounds great!
502	6/2/2021 10:20:25	Perry Cook	perrycook1971@gmail.com	01930	As the grandson of Ann and Noel Easton I fully support this beautiful transition of our farm into a multiuse community for all to enjoy.
503	6/2/2021 13:46:44	Rebecca Campbell		45432	I would consider moving to the area!
504	6/2/2021 15:03:35	Lauren Couch		45066	
505	6/2/2021 15:35:26	Terry Dudley	tdudley1@woh.rr.com	45066	This latest (May 12) Easton Farm Development proposal has the right blend of residential and commercial properties to fit within the surrounding areas.
506	6/2/2021 18:43:03	Lori Moore	Moorelolo72@yahoo.com	45066	I support their efforts
507	6/2/2021 20:55:13	Tamra Barker	diamondawl4@aol.com	45419	
508	6/2/2021 22:18:23	Laurie Westheimer	lauriew@coldwellbanker.com	45459	We desperately need housing in our area. This is very welcomed.
509	6/3/2021 11:36:10	Patty Dudley	paffyd@woh.rr.com	45066	
510	6/3/2021 21:51:49	Brian Retterer	Brian@brianretterer.com	45066	This is a great thing for Boro
511	6/4/2021 11:44:29	Leslie Nogle	lknogle@gmail.com	45036	
512	6/4/2021 21:39:58	Lori Moore	Moorelolo72@yahoo.com	45066	I support their efforts

The Easton Farm Petition - In Favor

#	Timestamp	First & Last Name	Email address	Zip Code	Any comments in support of The Easton
513	6/5/2021 12:39:30	Emily Gill	emgill95@gmail.com	45066	I believe that the Easton Farm development will be a boost to the local economy and will make Springboro more of a destination! While sometimes I get nostalgic for what Springboro was like when I was younger, I recognize that our city must keep up with the times. The current development plan is multi-functional and makes great use of the land while also setting aside land for green space. Options for development of the land have been explored throughout the years, and I feel that this is the best proposed use for the space.
514	6/5/2021 13:32:22	Kimberly Catalano	Kmcoho@gmail.com	45066	This is a well thought out plan that wpuld be a benefit to Springboro

Ann Burns

From: Don Cummings <dcummings2385@gmail.com>
Sent: Thursday, June 03, 2021 9:04 PM
To: Dan Boron; Ann Burns
Subject: meeting minutes from May 12th

Good Evening,

I was hoping that a concern that I have could be addressed in regards to the meeting minutes that have been drafted from our last meeting on May 12th. I know and understand that these are not the exact words that each person speaks verbatim. But I strongly feel that the words of Chris Pearson need to be included, specifically when he makes the statement that he only used the reason of density as a scapegoat in 2017, and that he "hung his hat" on that as an excuse because he did not like the 2017 plan. I would also like to have included, his statements that he was willing to accept the four story buildings within the plan. Again, I strongly feel that these need to be included in the official documentation as they send a strong message of the opinion and actions of this member of our city planning commission.

Thank you for your consideration,
Donald Cummings
173 Deer Trail Dr, Springboro, OH 45066

Ann Burns

From: Patrick Highley <patrickhighley@hotmail.com>
Sent: Thursday, June 03, 2021 1:37 PM
To: Ann Burns
Subject: Development

Ms. Burns,

Please forward the below letter to the appropriate person(s). Thank you.

Planning Commission,

I am writing again to express my concern over the proposed development at Easton Farms. What the family/developers have put forth will change the landscape of Springboro as it will negatively affect many aspects of our day to day lives such as already congested traffic patterns, values of homes, etc. The proposed plan is not what Springboro needs. I strongly suggest you disapprove this proposal and do not entertain anything for this property unless there is a 50% reduction in homes and NO apartment buildings. Many of us chose Springboro for its small-town feel. We do not want to live in Centerville, Beavercreek, etc.

Respectfully,
Patrick Highley

Ann Burns

From: Cheryl Sheffield <golfnbake@aol.com>
Sent: Monday, June 07, 2021 1:00 PM
To: Ann Burns
Subject: Oppose Easton Farm Rezoning and General Plan

I am out of town and will not be able to attend the next planning commission meeting so I emailing my comments.

I would like to oppose the Easton Farm project general plan and rezoning for many concerns.

It does not fit the small hometown vibe that current residents sought when choosing this area to live and raise a family. If I wanted an urban vibe, I would have looked elsewhere. Springboro does not have to be all things to all people.

It is too dense. Period.

There is not enough green space. How is it even conscionable that the majority of the green space surrounds the seller's homestead further protecting their home while offering pocket parks and a lineal park to the new residents? These are merely marketing terms for small parks and wide sidewalks. There is a large percentage of the green space that is retention areas, lakes/ponds that are not usable as well.

It does not need a roundabout. Please keep with traditional roadways.

It does not need a hotel or Bed and Breakfast. Is this so the seller's can convert the homestead as soon as they sell ? The commercial section of this development needs to be at frontage on 741 and should not extend back to the residential section.

I oppose the rear entry only lots. I oppose that there are only narrow alleys to access those lots. I oppose that there is not enough parking for the neighborhood and that all of it is the parallel type. Why not some perpendicular style so that there is more?

I oppose the 3 story multifamily units and the center parking lot. Warren County does not have rents this high anywhere in the county. Have studies been done to show that people are willing to pay \$1200-2000 for rent when they could buy for that kind of monthly expense?

I oppose the setbacks for the narrow lots, both front and sides. 3 foot side setbacks assure you can reach out and touch your neighbor. You will be able to see in their windows. Hear their conversations on the front porch. And where will those children play? No front, side or back yard there and the tiny pocket park could be 10 houses away. Do you have studies showing interest in this style of home at \$200 per sq. ft?

I was vacationing in FL a few weeks ago and shared some photos with Dan Boron, who suggested I send an email. Please look closely. These lots are 35-60 feet wide, not 31. The front porches are on top of the sidewalks. The parking is so close to the homes. Children playing on the sidewalks (because there is no yard) could easily dart out between the cars into oncoming traffic. It works there because it is a beach community with over 80% being used for weekly rentals.

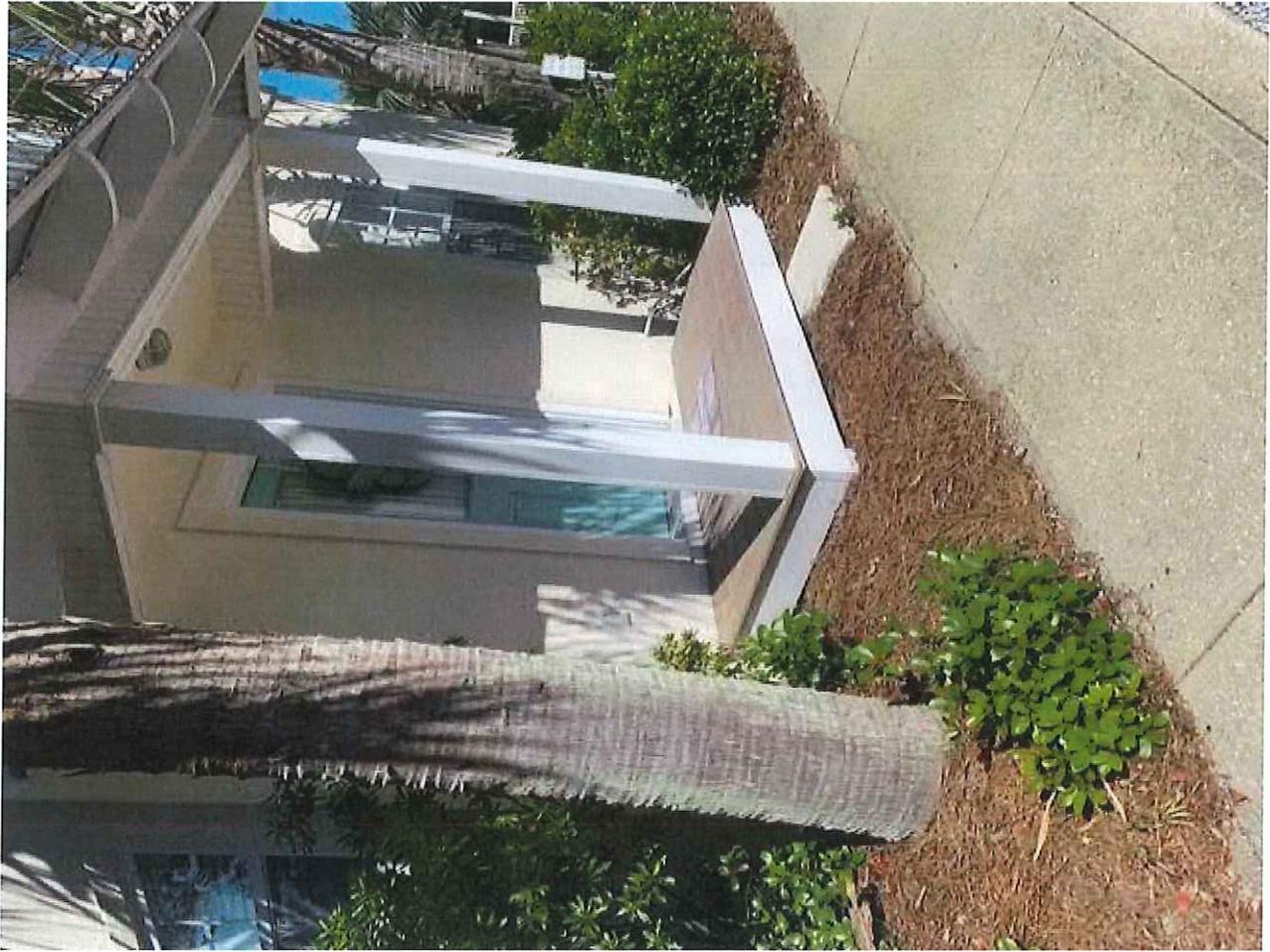
Please also note the design of the development. It has green space throughout the entire development. Walking trails, nature trails, large open spaces for children and dogs to play.

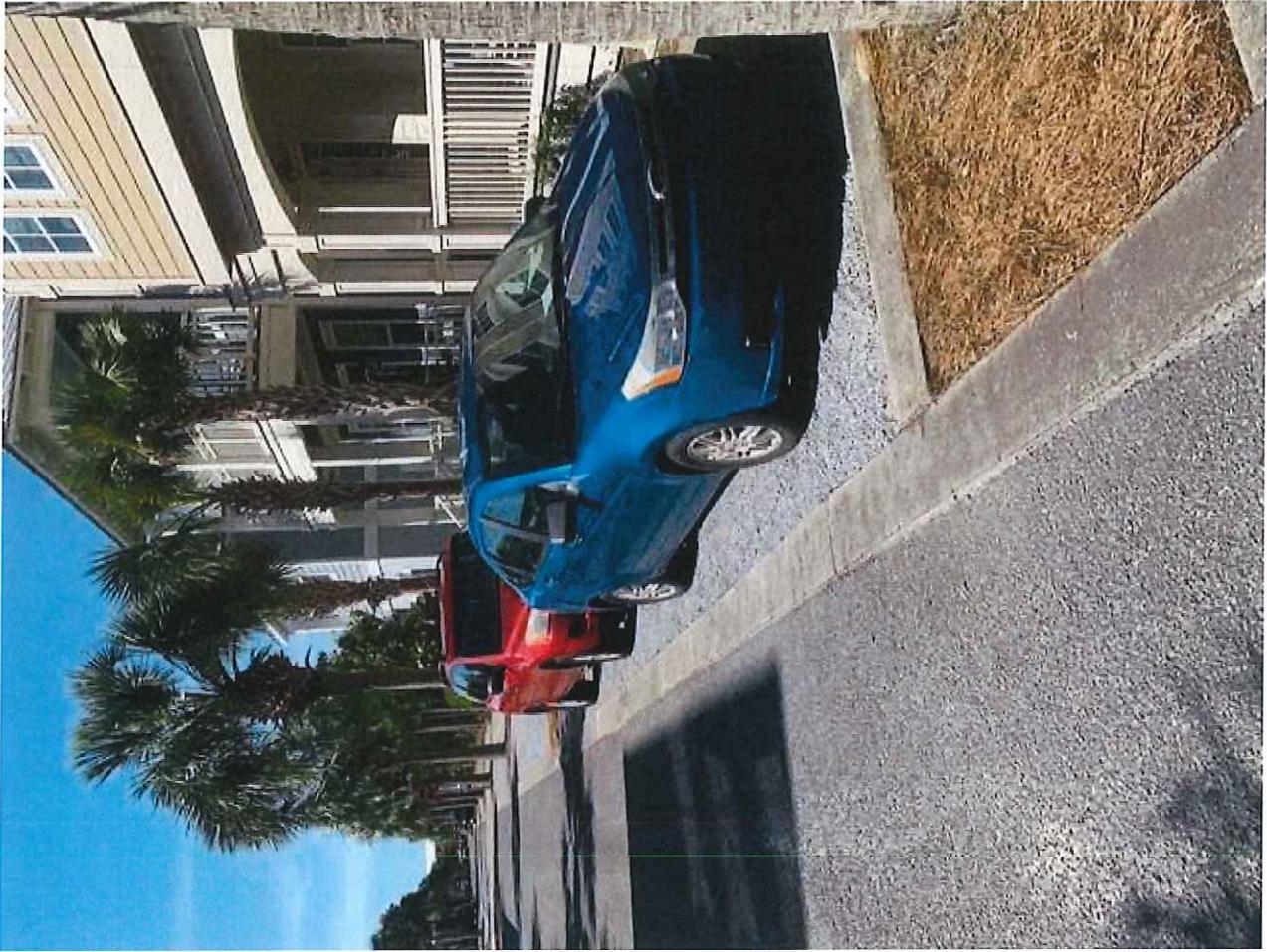
Please review the possible commercial uses that are being proposed. I don't think that they all fit as high end amenities. And nothing new or different is being proposed here to make it a destination. All these uses are readily available already or in near by communities. And in some nearby communities, they tried what is being proposed here and the restaurant/bar venues sit empty.

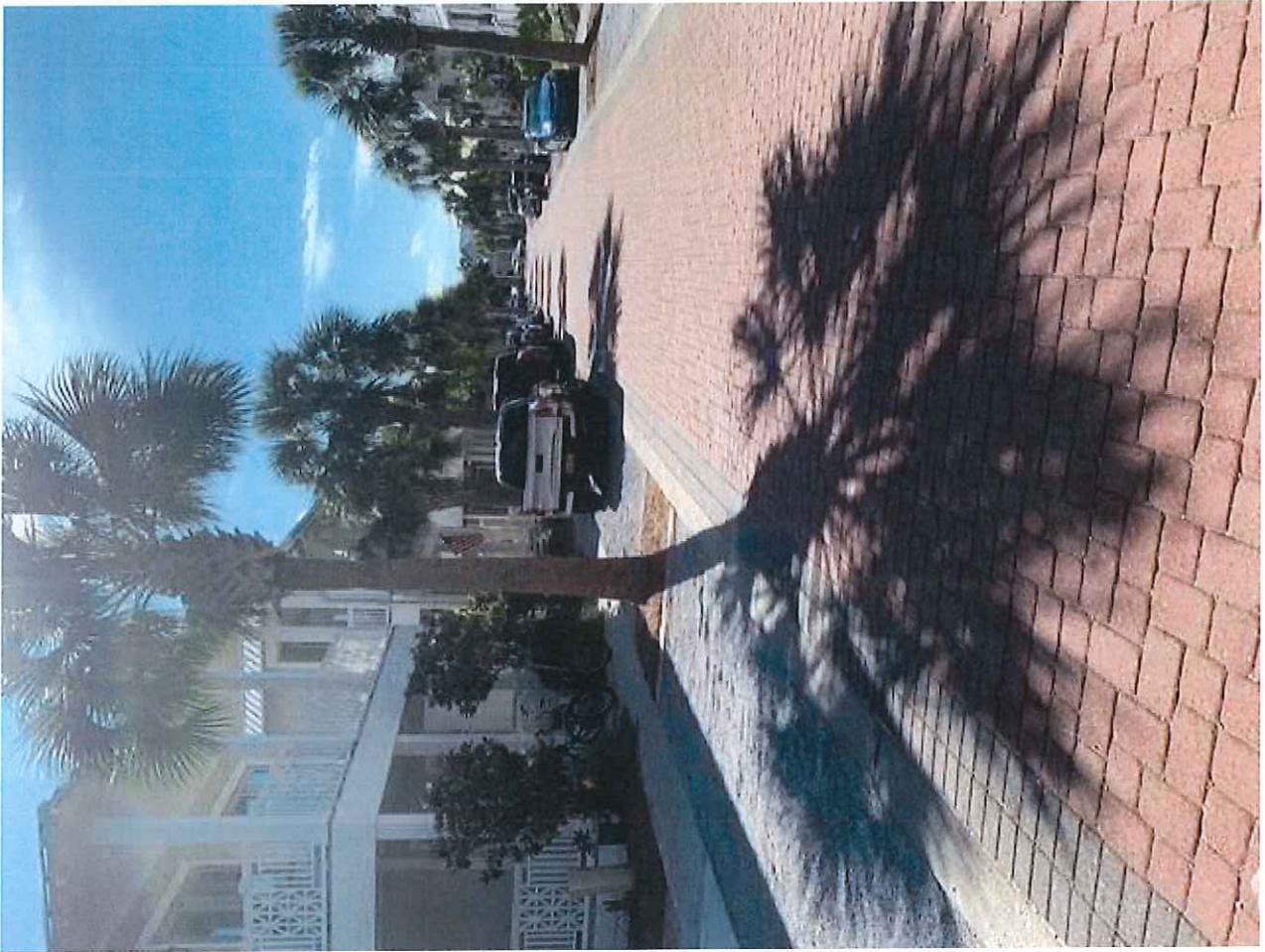
I would like to acknowledge and thank the developer for not connecting to Fox Trail. I hope that the city honors the

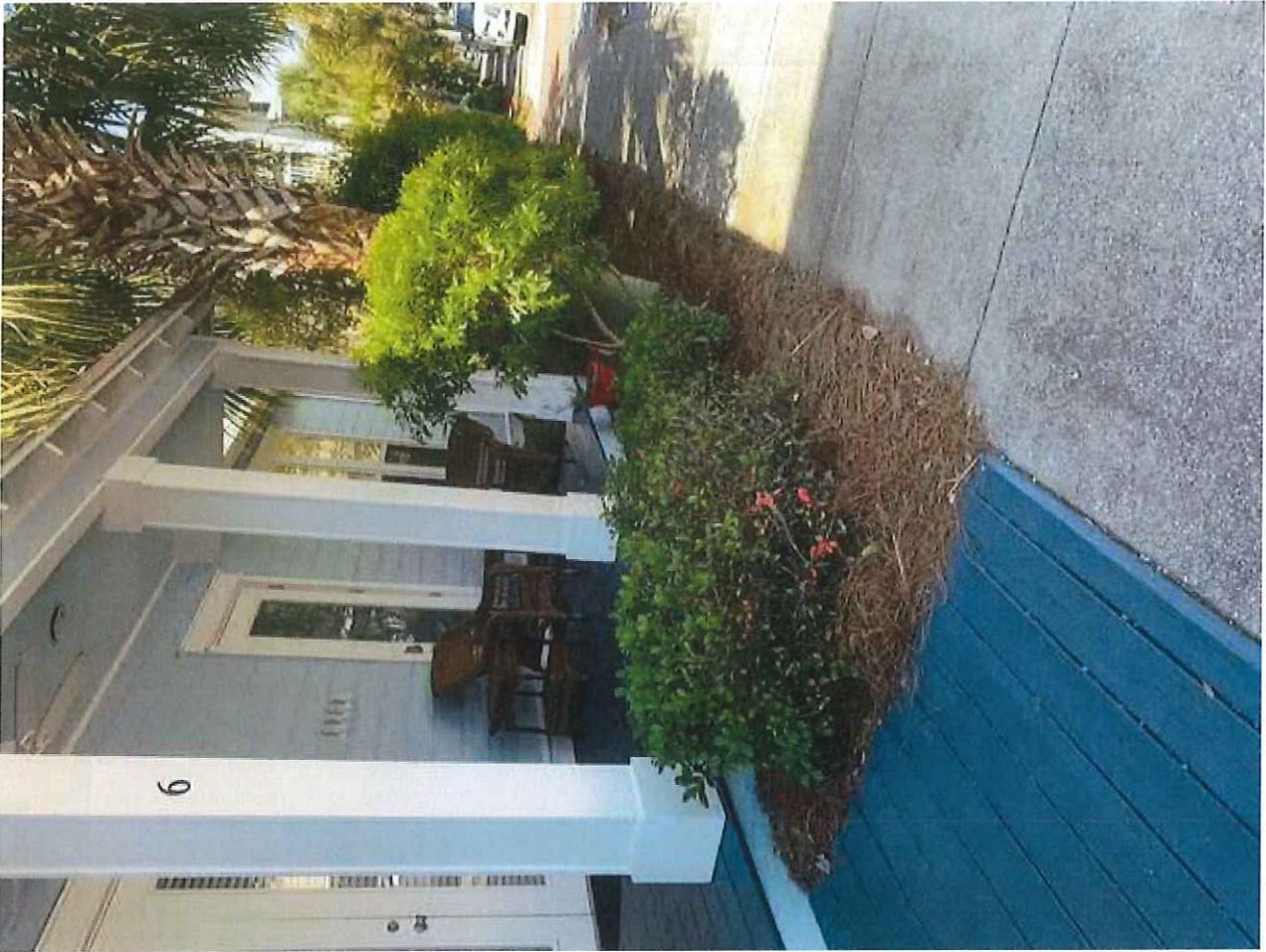


wishes of the current residents as well and request that that

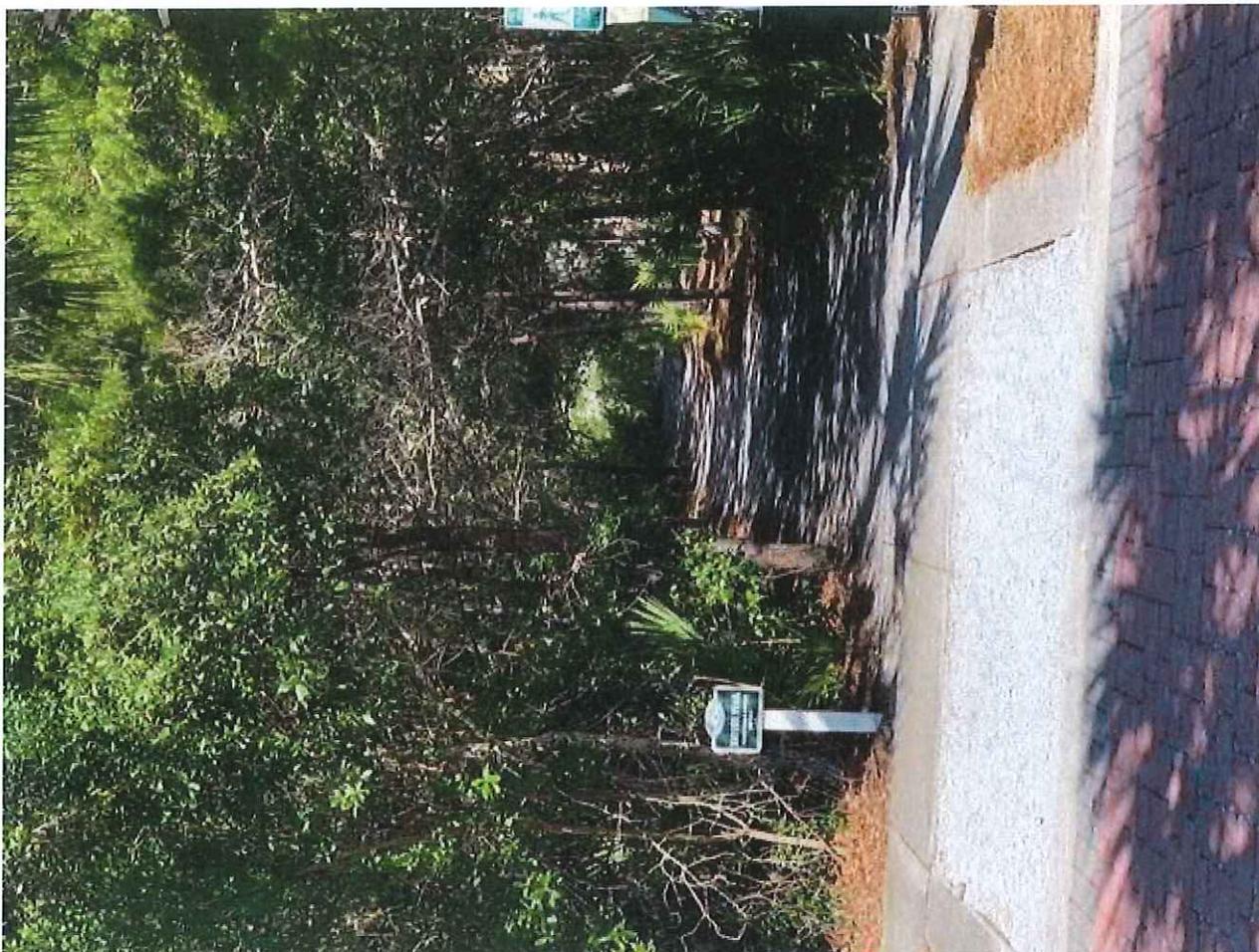












change be

non-amendable if this proceeds further.

I would also like to suggest that zoom meetings continue along with the in-person meeting. The technology is there and it is pretty easy to turn on a camera so more can participate.

Respectfully,

Cheryl Sheffield
228 Deer Trail Dr.
30 year resident

Ann Burns

From: Jay Phillips <jayphillips44@gmail.com>
Sent: Monday, June 07, 2021 6:04 PM
To: Ann Burns
Subject: 6/9/21 Planning Meeting (Easton Dev)

Good Evening Ms. Burns,

I hope this email finds you well. I am writing to voice my displeasure / overall concern with the proposed high density development at Easton Farms. As my family and I are recent transplants from the Columbus area, we explored many possible destinations in which to call "home." Settling here, we couldn't be more impressed with the city landscape/ schools and the combination of amenities and ease of living in which this "bedroom community" provides. I can see why it's regarded as a top 5 city in Ohio to raise a family. Then, I heard about this development.....which is exactly the opposite direction this planning committee should consider.

By changing zoning laws and green lighting this project you will be compromising the city's biggest strengths/draw (family oriented community, small town feel, beautiful landscape) for potential "big city" problems (strain on infrastructure "potentially", increased traffic, inevitable school overcrowding, strain on local businesses, and the worst of all-an uptick in crime).

And while the drawbacks are many, I can't find one positive in this project that enhances the MAJORITY of Springboro residents daily living. Other than some tax dollars generated for the city.

This development just feels off in every way. After researching, most of these Mixed-living behemoths are strategically located at interchanges in much larger metro areas (Louisville, Orlando, Columbus). Even the Levis Commons in Perrysburg is 4 miles from the town center, so Springboro is certainly a big outlier in this regard. Where is the comparable? Why here?

On a side note, I certainly question this approach to "cater" to young professionals. Most of this type of demographic isn't going to go for an "urban style" living in a relatively small population center like Springboro. It's just not gonna happen. While this approach would make sense for Mason due to its size, proximity to Cincy, it just seems to fall flat for our community.

In closing, please understand I respect sellers rights-I don't know the family and understand the frustration of selling "ones property." That should be respected in a free society. But of equal value (or more) is looking out for thousands in a community who entrust you to honor their wishes in zoning policy, supported by numerous docs such as master plans, surveys etc. There can be a win win for all involved here.

Thanks

Jay Phillips
60 Cambridge dr

Ann Burns

From: STEVEN HOUSTON <houston208@aol.com>
Sent: Monday, June 07, 2021 6:47 PM
To: Ann Burns
Subject: Easton property

Planning commission and city council:

As a thirty year resident of Deer Trail I am writing in opposition of the current proposed development plan of the Easton property.

First I would like to say how much we appreciate that the plan now does not show Fox Trail as a connector road to the new neighborhood.

Am I opposed to the development of this land? Absolutely not...but why do we have to put so much in this area that we loose the small town feeling that was the driving force to many Springboro residents? Do we need retail space when we have retail space sitting empty? Do we need unusable green space? Round-a-bout and three story apartment buildings? Lot sizes that do not compare to our current lot sizes?

Develop this area but please do this mindfully of the springboro Residents.

Thank you for taking the time to listen to my concerns.

Kerry Houston

Sent from my iPhone

Ann Burns

From: Rachael Courtney <curiousr00@hotmail.com>
Sent: Monday, June 07, 2021 8:20 PM
To: Ann Burns
Subject: Easton Farm Development

Dear Planning Commission,

My name is Rachael Courtney and I am a resident of 209 Deer Trail Dr. I recently relocated to Springboro in August, 2020 after two years of frequent visiting and calling it my "home away from home" with my long distance relationship. I fell in love with this street when I first drove down it. This neighborhood is beautiful. The street is lined with nicely manicured yards and pretty homes. Neighbors sit out on their decks and wave to people out walking their dogs. My fiance and I host movie nights in our back yard with our neighbors. One neighbor even hosted a free concert with his brass band out in the driveway during the pandemic and 20-30 people showed up with lawn chairs to listen to big band music. That is the vibe of this neighborhood. We are not part of a massive housing plan. We are a private, safe pocket of homes that keep this friendly ambience because we are limited in size and access.

But we are not isolated in the country. We have space and peace while only being a mile or so away from a huge shopping complex and interstate access. It's a short walk to the grocery store or a quick bike to the neighborhood ice cream store or brewery. It's the best of both worlds here. And that is why I chose to move here. It was the perfect sub-urban mix. Space and peace of the country meets the luxuries of the city.

I am fearful for what this development will do to that. The density of the housing on the property is appalling. Springboro is a town of nice neighborhoods. Not of high density apartment buildings and condos or homes packed as tight as a trailer park. There are numerous lots on this proposal that are 31' with only 3' set backs. That lot (lot, not home, lot) is 5 foot shorter than the width of our garage. That is congested, unsightly, and just ridiculous. The developer talks about "open spaces" and making a "walkable neighborhood". We already have that. This proposal is anything but open and pleasant.

Then you add in numerous commercial buildings into an area that already has open, undeveloped land next door plus open, unleased space in buildings within numerous shopping plazas nearby. It adds traffic to the area with little benefit. We already have shopping centers, restaurants, etc. I do not need another shopping plaza! Finally, there are homes backed right up against the existing neighborhoods with minimal set backs and untouched buffer area. The entire thing is overloaded and shoddy.

I am not against development. I want the Easton family to be able to sell their farm and I am happy for Springboro to grow and evolve. But, I do not want that to occur at the extreme cost of what makes this town great and, more importantly, of the people who have been members of this town for decades. My fiance has owned the home here on Deer Trail for over 16 years. Many of our neighbors have lived here longer than that. These are people who have shown loyalty and love to this town. We do not want to see the destruction of the style and quality of our neighborhood. I would be happy to see the land developed into another neighborhood like ours on Deer Trail. But I can not support this monstrosity of dense housing and commercial surplus.

Dr. Rachael Courtney



07 JUN 2021

ATTN: Springboro Planning Commission and Springboro City Council

Re: Petition Opposing the Easton Farm Rezoning and Development Plan

Attached are signed paper and online petitions from residents city wide opposing the 2021 Easton Farm rezoning request and development plan. We have reached referendum strength and are consulting with the Warren County Board of Elections. The petitions represent citizens from the neighborhoods of Hunter Springs, Springbrook, Wrenwood, Royal Tamarack, Royal Springs, Royal Meadows, McCray Farms, Heatherwood, Settlers Walk, Sycamore Springs and many other neighborhoods throughout the city. Opposition to this plan isn't localized to the immediate surrounding area or to adjacent properties. Residents throughout Springboro understand what the density in this plan will do to their city and as a result the number of signatures continues to grow. These signatures represent the will of the people of Springboro in opposition to this high density development.

Very Respectfully,
865 Taxpayers of Springboro

Attachments:

995 signatures, of which 865 are Springboro Residents (the rest pending verification), in the following documents:

1. Thirty-three pages of online signatures, totaling 570 Springboro resident signatures. An additional 130 signatures have yet to be verified.
2. Two pages of comments from the online petition
3. 42 pages of signed petitions, containing 273 signatures. Previously submitted in April 2021
4. 3 pages of signed petitions, containing 20 signatures. Previously submitted in May 2021.
5. One page of a signed petition, containing 2 signatures. First Submission.

12 APR 2021

ATTN: Springboro Planning Commission and Springboro City Council

Re: Petition Opposing the Easton Farm Rezoning and Development Plan

Attached are signed petitions covering select northern Springboro neighborhoods opposing the 2021 Easton Farm rezoning request and development proposal. The petitions represent citizens from the neighborhoods of Hunter Springs, Springbrook, Wrenwood, Royal Tamarack, Royal Springs, Royal Meadows, McCray Farms, and Sycamore Springs. While we were not able to visit every house in each neighborhood, nor did all houses answer their door, between 85%-95% of households contacted signed the petition, depending on the neighborhood. This includes 93% of occupied houses in Hunter Springs. We have visited less than 5% of the city's households; if extrapolated, the 273 signatures in this small sample represent a significant opposition throughout the City of Springboro to the rezoning and development plan to the Easton Farm.

Very Respectfully,
Hunter Springs Residents

Attachments: 42 pages of signed petitions, containing 273 signatures

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 HUNTER SPRINGS RESIDENTS**

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

This petition is in reference to Warren County Parcel ID number 0414227005, located at the intersection of Anna/Lytle-Five Points Rd and North Main St., also known as Easton Farm, tax mailing address of 605 N Main St., Springboro, Ohio, 45066. This property is currently zoned R-1, Estate Type Residential District. The Dillin Corporation and the Berror Group have requested a rezoning classification to PUD-MU.

The purpose of zoning is to "regulate and restrict the location of [...] residences, recreation and other land uses and the location of buildings, to [...] limit the height, bulk, number of stories and size of buildings and to [...] limit the amount of lot area which may be occupied [...] size of yards and [...] the density of [the] population [in] Springboro, Ohio [...]. Residents depend on zoning to indicate current and future land uses to preserve their quality of life and protect their investment in the City. R-1 zoning is restricted to "low density residential neighborhood" and "single-family dwellings" source: *Springboro Codified Ordinances, sections 1261.01, 1261.08.*

We acknowledge some modification of the R-1 zoning will be necessary along North Main St to allow business development. However, the density in the proposed plan - 11 commercial buildings, 324 apartments, 110 independent living, and around 250 single family homes, for nearly 690 total units - is excessive. Not a single lot in the plan aligns with the R-1 density definition, completely abandoning the spirit of the original zoning. Four and three story apartment buildings are not consistent with the character of Springboro and will erode the small town charm that attracted current residents to Springboro. This high density plan presents grave issues with traffic, park use and schools and conflicts with community views on growth.

For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Maria Dershem		224 Deer Trail	3/29/21
Dustin Dershem		224 Deer Trail Dr.	3-29-21
Brian Poplin		216 Deer Trail Dr.	3/29/21
Mark Nelson		221 Deer Trail Dr	3/29/21
LINDA NELSON		221 Deer Trail Dr	3/29/21
Rob [unclear]		213 DEER TRAIL	3/29/21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****HUNTER SPRINGS RESIDENTS*****

Name	Signature	Address	Date
PIANIGIAN	<i>[Signature]</i>	213 Ocean Trail	3/29/21
Rodney Knight	<i>[Signature]</i>	201 Deer Trail Dr	3/29/21
Leslie Schrock	<i>[Signature]</i>	205 Deer Trail Drive	3/29/21
Chad Schrock	<i>[Signature]</i>	205 Deer Trail Drive	3/29/21
Dale Sefferlein	<i>[Signature]</i>	10 Fox Trail Drive	3/29/21
Cindy Sefferlein	<i>[Signature]</i>	10 Fox Trail Drive	3/29/21
Stacey and James Lane	<i>[Signature]</i>	167 Deer Trail Drive	3/29/21
James Lane	<i>[Signature]</i>	167 Deer Trail Drive	3/29/21
Kimber Lambert	<i>[Signature]</i>	161 Deer Trail Dr	3/29/21
Wash Samana	<i>[Signature]</i>	136 Deer Trail Dr	3/29/21
Dell Campbell	<i>[Signature]</i>	136 Deer Trail Dr	3/29/21
Greg Moran	<i>[Signature]</i>	116 Deer Trail Dr	3/29/21
Nicky Jester	<i>[Signature]</i>	112 Deer Trail Drive	3/29/21
RICHARD JESTER	<i>[Signature]</i>	112 DEER TRAIL DR	3/29/21
KERRY BROWN	<i>[Signature]</i>	155 Paddock Trl	3/29/2021
Michelle Moran	<i>[Signature]</i>	116 Deer Trail Dr	3/29/2021
John Koch	<i>[Signature]</i>	149 Deer Trail Dr	3/29/2021
Stacey Koch	<i>[Signature]</i>	149 DEER TRAIL DR	3/29/2021
MARGARET KNIGHT	<i>[Signature]</i>	201 Deer Trail Dr	3/29/2021
DENNIS MUNDI	<i>[Signature]</i>	220 Deer Trail Dr	3/29/2021
Sandie Williams	<i>[Signature]</i>	200 Deer Trail Dr	3/29/21
Kelly Popin	<i>[Signature]</i>	216 Deer Trail Dr	3/29/21
Sandra Foyler	<i>[Signature]</i>	225 Deer Trail Dr	3/29/2021

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 HUNTER SPRINGS RESIDENTS**

Name	Signature	Address	Date
David Beckman		168 Deer Trail Dr.	3/29/21
Donald Cummings		173 Deer Trail Drive	3/29/21
Adrienne Sluga		173 Deer Trail Dr.	3/29/21
Kristie Beckman		168 Deer Trail Dr.	3/29/21
Carol J. Glaser-Atkins		144 Deer Trail Dr.	3/29/21
David Glaser-Atkins		"	" 3-29-21
Joey Glaser-Atkins		"	3-29-21
Jim Miltzaler		132 Deer Trail Dr.	3-29-2021
Lisha Harris		128 Deer Trail Dr.	3-29-2021
Robb Ervin		124 Deer Trail Dr.	3-29-2021
Rhonda Ervin		124 Deer trail Dr.	3-29-2021
Chris Kempin		124 Deer Trail Dr.	3-29-2021
Amber Finkelstein		121 Deer Trail Dr.	3-29-21
Brian Sumner		168 Deer Tr Dr.	3/29/21
Angela Brown		105 Paddock Trail	3/29/21
Christ Chapman		110 Paddock Trail	3/29/21
Barbara Gerbs		129 Deer Trail	3/29/21
Roderick Miltzaler		132 Deer Trail	3/29/21
Michael Olivier		125 DEER TRAIL	3/29/21
Elizabeth Olivier		125 Deer Trail	3/29/21
Kerry Houston		208 Deer Trail Dr.	3/29/21
Steve Houston		208 Deer Trail Dr.	3/29/21
Ethan Dow		70 Paddock Trl	3/30/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 HUNTER SPRINGS RESIDENTS**

Name	Signature	Address	Date
Don Clark	<i>Don Clark</i>	65 Deer Trail Drive	3-30-21
Don Clark			
Amber Downs	<i>Amber Downs</i>	143 Deer Trail	3-30-21
Matt Schemmann	<i>Matt Schemmann</i>	101 Deer Trail	3-30-21
Jennifer Schemmann	<i>Jennifer Schemmann</i>	101 Deer Trail	"
Cara Koogler	<i>Cara Koogler</i>	75 Deer Trail	3-30-21
Cathy Koogler	<i>Cathy Koogler</i>	75 Deer Trail	"
Doug Koogler	<i>Doug Koogler</i>	75 Deer Trail	3-30-21
Doug Tol	<i>Doug Tol</i>	45 DEER TRAIL	3/30/21
Jessica Orr	<i>Jessica Orr</i>	55 Deer Trail	3/30/21
Marcia Coddington	<i>Marcia Coddington</i>	30 Deer Trail	3/30/21
EDIE FISHER	<i>Edie Fisher</i>	40 Deer Trail	3/30/21
Lynn White	<i>Lynn White</i>	60 Deer Trail	3/30/21
Amy Shirener	<i>Amy Shirener</i>	5 Fox Trail Dr.	3/30/21
Dottie Shirener	<i>Dottie Shirener</i>	5 Fox Trail Dr.	3/30/21
Kathy Clark	<i>Kathy Clark</i>	65 Deer Trail Dr.	3/31/21
Justin Wiedle	<i>Justin Wiedle</i>	164 Deer Trail Dr.	4/2/21
Erica Wiedle	<i>Erica Wiedle</i>	164 Deer Trail Dr.	4/2/21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****HUNTER SPRINGS RESIDENTS*****

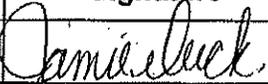
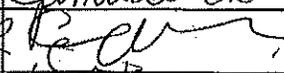
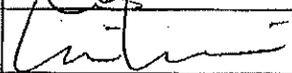
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The purpose of zoning, is to "regulate and restrict the location of [...] residences, recreation and other land uses and the location of buildings, to [...] limit the height, bulk, number of stories and size of buildings and to [...] limit the amount of lot area which may be occupied [...] size of yards and [...] the density of [the] population [in] Springboro, Ohio [...]. Residents depend on zoning to indicate current and future land uses to preserve their quality of life and protect their investment in the City. R-1 zoning is restricted to "low density residential neighborhood" and "single-family dwellings". source: *Springboro Codified Ordinances, sections 1261.01, 1261.08.*

We acknowledge some modification of the R-1 zoning will be necessary along North Main St to allow business development. However, the density in the proposed plan - 11 commercial buildings, 324 apartments, 110 independent living, and around 250 single family homes, for nearly 690 total units - is excessive. Not a single lot in the plan aligns with the R-1 density definition, completely abandoning the spirit of the original zoning. Four and three story apartment buildings are not consistent with the character of Springboro and will erode the small town charm that attracted current residents to Springboro. This high density plan presents grave issues with traffic, park use and schools and conflicts with community views on growth.

For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Jamie Duck		172 Deer Trail Dr ^{Springboro OH 45066}	4-12-21
Erin Weimer		152 Deer TR DR ^{Springboro OH 45066}	4-12-21
Eric Weimer		152 Deer Trail Dr ^{Springboro OH 45066}	4-12-21

PLANNING COMMISSION SECRETARY
ann.burns@cityofspringboro.com

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING
COMMISSION

*** TAMARACK TRAIL / ROYAL TAMARACK RESIDENTS ***

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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Name	Signature	Address	Date
Colaine Coy		27 TAMARACK TR	4/3/21
Loran Coy		27 Tamarack TR	4/3/21

PLANNING COMMISSION SECRETARY
 ann.burns@cityofspringboro.com

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING
 COMMISSION

TAMARACK TRAIL / ROYAL TAMARACK RESIDENTS

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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Name	Signature	Address	Date
Robin Nicely		32 Tamarack	4-3-2021
Joyce Sherrill		42	4-3-2021
Robert Runyon		52	4-5-2021
Cindy Malon		86 Tamarack Trail	4-3-2021
Sophie Malon		86 Tamarack Trail	4-3-2021
Glenna Brown		68 Tamarack Trail	4-3-2021

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****SPRINGBROOK RESIDENTS*****

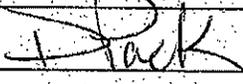
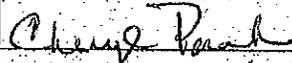
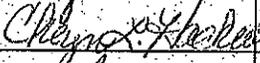
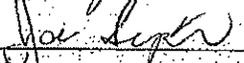
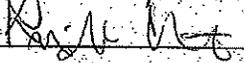
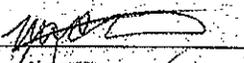
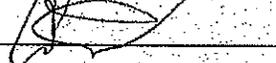
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The purpose of zoning, is to "regulate and restrict the location of [...] residences, recreation and other land uses and the location of buildings, to [...] limit the height, bulk, number of stories and size of buildings and to [...] limit the amount of lot area which may be occupied [...] size of yards and [...] the density of [the] population [in] Springboro, Ohio [...]. Residents depend on zoning to indicate current and future land uses to preserve their quality of life and protect their investment in the City. R-1 zoning is restricted to "low density residential neighborhood" and "single-family dwellings". *source: Springboro Codified Ordinances, sections 1261.01, 1261.08.*

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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Dale Pack		150 TAMARACK TRAIL	4/3/21
Cheryl Pack		150 Tamarack Trail	4/3/21
CHERYL HACKWORTH		335 RENWOOD PL.	4/3/21
Jay Seiptel		425 Renwood Pl.	4/3/21
Kristina Culbertson		205 Renwood PL	4/3/21
MAKUL Culbertson		!!	"
Christopher		310 Barberrys Drive	4/9/21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING
COMMISSION

(SETTLERS WALK) OR ***OTHER SPRINGBORO RESIDENTS*** ^{OR} (THE COVE)

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Name	Signature	Address	Date
Alex Griffin	<i>Alex Griffin</i>	72 TAMARACK	4-3-21
LINDA JOHNSON	<i>Linda Johnson</i>	11	4-3-21
Barbara Pierce	<i>Barbara Pierce</i>	62 TAMARACK	4-3-21
Lawanna Morshollan	<i>Lawanna Morshollan</i>	560 Basil St.	4-3-21
Bobby Myers	<i>Bobby Myers</i>	540 Basil St	4-3-21
Jordan Clare	<i>Jordan Clare</i>	590 Basil St	4-3-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING
COMMISSION

(SETTLERS WALK) OR ***OTHER SPRINGBORO RESIDENTS*** OR (THE COVE)

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Name	Signature	Address	Date
Bruce D Blume	<i>Bruce Blume</i>	615 Basil St	4-3-2021
Janette Norman	<i>Jan Norman</i>	535 Basil St	4-3-2021
CHARLES EDGAR	<i>CE</i>	525 BASIL ST	4-3-21
Shawn Sparks	<i>Shawn</i>	515 Basil St	4-3-21
Elizabeth Tindal	<i>Elizabeth Tindal</i>	220 Park Ln	4-3-21
Lora Derksen	<i>Lora Derksen</i>	230 Park Ln	4-3-21

Lisa Meyer 260 Park Lane 84-3-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION

OTHER SPRINGBORO RESIDENTS

Name	Signature	Address	Date
WILBUR	Willie Clark	250 Park Lane	4/3
Rita Clark	Rita Clark	250 Park Lane	4-3-21
DANIEL B. OSIKA	Daniel B. Osika	318 PARK LANE	4/3/21
Connor Osika	Connor	318 Park Lane	4-3-21
Greg Fett	Greg Fett	326 Park Ln	4-3-21
Jenny Fett	Jenny Fett	326 Park Ln	4-3-21
Bridget Eldred	Bridget Eldred	382 Park Ln	4-3-21
Joshua Stephens	Joshua Stephens	387 Park Ln	4/3/21
Jason Kimerting	Jason Kimerting	342 Park Ln	4/3/21
Sarah Kimerting	Sarah Kimerting	342 Park Ln	4/3/21
Kate Widmyer	Kate Widmyer	334 Park Ln	4/3/21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****OTHER SPRINGBORO RESIDENTS*****

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For these reasons, we, the undersigned, **OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.**

Name	Signature	Address	Date
John Jones	<i>[Signature]</i>	605 Royal Springs	3/30/2021
Michael Jacques	<i>[Signature]</i>	585 Royal Springs Dr	3-30-2021
JENNIFER JACQUES Jennifer Jacques	<i>[Signature]</i>	585 ROYAL SPRINGS DR	3/30/21
Paul Miller	<i>[Signature]</i>	565 Royal Springs Dr	3/30/21
PAUL KRAU	<i>[Signature]</i>	545 Royal Springs	3-30-21
JAMES REPASKY	<i>[Signature]</i>	515 ROYAL SPRINGS	3:30 PM
Timothy	<i>[Signature]</i>	585 Weensple Rd	3/30/2021

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****TAMARACK TRAIL / ROYAL TAMARACK RESIDENTS*****

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Verlene Guthrie	<i>Verlene Guthrie</i>	725 Evergreen	3/30/21
ROY STREETZ	<i>Roy K. Streetz</i>	710 EVERGREEN	30-MAR-21
Ko von der Embse	<i>Ko von der Embse</i>	640 Evergreen	3/30/21
COY MANTIA	<i>Coy Mantia</i>	595 Evergreen Dr	3/30/21
DAVE CORNELL	<i>Dave Cornell</i>	589 EVERGREEN DR	3/30/21
WILLIAM NUNNE	<i>William Nunn</i>	555 FOLIAGE LN	4/5/21
Sandra Nunn	<i>Sandra Nunn</i>	555 Foliage Ln	4/5/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 TAMARACK TRAIL / ROYAL TAMARACK RESIDENTS**

Name	Signature	Address	Date
Debbie Henson	Debbie Henson	515 Foliage Lane Springboro 45066	4/5/21
Bradley Henson	Bradley Henson	515 Foliage Lane	4/5/21
Scott Banford	Scott Banford	255 FOLIAGE LN.	4/5/21
CHRIS BROWNBEACH	Chris Beach	295 FOLIAGE LANE	4/5/21
PAT GOFF	Pat Goff	155 FOLIAGE LN	4/5/21
CHRIS MANNING	Chris Manning	145 FOLIAGE LN	4/5/21
ALY MANNING	Aly Manning	145 FOLIAGE LANE	4/5/21
Kristen Morris	Kristen Morris	110 FOLIAGE LANE	4/5/21
Steve Morris	Steve Morris	110 FOLIAGE LANE	4/5/21
JIM MARSH	Jim Marsh	160 FOLIAGE LANE	4/5/21
Penny Prather-Dix	Penny Prather-Dix	230 Foliage Lane	4/5/21
Rene Lamb	Rene Lamb	100 Evergreen PR	4/12/21
Michael Lamb	Michael Lamb	100 EVERGREEN DR	4/12/21
Lois K. Eley	Lois K. Eley	190 Evergreen Dr.	4-12-21
Adam Turner	Adam Turner	210 Evergreen Dr	4-12-21
Kimberly Turner	Kimberly Turner	210 Evergreen Dr.	04/12/2021
Raymond Duncan	Raymond Duncan	220 Evergreen	4/12/21
Raymond Duncan	Raymond Duncan	230 Ever Green	4/12/21
Maele A. Ashby	Maele A. Ashby	200 Evergreen Dr	4/12/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 OTHER SPRINGBORO RESIDENTS**

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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Name	Signature	Address	Date
Tracy Savin	<i>Tracy Savin</i>	150 Redbud Dr	3-30-21
Heidi Van Zandt	<i>Heidi Van Zandt</i>	570 Royal Springs Dr	3-30-21
DAVE VAN ZANT	<i>Dave Van Zant</i>	" " "	" "
Katrina Van Zandt	<i>Katrina Van Zandt</i>	570 Royal Springs Dr	3-30-21
Ronald Grant	<i>Ronald Grant</i>	560 Royal Springs	3-30-21
Josh Brezina	<i>Josh Brezina</i>	550 Royal Springs	3-30-21
FRED DERHAM	<i>Fred Derham</i>	520 Royal Springs Dr	3-30-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****OTHER SPRINGBORO RESIDENTS*****

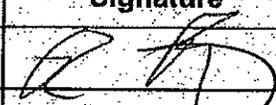
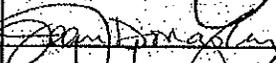
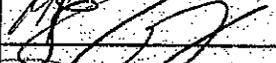
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Name	Signature	Address	Date
Robert Rutledge		260 Tamarack Trail	4-5-21
Jean Donaghy		290 Foliage Lane	4-5-2021
Marshall Quebeckay		280 Foliage Lane	4-5-2021
Jeff Newson		260 Foliage Ln	4/5/21
BRYAN FURUBET		260 FOLIAGE LANE	4/5/21
Randy Tardis		250 FOLIAGE LANE	4-5-21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 OTHER SPRINGBORO RESIDENTS**

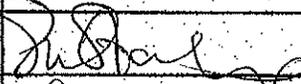
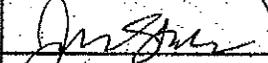
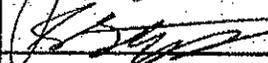
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Name	Signature	Address	Date
Susan Stalcup		130 Pasture Ct	4/11/21
John Stalcup		130 Pasture Ct	4.11.21
Steven Stalcup		130 Pasture Ct	4.12.21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****OTHER SPRINGBORO RESIDENTS*****

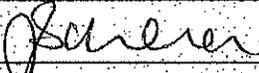
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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Jill Scherer		165 Farr Dr. Springboro	4-9-21
PAUL SCHERER		165 FARR DR Springboro	4-9-21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 THE SYCAMORE SPRINGS RESIDENTS**

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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Name	Signature	Address	Date
Kevin B. Smith	<i>Kevin B. Smith</i>	55 Rustic Brook Court	4/3/2021
Maranda B. Smith	<i>Maranda B. Smith</i>	55 Rustic Brook Ct.	4/3/21
Annalisa Smith	<i>Annalisa Smith</i>	55 Rustic Brook Ct	4/3/21
Ben Weisheit	<i>Ben Weisheit</i>	30 Rustic Brook Ct	4/3/21
Marty Carraschi	<i>Marty Carraschi</i>	15 Rustic Brook Ct	4/3/21
EUGENE BALLMANN	<i>Eugene R. Ballmann</i>	20 RUSTIC BROOK CT	4/3/21
Kathleen Ballmann	<i>Kathleen Ballmann</i>	20 Rustic Brook Ct	4/3/21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****THE SYCAMORE SPRINGS RESIDENTS*****

Name	Signature	Address	Date
AKALIN COSKUN		425 Sycamore Springs	4/3/2021
Jones Rosanne	Rosanne Jones	130 Sycamore Springs	4/3/2021
Farnett, ASHLEY	Ashley Farnett	505 Sycamore Springs	4/3/2021
Paul Hendrix	Paul E Hendrix	250 Sycamore Springs	4/3/2021
LESTER SARNISKE	Lester Sarniske	150 SYCAMORE SPRINGS	4/3/2021
Betty SARNISKE	Betty Sarniske	150 Sycamore Springs	4/3/2021
HARRIET 5 Pleasant 000 Tony Hoare	Tony Hoare	35 Rustic Brook	4/3/2021
HARRIET 5 Pleasant 000 Harriet Pleasent	Harriet Pleasent	25 Rustic Brook	4/5/21
Scott Hoare	Scott Hoare	510 SYCAMORE SPRINGS	4/5/21
Barry Mohr	Barry Mohr	155 Sycamore Springs Dr	4/5/21
Carla Pennypacker	Carla Pennypacker	125 Sycamore Springs Dr.	4/5/21
JEFF WOLFE	Jeff Wolfe	210 Lakeside Drive	5-5-21
Kim Wolfe	Kim Wolfe	210 Lakeside Dr.	5/5/21
LISA CRAMM	Lisa Cramm	60 RUSTIC BROOK CT	4-5-21
BITZ	Bitz	60 RUSTIC BROOK CT	4-6-21
EM HOOD	Em Hood	165 Sycamore Springs	4-6-21
Benjamin Hood	Benjamin Hood	165 Sycamore Springs	4-6-21
RON ORDERKO	Ron Orderko	70 ARTESIAN CT	4-6-21
Paul Roy	Paul Roy	90 Artesian Ct	4-6-21
Melody Hoare	Melody Hoare	35 Rustic Brook Ct.	4-12-21
BILLIE BOLAN	Billie Bolan	45 Rustic Brook Ct	4-12-21
RAY BOLAN	Ray Bolan	45 Rustic Brook Ct	4-12-21
BRAD POWERS	Brad Powers	430 SYCAMORE SPRINGS DR.	4-12-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****THE SYCAMORE SPRINGS RESIDENTS*****

Name	Signature	Address	Date
Stacy Townsend	Stacy Townsend	430 Sycamore Springs	4/12/21
Mark Schubert	Mark Schubert	405 Sycamore Springs Dr	4/12/21
Mary Schmitt	Mary Schmitt	405 Sycamore Springs Dr	4/12/21
Jenny Mazza	Jenny Mazza	15 Artesian Ct	4/12/21
ROBERT MAZZA	Robert Mazza	15 Artesian Ct	4-12-21
Jill Nicholson	Jill Nicholson	290 Sycamore Springs	4-12-21
ROBERT NICHOLSON	Robert Nicholson	290 Sycamore Springs	4-12-21
Jessica Arney	Jessica Arney	110 Woodstream Dr	4-12-21
Brett Arney	Brett Arney	110 Woodstream Dr	4-12-21
Richard Salwan	Richard Salwan	15 Lakeview Ct	4-12-21
Cathy Ward	Cathy Ward	15 Lakeview Ct	4/12/21
Stephen Mohr	Stephen Mohr	118 Sycamore Springs	4/12/21
Jacqueline Mohr	Jacqueline Mohr	118 Sycamore Springs	4-12-21
Robert Reichman	Robert Reichman	515 Sycamore Springs	4/12/21
Margo Reichman	Margo K. Reichman	515 Sycamore Springs	4/12/21
Jill Yacovazzi	Jill Yacovazzi	40 Rustic Brook Ct.	4-12-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****OTHER SPRINGBORO RESIDENTS*****

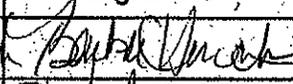
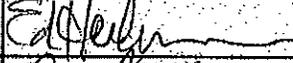
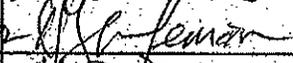
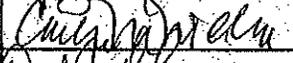
ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

This petition is in reference to Warren County Parcel ID number 0414227005, located at the intersection of Anna/Lytle-Five Points Rd and North Main St., also known as Easton Farm, tax mailing address of 605 N Main St., Springboro, Ohio, 45066. This property is currently zoned R-1, Estate Type Residential District. The Dillin Corporation and the Borrer Group have requested a rezoning classification to PUD-MU.

The purpose of zoning, is to "regulate and restrict the location of [...] residences, recreation and other land uses and the location of buildings, to [...] limit the height, bulk, number of stories and size of buildings and to [...] limit the amount of lot area which may be occupied [...] size of yards and [...] the density of [the] population [in] Springboro, Ohio [...]. Residents depend on zoning to indicate current and future land uses to preserve their quality of life and protect their investment in the City. R-1 zoning is restricted to "low density residential neighborhood" and "single-family dwellings". *source: Springboro Codified Ordinances, sections 1261.01, 1261.08.*

We acknowledge some modification of the R-1 zoning will be necessary along North Main St to allow business development. However, the density in the proposed plan - 11 commercial buildings, 324 apartments, 110 independent living, and around 250 single family homes, for nearly 690 total units - is excessive. Not a single lot in the plan aligns with the R-1 density definition, completely abandoning the spirit of the original zoning. Four and three story apartment buildings are not consistent with the character of Springboro and will erode the small town charm that attracted current residents to Springboro. This high density plan presents grave issues with traffic, park use and schools and conflicts with community views on growth.

For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Barbara Stedman		145 Farr Dr.	4.12.21
ED HEIDENREICH		145 Farr Dr	4.12.21
Amy Kees		130 Tamarack Trail	4-12-21
Jane Wiedeman		330 Wellington Way	4-12-21
Quallie Wiedeman		330 Wellington Way	4-12-21
Deborah Switzer		410 Thomas Dr.	4-12-21
Greg Switzer		470 Thomas Dr	4-12-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
 OTHER SPRINGBORO RESIDENTS

Name	Signature	Address	Date
Austin Switzer		470 Thomas Dr. Springboro OH	4/12/2021
Tom Cronin		475 Thomas Dr. Springboro OH	4/12/2021
Becca Cronin		475 Thomas Dr. Springboro OH	4/10/21
Linda Desrosiers	Linda Desrosiers	275 Tanglewood Springboro OH	4/11/2021
Lorna Prophate		305 Englewood Dr	4/11/21
Mavis Vertecorn		345 Tanglewood Dr.	4/12/2021
James Bowling		15 N. Park	4/12/2021
SUSAN DAVY		60 Oak Hill	4/12/2021
Carol Woodward		30 OAK HILL	4/12/2021
Lesia Caughron		150 Tanglewood	4/12/2021
Robert Caughron		150 Tanglewood	4/12/2021
Fredy Murchison		155 TORY PINES	4/12/21
FORAL D. PERRY		100 TORY PINES	4-12-21
An Phan		130 TORY PINES	4-12-21
Philip Creamer		70 FRY CT	4/12/21
Susan Creamer		70 Fry Court	4-12-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****SPRINGBORO RESIDENTS*****

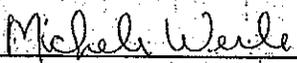
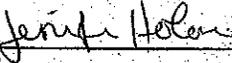
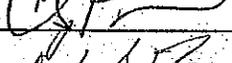
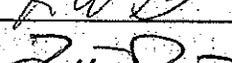
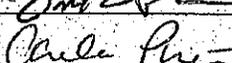
ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

This petition is in reference to Warren County Parcel ID number 0414227005, located at the intersection of Anna/Lytle-Five Points Rd and North Main St., also known as Easton Farm, tax mailing address of 605 N Main St., Springboro, Ohio, 45066. This property is currently zoned R-1, Estate Type Residential District. The Dillin Corporation and the Borrer Group have requested a rezoning classification to PUD-MU.

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We acknowledge some modification of the R-1 zoning will be necessary along North Main St to allow business development. However, the density in the proposed plan - 11 commercial buildings, 324 apartments, 110 independent living, and around 250 single family homes, for nearly 690 total units - is excessive. Not a single lot in the plan aligns with the R-1 density definition, completely abandoning the spirit of the original zoning. Four and three story apartment buildings are not consistent with the character of Springboro and will erode the small town charm that attracted current residents to Springboro. This high density plan presents grave issues with traffic, park use and schools and conflicts with community views on growth.

For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Michele Werle		140 Heston Dr	4/25/2021
Jennifer Hoban		440 Curry Drive	4/25/2021
Lynda Bowman		145 Caraway Dr.	4/25/2021
Carla Parra		430 Kenwood Pl	4/25/2021
Robert [unclear]		330 Fairview Pl	4/25/21
Todd Pickthorn		30 SESAME ST	4/25/21
Carla Pickthorn		30 Sesame St	4/25/21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION
*****SPRINGBORO RESIDENTS*****

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

This petition is in reference to Warren County Parcel ID number 0414227005, located at the intersection of Anna/Lytle-Five Points Rd and North Main St., also known as Easton Farm, tax mailing address of 605 N Main St., Springboro, Ohio, 45066. This property is currently zoned R-1, Estate Type Residential District. The Dillin Corporation and the Borrer Group have requested a rezoning classification to PUD-MU.

The purpose of zoning, is to "regulate and restrict the location of [...] residences, recreation and other land uses and the location of buildings, to [...] limit the height, bulk, number of stories and size of buildings and to [...] limit the amount of lot area which may be occupied [...] size of yards and [...] the density of [the] population [in] Springboro, Ohio [...]. Residents depend on zoning to indicate current and future land uses to preserve their quality of life and protect their investment in the City. R-1 zoning is restricted to "low density residential neighborhood" and "single-family dwellings". *source: Springboro Codified Ordinances, sections 1261.01, 1261.08.*

We acknowledge some modification of the R-1 zoning will be necessary along North Main St to allow business development. However, the density in the proposed plan - 10 commercial buildings, 270 apartments, 113 independent living, 48 townhomes and 224 single family homes, for 655 total units - is excessive. Not a single lot in the plan aligns with the R-1 density definition, completely abandoning the spirit of the original zoning. Six 3-story apartment buildings are not consistent with the character of Springboro and will erode the small town charm that attracted current residents to Springboro. This high density plan presents grave issues with traffic, park use and schools and conflicts with community views on growth.

For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
VICKIE BRAY	<i>Vickie Bray</i>	9 MUSIC CIRCLE	6/4/2021
AGNES VALENTINE	<i>Agnes Valentine</i>	9 Music Circle	6/4/2021



change.org

Recipient: City of Springboro Planning Commission and City Council

Letter: Greetings,

Stop the Rezoning and Development Plan for Easton Farm

Comments

Name	Location	Date	Comment
Justin wiedle	Springboro, OH	2021-04-22	"This development doesn't fit in this space."
Abigail Kamalian	US	2021-04-24	"I want to keep Springboro beautiful and safe!"
Ryan Applegate	Springboro, OH	2021-04-25	"Not a good fit for a small city."
Jonelle Cripe	Springboro, OH	2021-04-25	"This is not good for our schools or our community"
Shelley Pisula	Springboro, OH	2021-04-25	"I think it not the right location for this plan. Would be a better fit close to Austin Landing, AND, it's too much for that small area."
Jennifer Caprio	Springboro, OH	2021-04-25	"We moved here from NYC 5 years ago. One of the main reasons we moved here was the fact that there was almost no traffic driving around town. We love the feel of the small town, especially being from a big city. Growth is great, overcrowding is not."
Renee Garbark	Springboro, OH	2021-04-25	"I feel this will change the small town feel of Springboro. I prefer something similar to Gervasi Vinyard in Canton. Maybe a farm to table community feel. Please see their website or my post."
Rachel Parks	springboro, PA	2021-04-25	"easton farms are a big part of springboro and provide a lot of the community ecologically and agriculturally"
Trudy Bechtolt	Springboro, OH	2021-05-02	"Trudy bechtolt"
Amy Smith	Springboro, OH	2021-05-03	"I want to keep a small town feel to springboro"
Anne Stremanos	Springboro, OH	2021-05-03	"I support the Hall's right to sell their land, but feel the apartments and parking garage are not a good fit for our community."
Renee Glenn	Springboro, OH	2021-05-08	"Renee M Glenn"
Gregory Garland	Dayton, OH	2021-05-10	"My wife and I just moved here because we liked the small town feel of the community of Springboro. We are not happy with the rezoning of the sale of the Easton Farm property. There are plenty of alternative"
Gregory Garland	Dayton, OH	2021-05-10	"Alternative plans and opportunities available in the area such as opposite Austin Landing."
Heidi Van Zandt	Springboro, OH	2021-05-22	"Even with the revision, the proposed housing density is still too high!"
Jay Phillips	Springboro, OH	2021-05-26	"Really bad idea for a beautiful small town. In fact I see not one positive from this—stick with R-1 zoning.If this goes through — next thing you'll see is a metro bus route coming through here."
Josh Carroll	Springboro, OH	2021-05-26	"Connecting traffic from the development to the Springbrook neighborhood is inviting additional traffic to an already increasingly busy residential road of Renwood/Tamarack. That connection needs to be removed from the plan."

change.org

Recipient: City of Springboro Planning Commission and City Council

Letter: Greetings,

Stop the Rezoning and Development Plan for Easton Farm

Signatures

Name	Location	Date
David Beckman	US	2021-04-19
Jim Milthaler	Springboro, OH	2021-04-19
Kevin Gustin	Detroit, MI	2021-04-21
Audra Mckinnon	Springboro, OH	2021-04-21
Bradley Beers	Springboro, OH	2021-04-21
Drew Wade	Springboro, OH	2021-04-21
Patricia Hammett	Springboro, OH	2021-04-21
Rebecca Webber	Springboro, OH	2021-04-21
Lori Klens	Springboro, OH	2021-04-21
Emily Colvin	Springboro, OH	2021-04-21
Jordan Colvin	Springboro, OH	2021-04-21
Theresa Kamalian	Springboro, OH	2021-04-21
Gary Schrader	Springboro, OH	2021-04-21
Mike Hemmert	Springboro, OH	2021-04-21
John Klens	Springboro, OH	2021-04-21
Jennifer Downs	Springboro, OH	2021-04-21
MATTHEW NIXON	Franklin, OH	2021-04-21
Rick Hoback	Springboro, OH	2021-04-21
Nolan Bradshaw	Springboro, OH	2021-04-21
Rachelle Tyler-Johnson	Springboro, OH	2021-04-21

Name	Location	Date
Jason Terry	Springboro, OH	2021-04-21
Michael Skelton	Springboro, OH	2021-04-21
Josh Moulton	Springboro, OH	2021-04-21
Jack Klens	Springboro, OH	2021-04-21
gabe giles	Minneapolis, MN	2021-04-21
Dennis Eldridge Sr.	Springboro, OH	2021-04-21
Adam Kaluba	Burleson, US	2021-04-21
Tracy Savin	Springboro, OH	2021-04-21
Tricia Price	Springboro, OH	2021-04-21
Greg Chaney	Springboro, OH	2021-04-21
Abbey Proctor	Springboro, OH	2021-04-21
Kirstin Cross	Miamisburg, OH	2021-04-21
Emily Chaney	Springboro, OH	2021-04-21
Kyle Cross	Springboro, OH	2021-04-21
William Price	Springboro, OH	2021-04-21
Anita Hudock	Springboro, OH	2021-04-21
Emily Yates	Springboro, OH	2021-04-21
Amy Phillips	Springboro, OH	2021-04-21
Jack Bruhn	Springboro, OH	2021-04-22
Suzanne Grissinger	Indianapolis, OH	2021-04-22
Doug Powell	Springboro, OH	2021-04-22
Samuel Reese	Springboro, OH	2021-04-22

Name	Location	Date
Debra Harris	Springboro, OH	2021-04-22
Jay Sitzman	Springboro, OH	2021-04-22
Kristen Gogel	Springboro, OH	2021-04-22
Curtis Gogel	Springboro, OH	2021-04-22
Justin wiedle	Springboro, OH	2021-04-22
Brett Yates	Springboro, OH	2021-04-22
Samuel Jennings	Centerville, OH	2021-04-22
Sharon Sigler	69 Royal Birkdale Drive, OH	2021-04-22
Parese Blake	8753 Withersfield Ct Springboro, OH	2021-04-22
Rebecca Lee	Fort Lee, US	2021-04-22
Dale Geisel	Springboro, OH	2021-04-23
Michael Webber	Springboro, OH	2021-04-23
Nick Hirth	Springboro, OH	2021-04-23
Melissa Swartz	Springboro, OH	2021-04-23
PHIL KOSIER	Springboro, OH	2021-04-23
Alisa Handy	Springboro, OH	2021-04-23
Azaniya Smith	Elkins Park, PA	2021-04-23
Jame Sparks	Newark, US	2021-04-23
Karen Prindle	Newton Falls, US	2021-04-23
Jennifer Lambert	Springboro, OH	2021-04-24
Jane Behari	Springboro, OH	2021-04-24
Suma Rao	Houston, US	2021-04-24

Name	Location	Date
Kelly Ronyak	Springboro, OH	2021-04-24
john parise	Springboro, OH	2021-04-24
Amy Richardson	Springboro, OH	2021-04-24
Ryan Boles	Springboro, OH	2021-04-24
Brandi Pollard	Indianapolis, US	2021-04-24
Kelli Albert	Springboro, OH	2021-04-24
Abigail Kamalian	US	2021-04-24
Teresa Baker	Springboro, OH	2021-04-24
Jill Scherer	Springboro, OH	2021-04-24
Cheryll Bennett	Springboro, OH	2021-04-24
Michele Weldon	Springboro, OH	2021-04-25
Charlotte Kappen	Springboro, OH	2021-04-25
Ryan Applegate	Springboro, OH	2021-04-25
Amanda McGlothen	Springboro, OH	2021-04-25
Robb Ervin	Springboro, OH	2021-04-25
Beth Schultz	Chicago, IL	2021-04-25
Melissa Miller	Springboro, OH	2021-04-25
Judy Bally	Lebanon, OH	2021-04-25
Melanie Calcaterra	Springboro, OH	2021-04-25
Haley Petitjean	Springboro, OH	2021-04-25
Joanna Ratliff	Dayton, OH	2021-04-25
Arreon Butler	Springboro, OH	2021-04-25

Name	Location	Date
Rebecca Sharp	Springboro, OH	2021-04-25
James Metcalf	Springboro, OH	2021-04-25
Lindsay Schonsheck	Springboro, OH	2021-04-25
Sally Kessie	Springboro, OH	2021-04-25
Jamie Hurchanik	Springboro, OH	2021-04-25
Kristina Culbertson	Springboro, OH	2021-04-25
Candice Honious	Springboro, OH	2021-04-25
Lyndsey S	Springboro, OH	2021-04-25
William Angell	Springboro, OH	2021-04-25
Erik Hurchanik	Springboro, OH	2021-04-25
Melissa Hiti	Springboro, OH	2021-04-25
Brett Mcnerney	Springboro, OH	2021-04-25
Sara Vogel	Springboro, OH	2021-04-25
Julie Conley	Springboro, OH	2021-04-25
Shannon Seipel	Springboro, OH	2021-04-25
Delise Sparks	Springboro, OH	2021-04-25
S Rimer	Springboro, OH	2021-04-25
Melissa Herby	Springboro, OH	2021-04-25
John Heck	Springboro, OH	2021-04-25
Stacie Dudley	Springboro, OH	2021-04-25
James Allen	Springboro, OH	2021-04-25
Samaira Salas	Springboro, OH	2021-04-25

Name	Location	Date
Lindsey Neese	Springboro, OH	2021-04-25
Megan Kneidl	Dayton, OH	2021-04-25
Deb Akers	Springboro, OH	2021-04-25
Nola Geise	Springboro, OH	2021-04-25
Michelle Rasor-Dillsaver	Springboro, OH	2021-04-25
Mitchell Savin	Springboro, OH	2021-04-25
Kevin McGuire	Springboro, OH	2021-04-25
Alison Hunt	Springboro, OH	2021-04-25
Jonelle Cripe	Springboro, OH	2021-04-25
Bryan Music	Springboro, OH	2021-04-25
Gary Shaffer	Springboro, OH	2021-04-25
Sylvia Delgado	Springboro, OH	2021-04-25
Debra Kimbler	Springboro, OH	2021-04-25
Sarah Allen	Springboro, OH	2021-04-25
Douglas Hill	Springboro, OH	2021-04-25
Katie Griest	Springboro, OH	2021-04-25
Samuel Manning	Springboro, OH	2021-04-25
David Huss	Mchenry, IL	2021-04-25
Sabrina Turpen	Springboro, OH	2021-04-25
Katherine Deitemeyer	Springboro, OH	2021-04-25
Andy Weaver	Springboro, OH	2021-04-25
Jose Vazquez	Springboro, OH	2021-04-25

Name	Location	Date
dawn russell	Springboro, OH	2021-04-25
Andria Damron	Springboro, OH	2021-04-25
Lindsay Reinhard	Springboro, OH	2021-04-25
Elizabeth Thornhill	Springboro, OH	2021-04-25
Jill Johnson	Springboro, OH	2021-04-25
Danielle Dunaway	Springboro, OH	2021-04-25
Rob Bowles	Springboro, OH	2021-04-25
William Lawton	Springboro, OH	2021-04-25
Andrew Reust	Hamilton, OH	2021-04-25
Courtney Taylor	Springboro, OH	2021-04-25
Nicole Albrecht	Springboro, OH	2021-04-25
Lori Salyers	Springboro, OH	2021-04-25
Kimberly Leber	Springboro, OH	2021-04-25
Carolyn Cusumano	Springboro, OH	2021-04-25
Christie Hinderer	Springboro, OH	2021-04-25
Sarah Wyenandt	Cincinnati, OH	2021-04-25
Doug Drigel	Springboro, OH	2021-04-25
Shane Drigel	Springboro, OH	2021-04-25
Megan Kelley	Springboro, OH	2021-04-25
Abby Halderman	Springboro, OH	2021-04-25
Kathleen Patrick	Springboro, OH	2021-04-25
Nathan Fehr	Springboro, OH	2021-04-25

Name	Location	Date
Emily Pack	Springboro, OH	2021-04-25
Burke Halderman	Springboro, OH	2021-04-25
Jennifer Massie	Springboro, OH	2021-04-25
Michael Prophater	Springboro, OH	2021-04-25
Tiffany Carlisle	Springboro, OH	2021-04-25
Meg Saulters	Franklin, TN	2021-04-25
Edward Carlisle	Springboro, OH	2021-04-25
Sarah Green	Springboro, OH	2021-04-25
Judy Massa	Springboro, OH	2021-04-25
Courtney Angell	Springboro, OH	2021-04-25
Peyton Teter	US	2021-04-25
Kate Sander	Springboro, OH	2021-04-25
Ashley Berberich	Springboro, OH	2021-04-25
Rita Detmer	Springboro, OH	2021-04-25
Courtney Tehoke	Springboro, OH	2021-04-25
Christopher Williams	Sanford, US	2021-04-25
Cynthia McDermott	Springboro, OH	2021-04-25
Nathan Bechtel	Springboro, OH	2021-04-25
Kristine Farrell	Springboro, OH	2021-04-25
Tonya Buerschen	Springboro, OH	2021-04-25
Anna Schockman	Springboro, OH	2021-04-25
Alec Shanahan	Springboro, OH	2021-04-25

Name	Location	Date
Michael Morris	Springboro, OH	2021-04-25
Cher Greene	Springboro, OH	2021-04-25
Melissa Martin	Springboro, OH	2021-04-25
Amanda Day	Springboro, OH	2021-04-25
Sarah Adams	Springboro, OH	2021-04-25
Scott Moody	Springboro, OH	2021-04-25
Heather Belanich	Springboro, OH	2021-04-25
ellen dungjen	Springboro, OH	2021-04-25
Todd Romantini	Springboro, OH	2021-04-25
Dara Demaree	Springboro, OH	2021-04-25
Cynthia Montgomery	Dayton, OH	2021-04-25
Kyle Ralston	Springboro, OH	2021-04-25
Lyndsey Romantini	Springboro, OH	2021-04-25
Ethane Perry	Springboro, OH	2021-04-25
Ed Staples	Springboro, OH	2021-04-25
Susan McIntosh	Springboro, OH	2021-04-25
Britny Brown	Dayton, US	2021-04-25
Mary Hernandez	Springboro, OH	2021-04-25
Thomas Cooper	Springboro, OH	2021-04-25
Janine Spinks	Springboro, OH	2021-04-25
Jill Heil	Springboro, OH	2021-04-25
Robert Christman	Springboro, OH	2021-04-25

Name	Location	Date
Kathryn Schwab	Springboro, OH	2021-04-25
Shauna Acquavita	Springboro, OH	2021-04-25
Steven Jones	Rockville, MD	2021-04-25
Buddy Rogers	Springboro, OH	2021-04-25
John Hagan	Springboro, OH	2021-04-25
Adam Ervin	Beavercreek, OH	2021-04-25
krista shirley	Springboro, OH	2021-04-25
Deborah Johnson	Springboro, OH	2021-04-25
Brody Carpenter	Springboro, OH	2021-04-25
Kelly Schaefer	Springboro, OH	2021-04-25
Ellie Heck	Springboro, OH	2021-04-25
Aaron Nicley	Springboro, OH	2021-04-25
Renee Craycraft	Springboro, OH	2021-04-25
Susan Duening	Springboro, OH	2021-04-25
Mike Antill	Springboro, OH	2021-04-25
Rhea Botschner	Springboro, OH	2021-04-25
Ryan Clark	Springboro, OH	2021-04-25
Abigail Smith	Springboro, OH	2021-04-25
James Johnson	Springboro, OH	2021-04-25
Lili Coffin	Springboro, OH	2021-04-25
rachel gulczynski	Springboro, OH	2021-04-25
Woody Arnold	Springboro, OH	2021-04-25

Name	Location	Date
Anna Black	Springboro, OH	2021-04-25
Debora Emmons	Springboro, OH	2021-04-25
Glen Fourman	Springboro, OH	2021-04-25
Connie Sizemore	Springboro, OH	2021-04-25
Tomi Newman	Springboro, OH	2021-04-25
Shelley Pisula	Springboro, OH	2021-04-25
Mariena Passidomo	Springboro, OH	2021-04-25
Jennifer Caprio	Springboro, OH	2021-04-25
Jody Huss	Springboro, OH	2021-04-25
Kellye Watt	Springboro, OH	2021-04-25
Brent Spille	Springboro, OH	2021-04-25
Megan Ramps	Springboro, OH	2021-04-25
Melissa Ralston	Dayton, OH	2021-04-25
Christopher Fares	Springboro, OH	2021-04-25
John Acquavita	Springboro, OH	2021-04-25
REBECCA SCACCHETTI	Springboro, OH	2021-04-25
Philo Rizk	Springboro, OH	2021-04-25
Christopher Watt	Springboro, OH	2021-04-25
Jamie McArdle	Springboro, OH	2021-04-25
Christopher Mitchell	Springboro, OH	2021-04-25
Whitney Moore	Springboro, OH	2021-04-25
Kelly Mazurek	Southfield, MI	2021-04-25

Name	Location	Date
Emily Freimuth	Springboro, OH	2021-04-25
Philip Heck	Springboro, OH	2021-04-25
Lisa Hettinger	Springboro, OH	2021-04-25
Cathy Rager	Springboro, OH	2021-04-25
Ryanne Gingerich	Springboro, OH	2021-04-25
Carole Merkel	Springboro, OH	2021-04-25
Robert McCall	Springboro, OH	2021-04-25
Heather Wagoner	Springboro, OH	2021-04-25
Renee Garbark	Springboro, OH	2021-04-25
John Haught	Springboro, OH	2021-04-25
James Gresham	Springboro, OH	2021-04-25
Britt Hood	Springboro, OH	2021-04-25
James Junker	Springboro, OH	2021-04-25
Eric Freimuth	Springboro, OH	2021-04-25
Scott Jacobs	Springboro, OH	2021-04-25
Kelly Perry	Springboro, OH	2021-04-25
Christina Longworth	Springboro, OH	2021-04-25
Molly hakanson	Springboro, OH	2021-04-25
David Diemunsch	Springboro, OH	2021-04-25
Brad Bodey	Springboro, OH	2021-04-25
Grant Thoma	Springboro, OH	2021-04-25
Amy Wardlow	Springboro, OH	2021-04-25

Name	Location	Date
Jennifer Cavinder	Springboro, OH	2021-04-25
Annika Lykins	Miamisburg, OH	2021-04-25
Katie Gonzalez	Plain City, OH	2021-04-25
Kristin Hoover	Springboro, OH	2021-04-25
Brian Hoover	Springboro, OH	2021-04-25
Rachel Parks	springboro, PA	2021-04-25
Joshu Staeuble	Dayton, OH	2021-04-25
Matthew Armstrong	Springboro, OH	2021-04-25
barbara bethel	lebanon, OH	2021-04-25
Katherine Looney	Springboro, OH	2021-04-25
Nick Scott	Springboro, OH	2021-04-25
Brandon Cross	Springboro, OH	2021-04-25
Teresa Sciarretta	Springboro, OH	2021-04-25
Theresa Gebhardt	Springboro, OH	2021-04-25
Julie Cunningham	Springboro, OH	2021-04-25
Casey Holliday	Springboro, OH	2021-04-25
Samantha Zimmerman	Franklin, OH	2021-04-25
Stacy Grile	Dayton, OH	2021-04-25
Lindsey Scott	Springboro, OH	2021-04-25
Jeremy Speidel	Springboro, OH	2021-04-25
Darlene Crothers	Springboro, OH	2021-04-25
Susan Junker	Springboro, OH	2021-04-25

Name	Location	Date
Jennifer Pelgen	Cincinnati, OH	2021-04-25
Ed Klene	Seven Mile, OH	2021-04-25
Anita Hudock	Dayton, OH	2021-04-25
Abigail Galbraith	Springboro, OH	2021-04-25
Vonnie DuBro	Cincinnati, OH	2021-04-25
Megan McGuire	Jacksonville, FL	2021-04-25
Kristen Donay	Springboro, OH	2021-04-25
Ashley Harper	Springboro, OH	2021-04-25
Christina Orzechowski	Springboro, OH	2021-04-25
Matt Allen	Miamisburg, OH	2021-04-25
Tina Morrison	Springboro, OH	2021-04-25
Thomas Ferris	Springboro, OH	2021-04-25
Michele Meyer	Springboro, OH	2021-04-25
Lesley Nevers	Springboro, OH	2021-04-25
Lynn Houston	US	2021-04-25
Ashley McGeorge	Springboro, OH	2021-04-25
Stephanie Barr	Springboro, OH	2021-04-25
Anita Craighead	Springboro, OH	2021-04-25
Jessica Sun	Springboro, OH	2021-04-25
Lauren Anderson	Springboro, OH	2021-04-25
Elizabeth Pate	Dayton, OH	2021-04-25
Ted LOWMAN	Springboro, OH	2021-04-25

Name	Location	Date
Katelyn Gramza	Dayton, OH	2021-04-25
Ed Hettinger	Springboro, OH	2021-04-25
Morgan Gregston	Newtonsville, OH	2021-04-25
Doreen Miller	Springboro, OH	2021-04-25
Patricia Jones	Springboro, OH	2021-04-25
Jennifer Wisvari	Springboro, OH	2021-04-25
Diana Chappelle	Springboro, OH	2021-04-25
Rick Jones	Springboro, OH	2021-04-25
Renee Parrett	Springboro, OH	2021-04-25
Stacie Collier	Springboro, OH	2021-04-25
Chris Phillips	Springboro, OH	2021-04-25
Anne Felts	Springboro, OH	2021-04-25
Heidi Judd	Springboro, OH	2021-04-25
Kimberly Zech	Chicago, IL	2021-04-25
Patrick Highley	Springboro, OH	2021-04-25
Michelle Highley	Springboro, OH	2021-04-25
Andrea Burkart	Springboro, OH	2021-04-26
Melissa Key	Springboro, OH	2021-04-26
Sarah Geise	Springboro, OH	2021-04-26
Nancy Slezak	Springboro, OH	2021-04-26
Chloe Ross	San Diego, CA	2021-04-26
Jeff Pelgen	Springboro, OH	2021-04-26

Name	Location	Date
Jaliza Lasala	Wilmington, OH	2021-04-26
Julia Molina	Springboro, OH	2021-04-26
Elise M	Springboro, OH	2021-04-26
Jennifer Ballard	Springboro, OH	2021-04-26
Jennifer Bostick	Springboro, OH	2021-04-26
Julie Moster	Springboro, OH	2021-04-26
Leo Lasala	Springboro, OH	2021-04-26
Ja Lasala	Springboro, OH	2021-04-26
Heather Powell	Springboro, OH	2021-04-26
Marshall Brown	Springboro, OH	2021-04-26
Blake Vanover	Springboro, OH	2021-04-26
Amanda Savage	Springboro, OH	2021-04-26
Heather Borders	Lebanon, OH	2021-04-26
Matthew Goettke	Springboro, OH	2021-04-26
Jodi Schaaf	Springboro, OH	2021-04-26
Shawna Stoff	Springboro, OH	2021-04-26
Megan Gillett	Springboro, OH	2021-04-26
Andrew Mitchell	Springboro, OH	2021-04-26
Pamela Kock	Springboro, OH	2021-04-26
Aaron Lambert	Dayton, OH	2021-04-26
Lauren Kock	Springboro, OH	2021-04-26
Gretchen Kragenbrink	Springboro, OH	2021-04-26

Name	Location	Date
Ronnie Yates	Springboro, OH	2021-04-26
Marty Lipscomb	Springboro, OH	2021-04-26
Jill Miller	Dayton, OH	2021-04-26
Katie Rhodus	Springboro, OH	2021-04-26
D. Ward Allen	Greenville, SC	2021-04-27
Kristen OBryan	Springboro, OH	2021-04-27
Jodi Clark	Lebanon, OH	2021-04-27
Jillian Ballard	Springboro, OH	2021-04-27
Brittany Carolus	Springboro, OH	2021-04-27
Kathy Lowe	Franklin, OH	2021-04-27
Angela Burson	Springboro, OH	2021-04-27
Alyce Haren	Springboro, OH	2021-04-27
Benjamin Ballard	Springboro, OH	2021-04-27
Sara Kopittke	Springboro, OH	2021-04-27
Heidi Jaski	Springboro, OH	2021-04-27
Benjamin Jaski	Springboro, OH	2021-04-27
Nicholas Phillips	Springboro, OH	2021-04-27
Brian Meyer	Springboro, OH	2021-04-27
Sheila Brown	Springboro, OH	2021-04-27
Tyler Ross	Springboro, OH	2021-04-27
Joseph Gulick	Springboro, OH	2021-04-27
Cynthia Sebesy	Springboro, OH	2021-04-27

Name	Location	Date
Debra Ballard	Springboro, OH	2021-04-28
Heather Phillips	Springboro, OH	2021-04-28
Dawn Neslen	Springboro, OH	2021-04-28
Karen Wheeler	Springboro, OH	2021-04-28
Griffon Stewart	Springboro, OH	2021-04-28
Greg Orr	Springboro, OH	2021-04-28
Zack Kaiser	Dayton, OH	2021-04-28
Cathy Compton	Dayton, OH	2021-04-28
John Coyle	Springboro, OH	2021-04-28
Kate Eddy	Springboro, OH	2021-04-28
Joseph Roth	Springboro, OH	2021-04-28
Peggy Querner	Dayton, OH	2021-04-28
Rickee Dooley	Springboro, OH	2021-04-28
Bryan Dooley	Springboro, OH	2021-04-28
Jenni Harrold	Springboro, OH	2021-04-28
Jeff Cooney	Springboro, OH	2021-04-28
Nicole Will	Springboro, OH	2021-04-28
Gerald Dow	Springboro, OH	2021-04-29
Nicholas Ripplinger	Springboro, OH	2021-04-29
Carrie Scott	Dayton, OH	2021-04-29
Greg ReinhardGregR	Springboro, OH	2021-04-29
Ashley Poock	Centerville, OH	2021-04-29

Name	Location	Date
Nick Thoma	Springboro, OH	2021-04-29
Jonathan Duck	Springboro, OH	2021-04-29
Adam Thoma	Springboro, OH	2021-04-29
Christine Dow	Springboro, OH	2021-04-29
Nancy Robie	Springboro, OH	2021-04-29
Christina Brademeyer	Franklin, OH	2021-04-30
Ben Haws	Dayton, OH	2021-04-30
Michelle Newland	Springboro, OH	2021-04-30
Erik Hoffman Hoffman	Brooklyn, NY	2021-04-30
Chris Brademeyer	Dayton, OH	2021-04-30
Amanda Steele	Springboro, OH	2021-04-30
Brian Ross	Fort Walton Beach, FL	2021-04-30
Diana Brademeyer	Loveland, OH	2021-04-30
Michelle Cella	Philadelphia, PA	2021-04-30
Kathy Smith	Springboro, OH	2021-05-01
Sarah Looney	Middletown, US	2021-05-01
John Davenport	Lewis Center, US	2021-05-02
Kate rottmayer	Springboro, OH	2021-05-02
Becky Seymour	Springboro, OH	2021-05-02
Amy Brown	Springboro, OH	2021-05-02
Kelly Christman	Springboro, OH	2021-05-02
Doug Wiedeman	Springboro, OH	2021-05-02

Name	Location	Date
Christine Summerour	Springboro, OH	2021-05-02
Vanessa Dixon	Springboro, OH	2021-05-02
Matthew Seymour	Springboro, OH	2021-05-02
Ishman Boles Jr.	New Orleans, US	2021-05-02
Trudy Bechtolt	Springboro, OH	2021-05-02
Brent Bielefeldt	Springboro, OH	2021-05-02
Melissa Koch	Springboro, OH	2021-05-02
Ryan Brown	Springboro, OH	2021-05-02
Thomas Margraf	Springboro, OH	2021-05-02
Amanda Margraf	Springboro, OH	2021-05-02
Barry Johnson	Springboro, OH	2021-05-02
Geoff Orr	Springboro, OH	2021-05-03
Tom Diehl	Springboro, OH	2021-05-03
Wendy Woodson	Springboro, OH	2021-05-03
Stephanie Gifford	San Angelo, TX	2021-05-03
Natalie Woodring	Springboro, OH	2021-05-03
Nicole Morris	Springboro, OH	2021-05-03
Amy Smith	Springboro, OH	2021-05-03
David White	Springboro, OH	2021-05-03
Anne Stremanos	Springboro, OH	2021-05-03
Joseph Fluty	Springboro, OH	2021-05-03
Trisha Fares	Springboro, OH	2021-05-03

Name	Location	Date
Gavin Dziena	Camp Hill, US	2021-05-03
Osama Baghdady	Cincinnati, US	2021-05-03
Marian Langley	Springboro, OH	2021-05-03
Christine Parlett	Franklin Township, OH	2021-05-03
Kris O'Connor	Springboro, OH	2021-05-03
Erika Rines	Springboro, OH	2021-05-03
Lori Lees	Springboro, OH	2021-05-03
Josh Glascock	Springboro, OH	2021-05-03
Shirley Coulter	Dayton, OH	2021-05-03
michelle velasquez	Port Clinton, US	2021-05-03
Ralph Minamyer	Springboro, OH	2021-05-04
Robert Burt	Springboro, OH	2021-05-04
Corey Leggett	Springboro, OH	2021-05-04
Diane South	Odessa, US	2021-05-04
Patricia Drake	Springboro, OH	2021-05-04
David Drake	Springboro, OH	2021-05-04
Sam Hollon	Springboro, OH	2021-05-04
Christine Dempsey	Springboro, OH	2021-05-04
Ritchie Markovski	Hillsdale, US	2021-05-04
Lisa Strand	Carbondale, US	2021-05-04
Joseph Smithson	South Lebanon, US	2021-05-04
Khara Michaels	Lakeville, US	2021-05-04

Name	Location	Date
Sara Newton	Orem, US	2021-05-05
Grayson Camp	US	2021-05-05
John Stalcup	Springboro, OH	2021-05-05
Susan Ulloa	Crestline, US	2021-05-05
Lynn Clark	Springboro, OH	2021-05-06
Chris Perkins	Springboro, OH	2021-05-06
John Kramer	Marshfield, US	2021-05-06
Evan Jones	Springboro, OH	2021-05-06
Patti Hancock	Springboro, OH	2021-05-07
Katie Abramson	Springboro, OH	2021-05-07
jodi acton	Springboro, OH	2021-05-07
Andrew Balzer	Hamilton, OH	2021-05-07
Tom Jones	Springboro, OH	2021-05-08
Jessica DiTommaso	Springboro, OH	2021-05-08
Danielle Pilette	Springboro, OH	2021-05-08
Lisa Walters	Springboro, OH	2021-05-08
Jenni Harlow	Franklin, OH	2021-05-08
Shabana Creter	Miamisburg, OH	2021-05-08
Becky Fluty	Dayton, OH	2021-05-08
Amanda Burks	Springboro, OH	2021-05-08
Abby D'Imperio	Springboro, OH	2021-05-08
Amy Vorpe	Springboro, OH	2021-05-08

Name	Location	Date
Kim Haggerty	Springboro, OH	2021-05-08
Renee Glenn	Springboro, OH	2021-05-08
Kim Weber	Springboro, OH	2021-05-08
Mark Schubert	Springboro, OH	2021-05-08
Lori Tullis	Louisville, KY	2021-05-08
Jim Stephens	Springboro, OH	2021-05-08
JULIE MCCARTHY	Springboro, OH	2021-05-08
Donna Kauffman	Springboro, OH	2021-05-08
Amanda Albright	Springboro, OH	2021-05-08
Javan Albright	Springboro, OH	2021-05-09
Ashley Martin	Springboro, OH	2021-05-09
Cheyenne Rogers	Springboro, OH	2021-05-09
Kory Collins	Springboro, OH	2021-05-09
Cassie Gutt	Springboro, OH	2021-05-09
Erik Smith	Dayton, OH	2021-05-09
Lisa Roth	Springboro, OH	2021-05-09
Julie Young	Springboro, OH	2021-05-09
Brad Savin	Springboro, OH	2021-05-09
Abby Savin	Springboro, OH	2021-05-09
Bailey Hammond	Cincinnati, OH	2021-05-09
Elaine Coy	Springboro, OH	2021-05-09
Patrick Monnin	Springboro, OH	2021-05-10

Name	Location	Date
Peggy Monnin	Springboro, OH	2021-05-10
Debra Garland	Springboro, OH	2021-05-10
Erik Smith	Springboro, OH	2021-05-10
Kristin Miller	Springboro, OH	2021-05-10
Julie Starr	Springboro, OH	2021-05-10
Judith Frederick	Springboro, OH	2021-05-10
cathy zimmerlin	Trenton, NJ	2021-05-10
Tamara Walker	Cincinnati, OH	2021-05-10
Gregory Garland	Dayton, OH	2021-05-10
Christopher Altman	Effingham, SC	2021-05-10
Perry Gx	Tustin, US	2021-05-10
Steven Morris	Sharps Chapel, US	2021-05-10
Natalie Wurth	Springboro, OH	2021-05-11
Megan Phillips	Springboro, OH	2021-05-11
Kim Boulton	Springboro, OH	2021-05-11
Stephanie Horseman	Salisbury, US	2021-05-11
Anna Laidler	East Stroudsburg, US	2021-05-11
Frederick Boulton	Springboro, OH	2021-05-11
Lori Dreyer	Springboro, OH	2021-05-11
Katie Montgomery	Springville, US	2021-05-11
Carol McIntosh	Morrow, OH	2021-05-11
Mikaela Green	Springboro, OH	2021-05-11

Name	Location	Date
Makenna Green	Springboro, OH	2021-05-11
Susie Clark	Springboro, OH	2021-05-11
David Vice	Springboro, OH	2021-05-11
Miranda Sarabia	San Antonio, US	2021-05-11
Warren White	Apopka, US	2021-05-11
Kelly Zedeker	Springboro, OH	2021-05-11
Stefanie Cooper	Springboro, OH	2021-05-11
Kelsie Mulgrew	Mohegan Lake, US	2021-05-11
Bella Newhope	Kuala Lumpur, US	2021-05-11
Erica Nordmark	Bend, US	2021-05-11
Isaac Cicero	San Diego, US	2021-05-12
kristin wheeler	Jacksonville, US	2021-05-12
Asa Bizar	Reno, US	2021-05-12
Dan De Yo	Yorba Linda, US	2021-05-12
Ally Lopez	Yuma, US	2021-05-12
Amy Lauf	Springboro, OH	2021-05-12
Grace Ukoha	Columbia, US	2021-05-12
elias arias	new york, US	2021-05-12
ralphie beam	Cumberland, US	2021-05-12
Andres Arrillaga	Islip, US	2021-05-12
Bella Puente	Ann Arbor, US	2021-05-12
Deborah EMERSON	Mount Pleasant, US	2021-05-12

Name	Location	Date
Joshua Standiford	Lake Zurich, US	2021-05-12
Carl Chenoweth	Springboro, OH	2021-05-12
Pamela Hoskins	Springboro, OH	2021-05-12
Michael Carroll	Springboro, OH	2021-05-13
Jenny Carroll	Springboro, OH	2021-05-13
Corey Meyers	Lakeland, US	2021-05-14
Alex Links	Spring Valley, US	2021-05-14
Shelley Pisula	Springboro, OH	2021-05-14
Michele O'Neal	Springboro, OH	2021-05-14
Marc Gifford	Springboro, OH	2021-05-14
Brent Spille	Springboro, OH	2021-05-14
Vincent Festa	Springboro, OH	2021-05-14
Glenna Brown	Springboro, OH	2021-05-15
Erin Harris	Springboro, OH	2021-05-15
Thomas Harris	Springboro, OH	2021-05-15
Austin Sweitzer	Springboro, OH	2021-05-15
RIGOBERTO VASQUEZ	Riverside, US	2021-05-15
Andrea Herman	Springboro, OH	2021-05-15
Kelly Christman	Springboro, OH	2021-05-16
Wendy Smith	Springboro, OH	2021-05-16
Amanda DeVer	Springboro, OH	2021-05-16
Gregg Riddle	Springboro, OH	2021-05-16

Name	Location	Date
Marilyn Sauerbrun	Springboro, OH	2021-05-16
Mallory Oneal	Fairfield, OH	2021-05-16
Gordon Sauerbrun	Springboro, OH	2021-05-17
Jean Marie Arellano	Eastvale, US	2021-05-17
Libby Trunk	Springboro, OH	2021-05-17
Emily Wells	Springboro, OH	2021-05-17
Tomoyuki Motokubota	Riverside, US	2021-05-17
Matt Judd	Springboro, OH	2021-05-17
Erin Holden	Springboro, OH	2021-05-17
Ashley Russell	Springboro, OH	2021-05-17
Jennifer Bowe	Springboro, OH	2021-05-17
Melissa Pauley	Springboro, OH	2021-05-17
Nicholas Pauley	Springboro, OH	2021-05-17
Luke Wallace	Smithfield, US	2021-05-17
Jamie McGuire	Springboro, OH	2021-05-17
Amanda Aubrey	Dayton, OH	2021-05-17
Carol Duncan	Dayton, OH	2021-05-17
rochelle lara	Corona, US	2021-05-17
Lori LeMaster	Springboro, OH	2021-05-18
Shannon Grosnickle Conley	Springboro, OH	2021-05-18
Michael Kluss	US	2021-05-18
Cathy Ward	Springboro, OH	2021-05-19

Name	Location	Date
Taylon Waldron	Springboro, OH	2021-05-19
Jack DeVer	Springboro, OH	2021-05-19
Mary Harrison	Springboro, OH	2021-05-19
Ashley Smith	Springboro, OH	2021-05-20
Gerald Frankson	Springboro, OH	2021-05-20
Bryan Music	Springboro, OH	2021-05-20
Tara Elmore	Springboro, OH	2021-05-20
Betsy Rogers	Franklin, OH	2021-05-20
Susan Schultz	Dayton, OH	2021-05-20
Angelica Morales	Springboro, OH	2021-05-20
Kary Ellen Berger	Springboro, OH	2021-05-20
Sandra Goodrich	Springboro, OH	2021-05-20
Carl Gabrielson	Springboro, OH	2021-05-20
Debra Roberts	Springboro, OH	2021-05-20
Patrick OConnell	Springboro, OH	2021-05-20
Yvonne Landis	Springboro, OH	2021-05-21
Heidi Van Zandt	Springboro, OH	2021-05-22
William Page	Springboro, OH	2021-05-22
Aaron Doliboa	Springboro, OH	2021-05-23
Maria Cunningham	Springboro, OH	2021-05-23
Rebecca Volz	Springboro, OH	2021-05-23
Brenda Reese	Springboro, OH	2021-05-24

Name	Location	Date
Monica Puebla	South gate, US	2021-05-24
Megan Rangel	Eastvale, US	2021-05-24
Sami Young	Corona, US	2021-05-24
Daniel Han	Eastvale, US	2021-05-24
Ahmad Fawad	Upland, US	2021-05-24
Jing Chen	Riverside, US	2021-05-24
Katherine Saychareun	Eastvale, US	2021-05-25
Julie Agee	Springboro, OH	2021-05-25
Linda Speaks	Springboro, OH	2021-05-25
Evelyn Wisneski	Springboro, OH	2021-05-25
Christina Anderson	Fontana, US	2021-05-25
Matt Conaway	Springboro, OH	2021-05-25
Chris Dillon	Springboro, OH	2021-05-25
Bailey Rizk	Springboro, OH	2021-05-25
Lawrence Snyder	Springboro, OH	2021-05-26
Jay Phillips	Springboro, OH	2021-05-26
Josh Carroll	Springboro, OH	2021-05-26
Brooke Webber	Springboro, OH	2021-05-27
Stanley Brewer	Cincinnati, OH	2021-05-27
Beth Dilley	Springboro, OH	2021-05-27
Katie Phillips	Springboro, OH	2021-05-27
Morgan Walz	Springboro, OH	2021-05-28

Name	Location	Date
Linda Salyer	Springboro, OH	2021-05-28
Bridgette Hanson	Springboro, OH	2021-05-28
Clara McKnight	Springboro, OH	2021-05-29
Frank Monastra	Springboro, OH	2021-05-29
James Desrosiers	Springboro, OH	2021-05-29
Jeff Callahan	Springboro, OH	2021-05-29
David Hindt	Springboro, OH	2021-05-29
Kathi Hindt	Springboro, OH	2021-05-29
William Fisher	Springboro, OH	2021-05-29
Anita Edmiston	Springboro, OH	2021-05-29
David Schumann	Springboro, OH	2021-05-29
Ashley Stonecash	Springboro, OH	2021-05-29
Tim Stonecash	Ypsilanti, MI	2021-05-29
Christina Smith	Springboro, OH	2021-05-29
John Snyder	Springboro, OH	2021-05-29
Margaret Biersack	Springboro, OH	2021-05-29
Corey Leggett	Springboro, OH	2021-05-29
Matthew Milton	Springboro, OH	2021-05-29
Robyn Leggett	Springboro, OH	2021-05-29
Marcus Hickey	Springboro, OH	2021-05-30
Michelle Hickey	Springboro, OH	2021-05-30
Kelsie Hickey	Springboro, OH	2021-05-30

Name	Location	Date
Abby Moore	Springboro, OH	2021-05-30
James Moore	Springboro, OH	2021-05-30
James Trevino	Springboro, OH	2021-05-30
Valerie Leonard	monroe, US	2021-05-30
jennifer powless	west chester, OH	2021-05-30
Courtney Powless	Springboro, OH	2021-05-30
Joseph Thibodeau	Springboro, OH	2021-05-31
Cheryl Thibodeau	Springboro, OH	2021-05-31
Raymond Bittikofer	Springboro, OH	2021-06-01
John Koch	Springboro, OH	2021-06-01
Karen Dermis	Springboro, OH	2021-06-02
Andrew Gill	Springboro, OH	2021-06-03
Jan Schuster	Springboro, OH	2021-06-04
Gerald Lipscomb	Springboro, OH	2021-06-04
penelope cullum	Great Yarmouth, US	2021-06-04
Melissa Heithaus	Mckinney, US	2021-06-04
Deborah Willette	Greencastle, US	2021-06-04
Melissa Bailey	Springboro, OH	2021-06-04
Lisa Hoffman	Springboro, OH	2021-06-04
Judy Elswick	Camden, NJ	2021-06-04
Jen Miller	Springboro, OH	2021-06-04
Roger Ishmael	Springboro, OH	2021-06-05

Name	Location	Date
Barbara Mourouzis	Springboro, OH	2021-06-05
Candace Irvin	Springboro, OH	2021-06-05
Raymond Hampton	Springboro, OH	2021-06-05
Yvonne Johnson	Springboro, OH	2021-06-05
Jeffery Pleinis	Springboro, OH	2021-06-06
Lisa Pleinis	Springboro, OH	2021-06-07
Kip Zech	Springboro, OH	2021-06-07
mark rapier	springboro, OH	2021-06-07
Andy Weaver	Springboro, OH	2021-06-07
Brian Elliott	Springboro, OH	2021-06-07
Michael Friedmann	Bronx, US	2021-06-07
Fariba Fana	San Diego, US	2021-06-07
Maribel Marulanda	New York, US	2021-06-07
Margi Barsamian	Edmonds, US	2021-06-07
Jessica Barley	Aurora, US	2021-06-07
Isabella Lefebvre	Hauppauge, US	2021-06-07
Anne Kaufmann	Troy, US	2021-06-07
mariana olivarez	Von Ormy, US	2021-06-07
Agim Demirovski	Staten island, US	2021-06-07



Easton Farm Concerns

- Fox Trail Connector
 - June 2021 plan shows no connection - this is good.
 - Must be non-amendable so it will not change in the future.
- Adjacent lot sizes
 - Rear yard = privacy, quality of life
 - We moved here expecting R-1, we trusted zoning with our life investment
 - At the very least, there should be R-1 like yards for adjacent properties
 - What good is zoning if residents can't trust it?
 - What good is planning if it doesn't protect the residents in the city?
 - How are you protecting existing residents?
 - Setback is better, yard size remains a separate issue
 - We were better off in 2017 ...
- Density
 - 56 unit reduction since March...not significant
 - Not even in the same ballpark as current zoning, higher than 2017
 - Stacked deck for the developer / seller
 - Inclusion of homestead land, removal of fire station, double standard on density (vs. 2017)
 - Conflicts with EVERY community survey, ever.
 - Over 4,000 residents (surveys and petition) do not want this high density development

Lot Sizes

Note: developer has stated houses on adjacent lots will be 65 or 80 feet in depth.

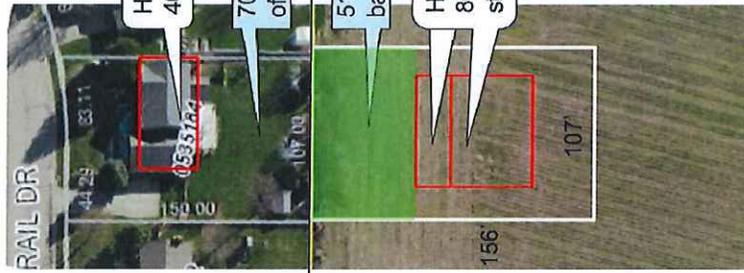
Deer Trail →

Proposed Lots on Easton Farm →

Conclusions

- We invested in this community.
- We trusted zoning.
- We were better off in 2017 w/ green space that met the spirit of R-1 zoning yard size.
- ~100ft of rear yard is what adjacent properties should have, this plan has ≤ 66 ft
- Rear setback changes do not address this issue.
- We expect the zoning to be honored for adjacent lots.

June 2021 Proposed Plan



House: 40ft deep

70ft to back of lot

51-66 ft to back of lot

House: 65 - 80 ft deep, 2 story

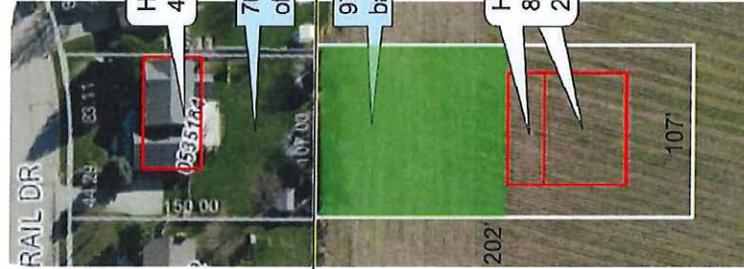
107'

6/2021 Development Plan

25' front setback
30' rear setback + 10' buffer
0.38 acre lot

Yields: 51-66 ft, back of house to back of lot

Current/Expected R-1 Zoning



House: 40ft deep

70ft to back of lot

97-112 ft to back of lot

House: 65 - 80 ft deep 2 - story,

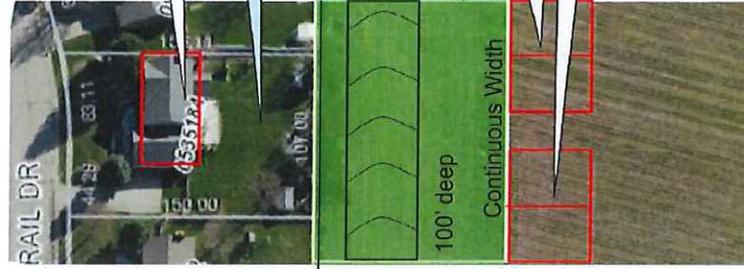
107'

Expected R-1 Lot

25' front setback
30' rear setback + 10' buffer
0.50 acre lot

Yields: 97-112 ft, back of house to back of lot

2017 Plan (East of Fox Trail)



House: 40ft deep

70ft to back of lot

50 ft mound, 7 ft high w/ trees

100 ft total back of lot

Townhomes

107'

2017 Development Plan

100' green space buffer
50 foot mound
7 foot high

Yields: 100ft from back of townhome to back of lot

Density

	Apartments	Townhomes	SF Homes	Ind. Living	Total Units	w/ Independent Living
Current R-1 Zoning	0	0	< 170	0	< 170	< 170
2017 Plan	356		107	0	463	463
2021 Plan - March/April	324	18	233	110	575	685
2021 Plan - May	270	48	224	113	542	655
2021 Plan - June	252	47	220	113	519	632

How is this OK?

56 unit reduction from March to June. Marginal change. Will not tangibly reduce the impact of density.

- We're not even in the ballpark.
- Over 300% increase over current zoning.
- 2017 was too dense per planning commission, this is still 36% more dense than the 2017 plan.
- The 2008 Land Use Plan - typically cited as the "guide" is not an accurate reflection of community desires. See next slide.
- Density will create high traffic, crowding of parks, schools, city congestion - there is no remedy for high density.
- Estimated 7% increase in population on 1.4% of the land.
- Creates a second downtown.

Land Use

2009 Land Use Plan:

- This plan is not a valid representation of the community's desires
- It largely reflects the city's attitude on growth, not its residents
- < 150 citizens involved out of 17,000+
- Easton Farm owner was one of folks interviewed - conflict of interest?
- **Completely changed the vision for Easton Farm from avoiding residential to multi-story high density development....breaking faith with those already invested in the community.**
- Committee, interviews and focus groups largely composed of former/current city council, planning commission or other city board members. **Not a fair representation of the community.**

EMERALD GOVERNMENT
TOP THEMES FROM ANSWERS

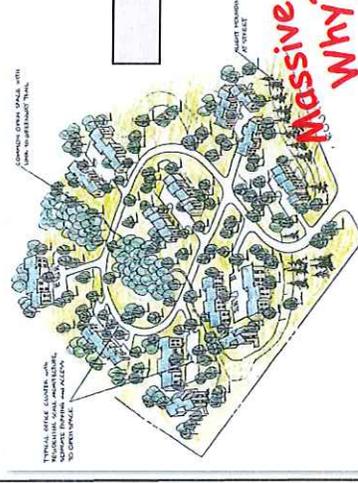
CONTROL GROWTH
PROTECT SCHOOLS
SUPPORT PARKS
HOUSING TYPES
CALM TRAFFIC
CALM TRAFFIC

2020 Master Plan Survey Results

- Control Growth
- Protect Schools
- Support Parks
- Calm Traffic

...this plan is the opposite of what the community wants

Document	Participants	Results	Support this plan?
2009 Land Use Plan	<150	High density housing	Y
2008 - 2020 Community Surveys	2478	90% (2,443) opposed to aggressive, dense development	N
2020 Master Plan Surveys	815	92% --> no apartments; limit growth, control traffic	N
2021 Easton Farm Opposition Petition	1000	No rezoning, no high density development	N



Change!
Massive Change!
Who? Why? Who benefits...?

1998 Land Use Plan
No residential, 40% green space

2009 Land Use Plan
allows this 2021 Plan.
Multi-story buildings, up to 25 u/ac

This is what that community wants....

KEY TAKEAWAYS & DISCUSSION

CRITICAL ISSUES / FOCUSES

The following were common issues or areas that we should focus on as we draft recommendations of the plan (in no particular order)

- » Traffic along 741 south of 73 during School rush hours.
- » Promoting walkability and active transportation.
- » The impacts of development on schools and supporting infrastructure.
- » Enhance the quality of life for existing residents.
- » Limiting the amount of new housing and thus population growth.
- » Springboro's capabilities as an age-in-place community.
- » Providing more activities and things to do that keep residents here and attract visitors.
- » Defining who, how, and why we attract people to Springboro.

2020 Master Plan Survey

KEY TAKEAWAYS & DISCUSSION

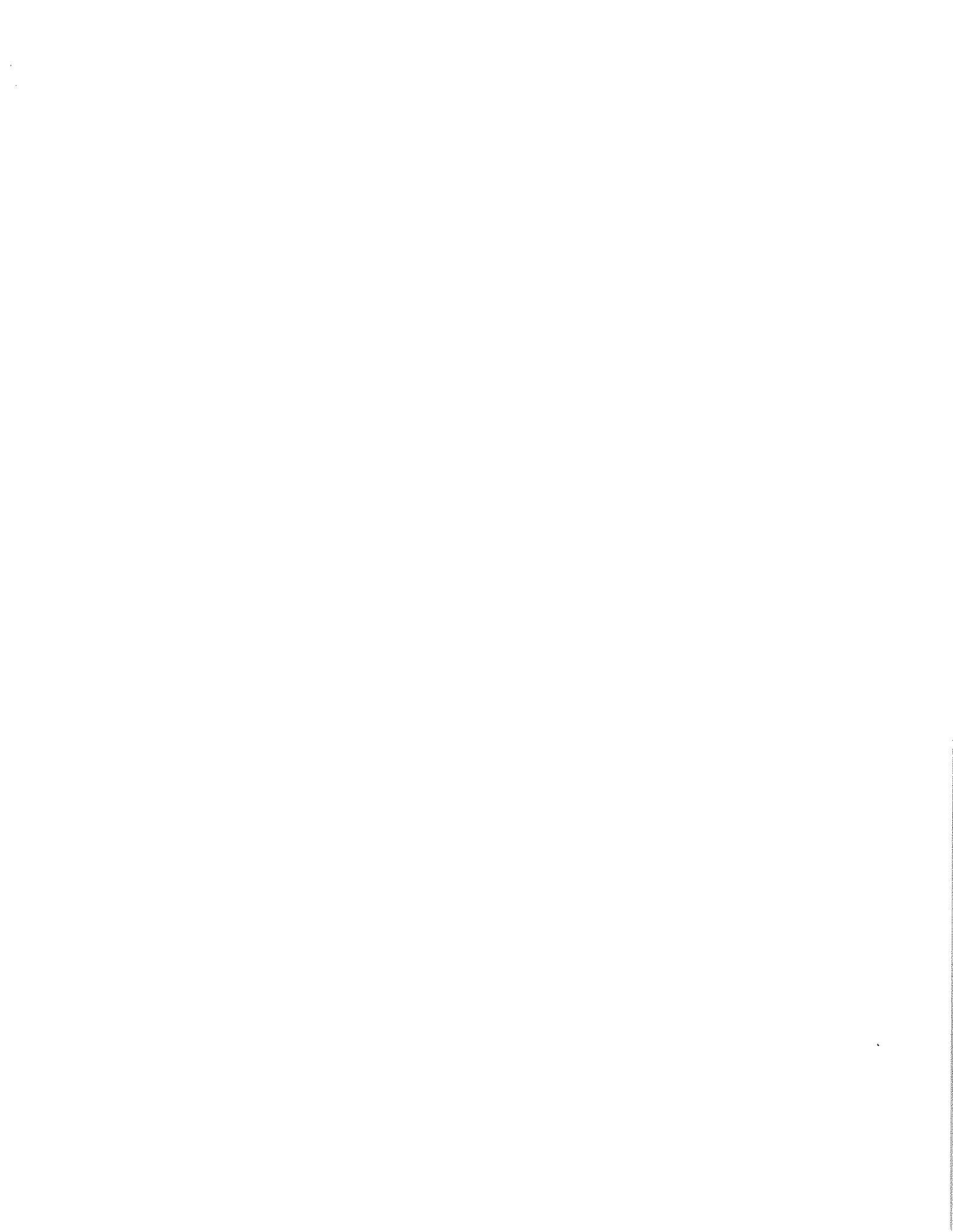
OVERARCHING THEMES

The following are common themes we saw in the responses:

- » Generally, **feelings were positive** about many aspects of the city including:
 - » The Historic Downtown
 - » Schools
 - » Neighborhoods
 - » Taxes
 - » The Parks System
- » The common aspects of the city **described in a negative light** were:
 - » Parking and Traffic
 - » Types of commercial businesses
 - » Development's impact on schools
- » A desire for preserving the **"small-town feel"** of the City.
- » Improvements should focus on community building, improving the sense of place, and enhancing existing lifestyles of those who live there.
- » Recognize shifting demographics and how the community can **remain prosperous**.

Residents want you to...

Limit growth...preserve "small town feel"...enhance lives for existing residents...fix parking and traffic...limit new housing...preserve schools
THIS DEVELOPMENT DOES NONE OF THIS!



Ann Burns

From: Kimberly Zech <zdesign@woh.rr.com>
Sent: Tuesday, June 08, 2021 8:50 AM
To: Ann Burns
Subject: Easton Farm

Good Morning,

My husband and I are very concerned with the development of Easton Farm. We live right off 741 in Sycamore Heights. We are not against it being developed, but the ratio of land with the number of houses and apartments will cause even more problems on 741. Even now during mornings and evenings it's hard to enter onto 741, because of traffic. We would like see a new plan with a lot less density!!

Thank you,

Kimberly and Kip Zech

Sent from my iPhone

Ann Burns

From: Don Cummings <dcummings2385@gmail.com>
Sent: Tuesday, June 08, 2021 8:56 AM
To: Ann Burns
Subject: Easton Farms concerns

Good Morning,

At this point I would like to say that I am still against the density of the development.

My concern is that for months, hundreds of residents have also expressed their concern and objection to the level of density of this proposed development and yet we have not heard any of the members of city council or planning commission clearly and definitively state that they too are against this high of a density for the Easton Farm development.

And contrary to the hundreds and hundreds of resident comments against the density, we actually have certain individuals on city council, such as Chris Pearson, saying that they are for it, and are even ok with the construction of four story buildings.

Larry Dillon continues to meet with individuals and small groups around the proposed site, he continues to have open and behind the scenes communication with residents and appears to be trying to accommodate individual's concerns to some degree, but I am left to wonder what are our city representatives doing to do the same?

Sincerely,

Donald Cummings
173 Deer Trail Drive
Springboro Ohio 45066

6-8-2021

Members of the Planning Commission,

On May 20, my husband and I met with Larry and Cheryl Dillin to address some of our concerns regarding the Easton Farm development. In particular, we discussed how small our back yard is (the smallest in comparison to other homes in Deer Trail) and how budling a house right behind our lot would take away any sense of space or privacy that we now enjoy. In discussing these concerns with the developer, we made the following suggestions:

- 1) Removal of lot 169 to add needed green space to the plan OR ...
- 2) Build home in lot 169 caddy-cornered with a side entrance garage on the opposite side of our lot AND ...
- 3) Heavily plant buffer space with trees for minimal maintenance and maximum privacy.

Even though we have continued communicating with the developer seeking to find a resolution, we have not been given a clear reason as to why lot 169 was enlarged by 8,000 sq ft making it the largest lot on the plan (right up against the shortest lot on Deer Trail Dr.) (please see attached) ASSUMING the house is built right up to the front set back (25') which we were told it would be and after deducting front (25') and back (40') setbacks, this would still allow for a 67 deep home to be built on that lot. I am not sure why this lot needs to be longer than any other lot in the development. I would appreciate anything you can do to clarify this situation.

In addition, please consider that every neighbor on Deer Trail Dr. has a different situation and specific needs. I would specifically like to ask you to pay attention to the buffer space for all the homes abutting Easton Farm. Like my home, some have shorter setbacks and need more space between them and the new neighbors. Please consider this when approving setbacks so there is equity in the required setbacks.

As far as the buffer space goes, I realize the standard is 1 tree for every 40' of buffer space but please consider that some of my neighbors already have trees planted on their back yards and some of us have none. I would like you to consider customizing the required landscaping so that it ends up benefitting all the same. For example, for the lots where trees are planted already apply existing required landscape, but for homes which have no trees planted increase required minimum landscape to 1 tree for every 10' of landscape.

Besides these personal issues, I continue to have grave concerns about this development in general. Most of the people I talk to say they moved to Springboro to get away from this type of density. Springboro has grown to the point that it feels crowded already at times. Adding over 1000 more people will diminish the appeal of this city. We don't need this type of development in Springboro.

Thank you for your consideration,

Maria Dershem
224 Deer Trial Drive

Ann Burns

From: Renee Westermeyer <rrwesty123@hotmail.com>
Sent: Tuesday, June 08, 2021 10:25 AM
To: Ann Burns
Subject: Easton farm proponent

Hello Ms. Burns and planning commission members,

I am reaching out to voice my approval of the Easton Farm Project.

I have lived in the community for almost three years now. Even though I love the hometown feel and our downtown area, I think that Springboro as a whole is missing out on business and residential opportunities if this project is not approved. Young adults and young families are moving out or opting for other communities that have more to offer in dining, shopping and housing. And I am disappointed in that since moving here, I find myself having to travel out of Springboro to find other options for dining and shopping even though I would much rather spend locally.

So please consider a yes vote for this wonderful addition to our community.

Thank you,

Renee Westermeyer
7941 Tall Trees Ct
Springboro Ohio 45066

Ann Burns

From: Marie Belpulsi <mbelpulsi@sbcglobal.net>
Sent: Tuesday, June 08, 2021 10:32 AM
To: Ann Burns
Subject: Easton Farm Development

To: City of Springboro Planning Commission
From: Marie Belpulsi, resident

Please accept this email as support for the proposed Easton Farm Development. I have followed the process from the beginning and am pleased as to how it has been revised and fine tuned. I believe the development will be a great addition to the City and appreciate the time the developer, staff, planning commission members and residents have given this project.

Thank you,
Marie Belpulsi
8672 Tanglewood Drive
Springboro

6-8-2021

Dear Commissioners.

Thank you for allowing me to share my thoughts on The Easton Farm project at 605 North Main Street. I am very much in favor of this development and encourage you to move forward.

I grew up in Wilmington and have fond memories of riding with my parents or friends families, taking the back roads through Springboro to get to the Dayton Mall. When my Husband and I were choosing a place to live 10 years ago, we were surprised at how all those farms on the back roads were now housing developments. Then we started looking at communities we wanted to live in. We were impressed with the green space that remained in Springboro. We loved the intentional business development and the cities carefully thought out balance of historic aesthetic while staying current with modern amenities. We wanted easy access to Dayton events and venues while still being close to the back roads for that country feel. Springboro had all of that and so we chose to buy a house here.

The Easton Farm proposal continues to grow Springboro in the same way the rest our city has grown. Adding modern amenities, allowing some green space and expanding the businesses. The proposal keeps the balance of all those things we love about Springboro.

I recently participated in the second Springboro Master Plan Survey. There was a section about the different types of housing and how the first survey revealed residents wanted more "lifespan" housing. I thought about that for a minute and realized the majority of housing we have in this city is family homes. Only recently has the city been adding townhomes and apartments are hard to find. The Easton Farm proposal honors our residents desire to have lifespan housing. It also honors the desire for new business and amenities. Having recently circulated a petition in favor of The Easton Farm development receiving over 500 signatures, I can confirm that this development is something the community wants. Here are just a few comments from that petition:

I am very excited to see this development come to Springboro. I think the businesses it will bring will be beneficial to the city's economy, but also provide much needed tax dollars to our school system. I also want more local options in the form of restaurants and stores to spend more money here.

It looks like a lovely addition to our community that will add additional shopping and dining, something that we have a limited amount of with our current community size. The appearance will add a consistency to the area along 741. My family lives in McCray and looks forward to the walking and biking paths that are offered.

With its connectivity, green space, on-trend design, and use of quality building materials, the Easton Farm development will support strong housing values throughout the Springboro-Clearcreek community, keep Springboro highly competitive as a desirable place to live, and help secure the south Dayton area as a relevant location for future business development.

Personally, I have an aging Father in northern Ohio. He and I are exploring options for senior living in the area, so he can move down here when the time comes. He would likely be in independent living. In my investigations, I found no independent apartment senior living in Springboro. We have nursing and assisted living, but for independent senior living, he would have to live up by the Dayton Mall or in Centerville.

When I heard the Easton Farm Development was going to include this kind of housing, I was thrilled. How nice would it be to have him in town with easy access to stores, restaurants, groceries and me?

I am in favor of The Easton Farm proposal because it fills a community need, provides amenities that are current and preserves the friendly, community feel of Springboro. I ask you to move forward and, ideally, get it built before my Dad moves to town.

Thank you.

Kristen Beireis
215 Stanton Dr.

Ann Burns

From: Wendy Warns <wendywarns@sbcglobal.net>
Sent: Tuesday, June 08, 2021 10:58 AM
To: Ann Burns
Subject: Easton Farms

Good morning,

I'm sending this email because of my concerns about the Easton Farms project. I'm very concerned about the affect the direction this project is taking and how our community will be affected. I am concerned that there has not been enough due diligence done on the affect that the planned housing and the inevitable increase in the number of students it will cause and the impact that will have on our schools. I am a teacher and this is an incredibly important factor in the decisions that are being made. Are we to become that community that is forever trying to catch our system up to our numbers? I am praying we can get this right and not spend all our time, effort and money fixing issues caused by moving forward with a flawed project!

Sincerely,
Wendy Warns

8019 Country Brook Ct.

Sent from my iPad

Ann Burns

From: Lori Klens <lklens@marketsmartsolutions.net>
Sent: Tuesday, June 08, 2021 11:08 AM
To: Ann Burns
Subject: Easton Farms Development

Hi Ann,

I am very concerned about the proposed development for the Easton Farms Property. We have lived in Springboro for over 20 years and love the community and the small town feel of it. We have been looking forward to new development (more shops, restaurants, neighborhoods similar to what currently exists in our community). I am absolutely in support of the Hall family selling their land and making a very nice profit from it. However, if we change the existing zoning that has been set for the community from 2 units per acre to 25+ units per acre, I think the community should have a vote. This seems to have been something that has been in the works for quite some time without the public knowing it. It seems like the planning committee is only looking at the income tax revenue this will generate without taking into account the impact adding this number of housing units will have on our schools, our roads, our water supply. In my opinion, Springboro has not planned for the increase in the size of our community as far as infrastructure is concerned. They tend to try to fix them after the fact. I live in Woodland Greens and it is already difficult to turn left out of my neighborhood during busy traffic times. I cannot imagine what it will be like with all of the added homesteads. And, driving south on 741 is a nightmare during the morning, schooltime and evening commute as it is. Think of what this will be like once we add all of the new people that are going to live in this Easton Farms development. I don't understand why this is even being considered by the planning commission. Not to mention, there is already a financial burden on our school system. Now they want to add apartments that will most likely add children who's parents won't even be paying property taxes that go toward the schools. From what I can tell, there is not enough space for all of the cars of people who will live in that community, so how on earth will anyone who wants to shop in the shops have a place to park. Not only that, think of the environmental factors: far more cars on our roads, far more usage of our water system and our electric grid. I feel like we are putting the cart before the horse. We need to fix our already strained infrastructure before we add the kind of numbers this will add to the population. An additional concern that I have is that other developers will want to do the same to other land that is available in the Springboro community and once we let one in, it will be harder to keep this from happening again. While I recognize the Hall family as people who have helped this community grow and thrive, but they are acting very selfish and this goes against everything that this community stands for and why most moved here rather than Centerville. This is NOT a good plan for the people of this community, the school system or for our environment.

I know many people are reaching out to you and I hope you reconsider allowing such development to come into our community!

Thank you for your time!

Lori Klens

- 1667 E. Tamarron Ct

Warm Regards,

Lori Klens



Lori Klens

Market Smart Solutions, LLC

Ph- 937-689-5400

Ann Burns

From: Steve Sheffield <sheffieldinc@aol.com>
Sent: Tuesday, June 08, 2021 11:35 AM
To: Ann Burns
Subject: Re: Rezoning of the Easton farm

Ann
Anyone who looks at this proposal can see that there is more to this rezoning plan than rezoning. 30 foot building lots, three foot setbacks, all the green space next to the farm, density. As you are well aware the list r it's all approved yet on and on. The developer's meetings with residents is a farce and everyone that i know involved in them feels the same. What will happen after the project starts and nobody buys in and it fails? I see a big turnover in the three story condos at Gardner Park. People think they want them until they live in them a while. This proposal is many times worse on so many levels and doomed to fail.

In regards to the meeting coming up why is not a zoom meeting this time? It seems like an attempt to discourage participation. Hoping people are growing weary of the process and stop being involved so it can be slid in with less resistance.

Thanks

Sent from my iPhone

> On Apr 13, 2021, at 4:01 PM, Ann Burns <ann.burns@cityofspringboro.com> wrote:

>

> Your comments have been received. Thank you for your interest.

>

> Ann

>

> Ann Burns

> Administrative Secretary

> Building Department

> City of Springboro

> 320 West Central Avenue

> Springboro, OH 45066

> 937-748-9791 (phone)

> 937-748-6860 (fax)

> Ann.burns@cityofspringboro.com

>

>

>

>

> -----Original Message-----

> From: Steve Sheffield <sheffieldinc@aol.com>

> Sent: Tuesday, April 13, 2021 3:47 PM

> To: Ann Burns <ann.burns@cityofspringboro.com>

> Subject: Rezoning of the Easton farm

>

> Ann

>

> First of all thank you for all your work in this whole process.

> I usually don't have strong opinions about these matters but this one, I feel, is more important than most. It seems that the developer doesn't grasp the fact that the last proposal was abandoned because of the four story buildings. (among other things). The density issue as we all know boils down to the desired selling price of the farm. I don't have a problem with development but rezoning to accommodate that is flat out wrong. 20 foot rear setbacks is too small. 31 foot wide lots are not what anyone wants. White tablecloth dining is almost a dinosaur and Springboro isn't a destination for that. The price point of the one bedroom rentals is not going to work here. Four story apartments don't even deserve a comment. Fox Trail will be a cut through as the end of Deer Trail already is. I can't think of one good reason to allow something like this. I've been here since 1990 and have seen the changes. Most are good but this one is definitely not.

>

> Thank you,

>

> Steve Sheffield

> 228 Deer Trail Drive

>

> Sent from my iPhone

Ann Burns

From: D B <theusualshady@gmail.com>
Sent: Tuesday, June 08, 2021 11:40 AM
To: Ann Burns
Cc: Dan Boron
Subject: Submission for June 9th meeting

Hello,

Please pass the following comments to the planning commission.

I am concerned with the types of uses allowed on page 5 of the Easton Farm plan submission and the accompanying staff comments:

- A hotel for the commercial area. I urge the planning commission to remove this use from the list. The entire purpose of a development plan with a rezoning request is to review the types of uses that will be present in a development. A hotel isn't in this plan as-is and shouldn't be in the future without public comment. I believe if the developer wants to put a hotel on this property, it should be reviewed again in a public planning commission meeting. This development is already very high in density and resultant traffic and a hotel would only compound this issue. Additionally, a hotel in this area of Springboro would be an even worse fit than all of the apartments and small lots already in the proposed development. It just doesn't fit and I don't understand why the city, who holds control over what goes in a PUD, would enable this type of use after approving a general plan.
- Fast food / drive in restaurant / drive thru carryout / restaurant w/ drive thru. The developer has repeatedly stated he is going to attract only the top 25% and high-end restaurants. To maintain the luxury aspect of this development I urge the planning commission to strike these uses. At minimum, strike the drive in / drive thru use. It just isn't compatible with what we are being sold by the developer. What kind of high end, luxury development has drive through restaurant in it? I can't think of any.
- Gas stations & car wash (all mentioned in the list). Similar to the statements in the preceding bullet - is this the kind of development we want here? Is this compatible with the high end vision for this development. The city went through great expense to eliminate the corner gas stations near downtown Springboro to improve aesthetics and character of downtown...is this what we want to introduce in a proposed development? Again, why after review of the general plan that doesn't include a gas station, would we want to provide the developer the option of including a gas station later on?
- Question about outdoor entertainment: what does this include? Staff comments stated that this development would not create undue noise for existing residents. If outdoor entertainment is allowed, then this statement by city staff would be untrue. As it stands, outdoor entertainment from Mr. Boros has been audible indoors in residences over 0.5 miles away. Past occurrences are well known by the police and Mayor. Same with the North Park concerts. This is a major quality of life issue for existing residents. I moved here to raise a family in a quiet and well appointed neighborhood - not to be bothered and burdened by commercial venues and frequent music/concerts. It is getting worse every year and reducing our quality of life. I fear a similar disruptive atmosphere if outdoor entertainment is allowed. This isn't a bustling downtown setting, this is a residential area. Springboro's noise ordinance is too weak to enforce anything other than time restricted noise offenses. I want the planning commission to clarify what outdoor entertainment includes and remove the possibility of holding loud live band concerts that add to the already overwhelming noise pollution in the city. Casual outdoor

music at a restaurant, where the sound is limited to the immediate seating area, is reasonable. Friday night bands rocking out a couple hundred yards away from existing residences is not.

-David Beckman

Ann Burns

From: Susan Heilman <jssrheilman@gmail.com>
Sent: Tuesday, June 08, 2021 12:02 PM
To: Ann Burns
Subject: Comments on Easton Farms Rezoning

Good morning Ms. Burns. My name is Susan Heilman and I live at 70 Deer Trail Drive here in Springboro. I wanted to simply voice my concerns about the planned rezoning for Easton Farms.

My husband and I moved to the Dayton area 3 years ago and we specifically chose Springboro for its quaintness and because it's so family and home-centric. It has a wonderful small community feel. We also chose Springboro for its wonderful school system, the open space, and the lack of high-rise developments.

While I acknowledge that it is very likely Easton Farm will be developed, I oppose the density factor included under the proposed plan. It will take away from the charm that is Springboro. It will lead to increased traffic on many of our residential streets, as well as 741/73, and it will increase class sizes beyond what they are already. My daughter just graduated from SHS with an overall class size of over 500 students. I still have a younger daughter in middle school and I'm concerned how additional children in an already-crowded building will impact the aging facility as well as in-class instruction. .

Springboro is unique and special. Rezoning and developing Easton Farms at the density that is proposed will degrade that uniqueness and make Springboro like every other suburb in Dayton.

Respectfully, Susan

Hello and thank you for allowing me to speak.

I have been monitoring the Easton Farms development for several months now.

I had the opportunity to listen in to the last few planning meeting. It was at these meeting I gained insight into the extensive research and analysis the city as well as the developer have conducted to ensure Easton Farms development would not bring an undue burden to our city. I am satisfied with the results.

I became motivated to speak up because there have been many statements made on this development that are contrary to the truth.

Many concerns have already been addressed several times on the city fact vs fiction website, at the last few planning meetings, and through social media posts, but this is all worth saying again;

- The city has determined traffic, water, sewer, and population increase will not overwhelm our current city infrastructure.
- The schools have already been evaluated, and it was announced at the last planning meeting that the increase in students as a result of this development will not have a negative impact to our schools.

Overall, Social media is an excellent medium, it can be advantageous to bring people together within a community to support a cause .

Unfortunately, FALSE data also spreads like wildfire.

For example, it was stated at the last meeting that 90% of residents are OPPOSED to this development. As of yesterday evening, this same statement was still on the petition to stop the development. Unfortunately this is a statistic that is misrepresented and inaccurate. It was actually verified as false by a city official at the last planning meeting. The city official confirmed the data is a misrepresented statistic from a study conducted by Miami University.

So, I decided to use social media to poll our residents. I posted the same poll on every residential group I am a member of and that would allow the post.

Although this is not a scientific poll, I believe it provides perspective into the true opinion of our neighbors regarding this development.

In this poll, I asked a neutral question to attempt to get a true understanding of how our residents feel about the development.

The question was: "With the latest plans on the Easton Farms Development, are you looking forward to the new development, oppose it, or are you indifferent?"

320 people responded to this poll. 36 residents voted more than once, and were only counted once.

Within this non-scientific poll, only 27% of people answered "I am OPPOSED to this development." This is a STARK difference from the statement of over 90% opposition statement made at the last city planning meeting

55% of residents responded "I am looking forward to this development

17% of residents responded I am indifferent.

Overall, 73% of residents were either looking forward to or indifferent to the development.

Although this is not a scientific poll, I am personally CONFIDENT our residents do NOT overwhelmingly oppose this development.

There are other statements that are inaccurate in the petition I referenced above. Here is a list:

The total number of units in the development is inaccurate, The most recent development plan has 519 units, the petition says there are 655

the connection to Deer Trail was removed in the most recent iteration, this is not mentioned in the petition as of last night.

There is a claim that this development will cause excessive traffic congestion on 741, research by the city has proven this inaccurate.

There is a statement that leads people to believe 4 story buildings are still in the development plan. Again this is inaccurate - ALL 4 story building were removed a few iterations ago

There is a statement about schools not being able to "handle it" (the Springboro ISD superintendent determined through independent analysis that schools can handle it)

My concern is that this erroneous information led to our residents signing a petition under false pretenses and inaccurate data. I wonder, How many of our residents would have actually signed this petition if they were equipped with accurate information?

Moving on, I believe North Springboro is a perfect location to place this development. It offers easy access to I-75 and Austin Landing, as well as the new Wright Station. It will bring our local businesses even more consumers, and it will bring our residents more local businesses and conveniences. – All with great tax income for our city, more greenspace and amenities and a Bigger North Park.

By adding this development as a housing choice for potential new residents, we also allow young professional that aren't quite ready to buy a home a chance to be part of our beautiful city.

This will bring a younger demographic, which I personally feel is currently underrepresented.

I have no doubt many of this younger demographic will inevitably fall in love with our city, plant roots and stay to raise a family.

One more subject I wanted to cover is the density. This has been a big vocalization point among the opponents of the development.

I'm sure our residents have heard this before, but a land use plan developed in 2009 recommends 6-8 units per acre in this parcel

The most recent iteration of the Easton Farms development plan is at 5.83 Dwelling units per acre. This is well BELOW the city development code of 6-8 units per acre.

If you will, Let's walk down an imaginary future where this development plan is scrapped, and a new development with only single family homes is established. Cookie cutter homes go in, the North Park is not expanded, and no new commerce is brought into our city....

That would bring us to the density levels some residents are looking for, but at what cost?

Now would you rather have that? An increase of several hundred single family homes built on this farmland with no new greenspace for the city residents to use, no north park expansion, no new commerce, nothing to bring people in.

How does this improve our city and its future? My personal opinion is that it wouldn't. We have several other developments within our city already in work that already focus on single family homes.

The current Easton farms development plan is a benefit to every single resident of our city by offering ALL of our residents something to enjoy,

it will also bring people that aren't residents into our city to work, and play. I think this is what North Springboro needs! Thank You!

Ann Burns

From: Jennifer Lambert <lambert_ja@yahoo.com>
Sent: Wednesday, June 09, 2021 12:02 PM
To: Ann Burns
Cc: Aaron Lambert
Subject: Easton Farm Development

I would like to oppose the Easton Farm project general plan and rezoning for many concerns.

We moved here four years ago and bought our home pending retirement from USAF. We have four children who all love it here and enroll in many local activities.

This development does not fit the small hometown vibe that current residents sought when choosing this area to live and raise a family. If I wanted an urban scene, I would have looked elsewhere. Springboro does not have to be all things to all people. This development is too dense.

There is not enough green space. How is it even conscionable that the majority of the green space surrounds the seller's homestead further protecting their home while offering pocket parks and a lineal park to the new residents? These are merely marketing terms for small parks and wide sidewalks with governor's strips. There is a large percentage of the green space that is retention areas, lakes/ponds that are not usable, so it seems just lip service.

It does not need a roundabout. The one being created at Bunnell is taking a long time and inconveniencing so many residents. Do we really need to update the roads near North Park like that?

This area does not need a hotel or bed and breakfast. Is this the plan for the sellers can convert the homestead as soon as they sell? The commercial section of this development needs to be at the frontage on 741 and should not extend back to the residential section.

I oppose the rear entry only lots. I oppose that there are only narrow alleys to access those lots. I oppose that there is not enough parking for the neighborhood and that all of it is the parallel parking type. What happens when it snows and the plows can't access?

I oppose the 3 story multifamily units and the center parking lot. Warren County does not have rents this high anywhere else. What studies were done to show that people are willing to pay \$1200-2000 for rent when they could buy for that kind of monthly expense? This is just creating more transience.

I oppose the setbacks for the narrow lots, both front and sides. 3 foot side setbacks assure you can reach out and touch your neighbor. You will be able to see in their windows and hear their conversations on the porch. And where will those children play? No front, side, or back yards there and the tiny pocket park could be 10 houses away. Do you have studies showing much interest in this style of home at \$200 per sq. ft?

I would like to acknowledge and thank the developer for not connecting to Fox Trail. I hope that the city honors the wishes of the current residents as well and request that that change be non-amendable if this proceeds further.

I am concerned about traffic, utility, and school density that the county and city isn't preparing for and won't be able to handle. This development is not wise.

Sincerely,
Aaron and Jennifer Lambert
161 Deer Trail Drive

Ann Burns

From: JUDD, MATTHEW S Maj USAF AFRC 445 OSS/DO <matthew.judd@us.af.mil>
Sent: Wednesday, June 09, 2021 4:11 PM
To: Ann Burns
Subject: Easton Farm Development

To the Planning Commision,

I currently live in Springboro at 9230 Yankee Street, Springboro OH 45066. I'm writing to you in hopes that you will vote 'no' to the development of Easton Farms. We moved to the Clearkcreek Township area in 2015, and lived within city limits 2 years after that (I've lived in Dayton since 1999). Our family loved the suburb because of its location, and size in relation to other surrounding suburbs. I've recently seen that Springboro was amongst the top suburbs to live in, in the entire US. I don't want that to change, I like others, see a drop in the housing market by bringing in what I believe to be a third development of apartment building. An increase in traffic is only a given with 500 units, quick math, that's a 5% increase in population for the town of roughly 19k residents (I only counted 2 people per unit). I don't see the benefit to the community as a whole, in comparison to the revenue brought in by taxes. Do these things outweigh the increase in crime that will occur, and the overcrowding of the school system? You may reap the benefits of revenue now, but we will see the fallout that happens in decades to come. The fire department, the police department, and the school system will need more money in years to come due to the major increase of population, which means taxes will increase. This is another attributing factor to the appeal of living in Warren County. Just two miles from my house in Montgomery County they pay almost double in taxes.

In closing, I would like you to reconsider passing the development vote in favor of Easton Farm. For the prosperity and future of the Springboro Community.

v/r

Matt

Matthew S. Judd, Maj, USAFR
Director of Operations/C-17 Evaluator Pilot
445 OSS, Wright-Patterson AFB, OH

For me life is continuously being hungry. The meaning of life is not simply to exist, to survive, but to move ahead, to go up, to achieve, to conquer.

--Arnold Schwarzenegger