

Agenda
City of Springboro Planning Commission Meeting
Wednesday, February 14, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. January 10, 2024 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, General Plan, Bailey Farms PUD-R, Planned Unit Development-Residential, 6821 Red Lion-Five Points Road, residential subdivision
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting
Wednesday, February 14, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

General Plan, 6821 Red Lion-Five Points Road, Bailey Farms PUD-R, Planned Unit Development-Residential, single-family residential development

Background Information

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

This item was reviewed on a preliminary basis at the December 13 and January 10 Planning Commission meetings. The January 10 review was to discuss the prohibition on vinyl siding which was accepted by Planning Commission. The plan and City staff comments have been updated to address that discussion, but others remain and/or have been added.

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

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

Rezoning is one-half of the first step of the three-step PUD approval process, the other half being general plan review and approval that is the subject of this agenda item. At the time, general plan and rezoning reviews and approval could take place separately. General plan review requires review of both Planning Commission and City Council, the latter in the form of a resolution.

Following general plan review, the second stage of the PUD review and approval process, final development plan, may proceed. For a development of this size, it is anticipated that a number of final development plans may be submitted for review and approval so that development may proceed in an incremental manner or in sections. For example, Settlers Walk includes 10

neighborhoods and 44 sections with its 1,300 residential dwelling units. The final step in the PUD approval process is record plan approval coinciding with the creation of lots, and the dedication of right-of-way and open space. Record plans are reviewed and approved by Planning Commission and City Council.

The proposed general plan submitted for review includes 130 single-family residential lots. A total of 66 6,760-square foot lots (52 feet wide and 130 feet deep) and 64 8,060-square foot (62 feet wide and 130 feet deep) are proposed. Setbacks and other details are included in the general plan.

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

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

The proposed general plan includes 45.36 acres of open space, or 55% of the subject property land area. This includes a proposal for a common area including a playground and trails around an existing pond. A significant portion of this area is defined as the floodway (20 acres) and floodplain (24 acres) of Clear Creek.

Following the discussion at the January 10 meeting, the Planning Commission authorized this agenda item to be placed on a future agenda for formal action in the form of a recommendation to City Council.

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

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

Staff Recommendations

City staff recommends approval of the general plan for the Bailey Farms PUD-R, Planned Unit Development-Residential, located at 6821 Red Lion-Five Points Road, contingent on the following comments:

1. Setbacks are measured at the overhang.
2. Roadway improvements along Lower Springboro Road to include: dedicate 40 feet half right of way, widen the road to 18 feet from center line of road to south, add curb & gutter, storm sewer, sidewalk/bike lane.
3. Provide relief sewer and remove the existing lift station in the Villages of Creekside. Provide water main stub into the golf course along the proposed cul-de-sac at the east end of Bailey Lane. Water main shall be looped with Villages of Creekside and The Fairways subdivisions. Details to be worked out on construction drawings.
4. No development is to occur in the floodway and or floodplain, without prior permit approval by the City Engineer.
5. Provide locations of detention/retention storm water facilities.
6. Roadway and utility improvements shall be per city specifications.
7. Revise General Plan drawings to have standard engineering scale type on each sheet, i.e. 1"=20', 30', 40', 50', 60', 100', 200'. Print sheets to scale.
8. Details regarding the improvements along Red-Lion Five Points Road to meet requirements of Warren County/Clearcreek Township and meet the requirements of the previous annexation of the property, specifically: When the subject property is proposed to be developed, the owner will, as part of its Record Plat establish a fifty foot (50') wide buffer strip along the west side of Red Lion-Five Points Road, to be owned and maintained by the homeowners' association for the subdivision. With the filing of such record plat, the owner shall also guarantee the construction of an attractively-contoured seven foot (7') high, minimum, landscaped mound within the buffer strip, with side slopes not to exceed a grade of 3:1. The minimum height of the mound shall be measured from the existing grade of the adjoining pavement on Red Lion-Five Points Road. The buffer strip may be reduced in width to no less than 40' where the side of the mound away from Red Lion-Five Points Road is terminated into a decorative stone retaining wall. The retaining wall need not follow the lot line provided that it is entirely within the buffer strip. In such event, the adjacent building lot may extend to that retaining wall. Included in the landscaping of the buffer strip shall be trees of appropriate species. Evergreen trees shall be at least 5' tall and deciduous trees shall be at least 1-1/2" caliper at the time of planting. Provide cross section of buffer and paved trail, along Red Lion Five Points Road, to confirm that 50' green space buffer is wide enough to meet requirements stated above. If not, revise accordingly.
9. Basements shall be served by gravity sewer and shall not be permitted otherwise. Grinder pumps are not permitted.
10. Details for proposed common areas to be provided during final development plan, stage 2 of PUD approval process.
11. Only 19 lots are permitted to be platted prior to second entrance.
12. Post lights shall be located on each lot, controlled by a photoelectric cell, and shall be operable at all times.
13. Construction traffic access to be limited to Red Lion-Five Points Road entrance to subdivision.
14. 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 Monday, February 5, 2023 at 5:00 p.m.

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

☒ REZONING/GENERAL PLAN

☐ FINAL DEVELOPMENT PLAN

☐ RECORD PLAN

☐ VARIANCE

The undersigned requests the approval identified above. Approvals subject to expiration provided for in Chapter 1266 of Planning & 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: M/I Homes of Cincinnati, LLC.

Address 9349 Waterstone Boulevard, Suite 100
Cincinnati, OH 45249

Telephone No. (513) 267- 4719

Fax No. _____

Email Address Bwilkens@MIHomes.com

PROPERTY OWNER NAME (IF OTHER): Jeff Bailey

Address: 6821 Red Lion-Five Points Road, PO Box 116

Springboro, OH 45066

Telephone No. (937) 689- 2665

Property Address or General Location: Red Lion-Five Points and W. Lower Springboro Road

Parcel Number(s): 08122260030 & 08122010020 Acreage: Approx. 79.991

PUD Category: ☒ Residential ☐ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density 1.63 units/acre Number of Residential Units 130

Proposed Use: 130 new single family homes built on detached fee-simple lots

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

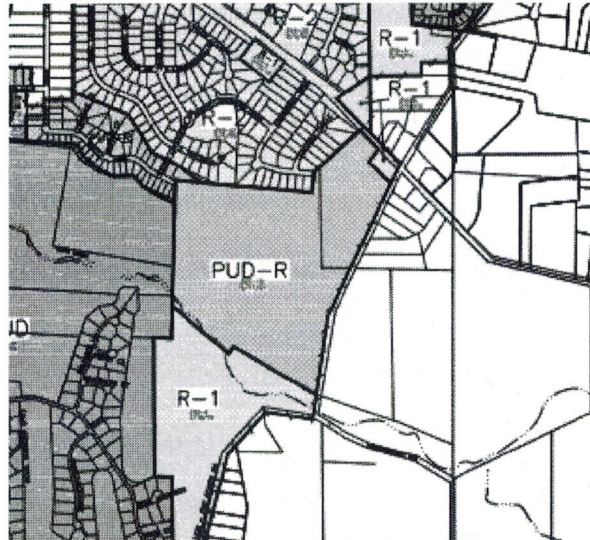
Brent Wilkens
(Signature of Applicant and/or Agent)

11/10/23
(Date)

Brent Wilkens, for M/I Homes of Cincinnati, LLC.
Printed Name

Authorization to Discuss Bailey Property

Please allow this letter to authorize M/I Homes and its agents to discuss the Property identified below (PUD-R) with the City of Springboro, Warren County, and any other governmental jurisdictions as needed.



By: Jeff Bailey

4-9-20
Date



Cincinnati Division
9349 Waterstone Blvd, Suite 100
Cincinnati, OH 45249
(513) 248-5400 **OFFICE**

Daniel Boron, AICP
City Planner, City of Springboro
320 W Central Avenue
Springboro, OH 45066

November 10, 2023

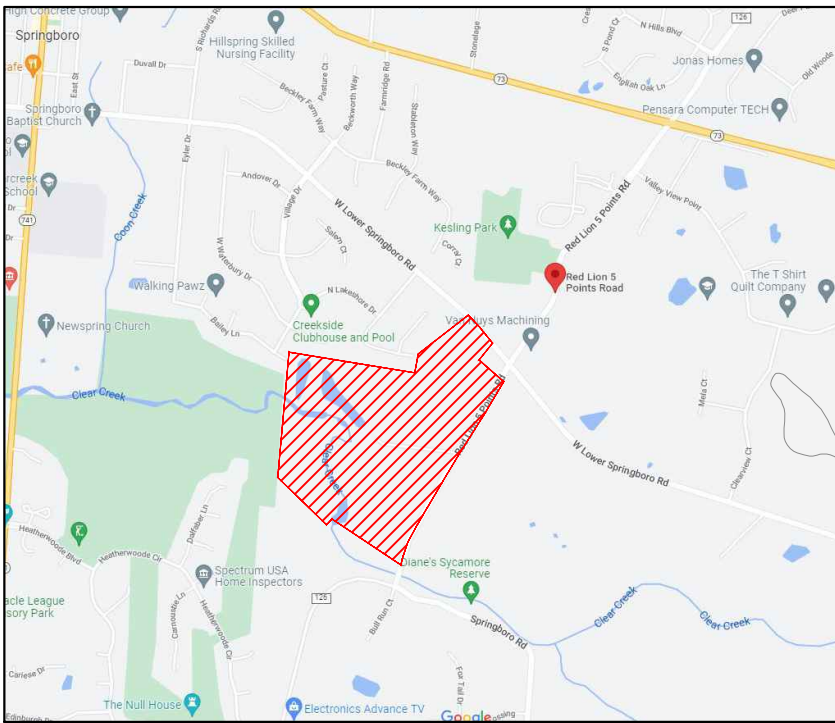
Subject: Open Space for Bailey Farm PUD-R

The 44.24 acres of common open space areas preserved in this development represents 55% of the 80-acre total site area. The formal open space will include landscaping, a walking path connecting to the overall sidewalk network, a playground and a hike/bike path. The open space will be owned and maintained by the homeowners' association established by M/I Homes.

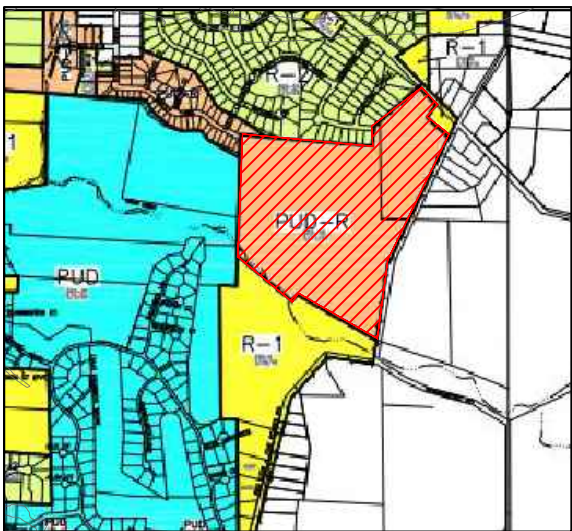
Sincerely,

A handwritten signature in blue ink that reads "Brent Wilkens".

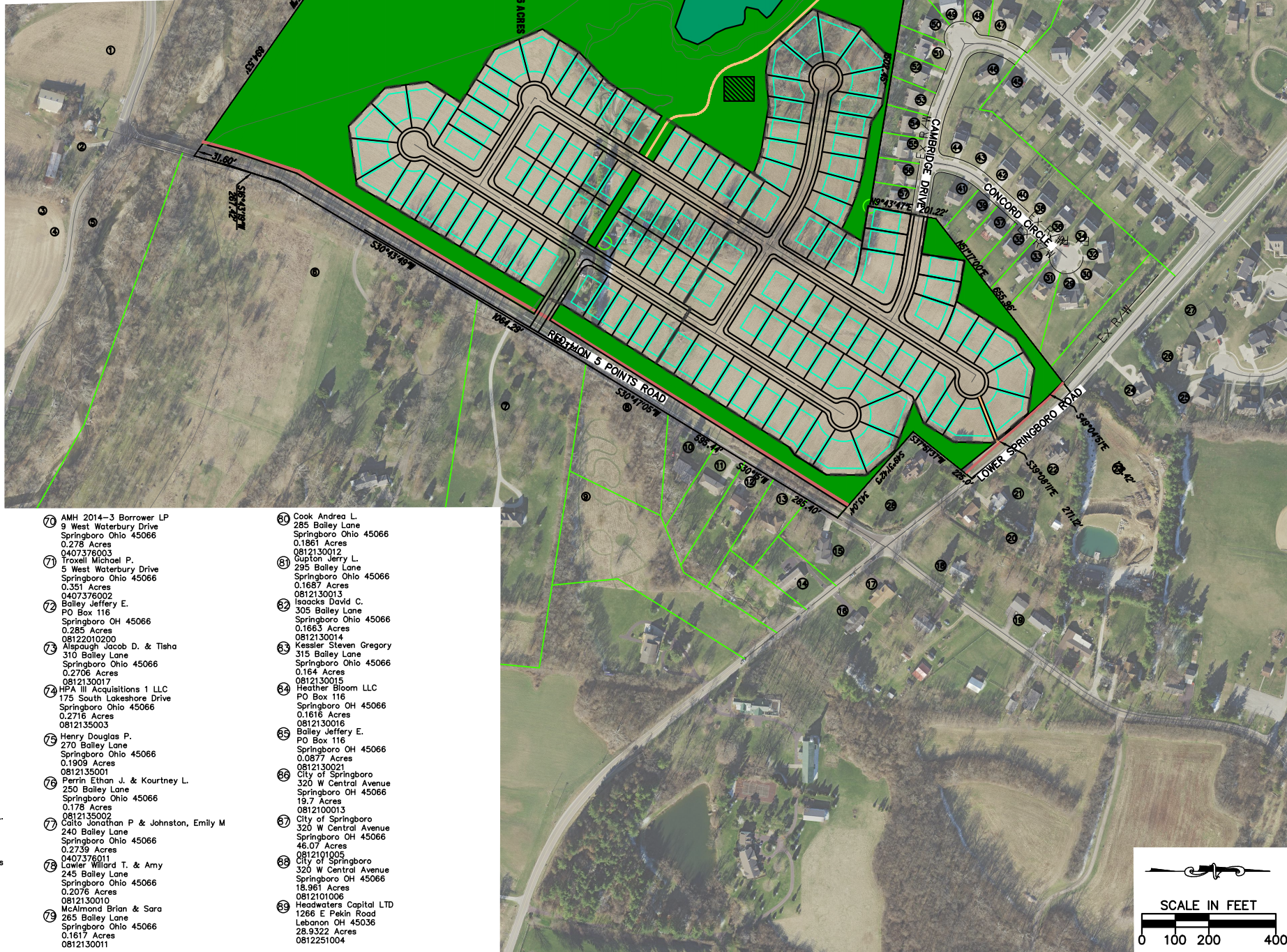
Brent Wilkens



VICINITY MAP
1" = 1,000'



ZONING MAP
1" = 1,000'

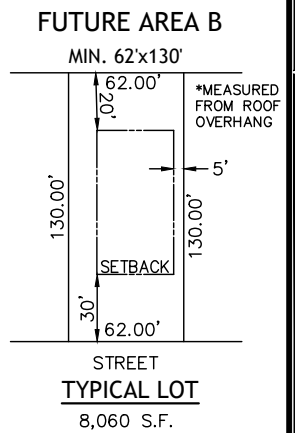
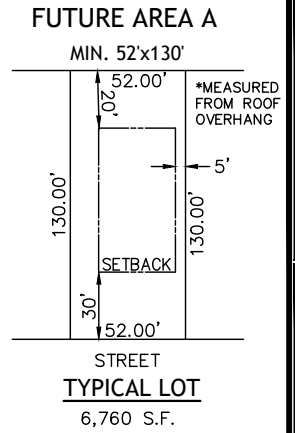


PROPERTY OWNERS:

- 1 Headwaters Capital LTD
1266 E Pekin Road
Lebanon Ohio 45036
1.2912 Acres
0812252005
- 2 Morris Ryan S & Misty G
6498 Bull Run Court
Lebanon Ohio 45036
1.3696 Acres
0812275001
- 3 Davis Thomas W. Jr. & Tricia M.
6503 Fox Tail Drive
Lebanon Ohio 45036
2.923 Acres
0812430002
- 4 Macduff Terrence, William & Shelly Lynn
6502 Fox Tail Drive
Lebanon Ohio 45036
2.6972 Acres
0812430001
- 5 Clearcreek Township
7593 Bunnell Hill Road
Springboro Ohio 45066
6.796 Acres
0812276005
- 6 Sprout Thomas M.
PO Box 185
Springboro Ohio 45066
33.0899 Acres
0812276004
- 7 Sprout Samuel M. & Joann
6800 Red Lion-Five Points Road
Lebanon Ohio 45036
8.0311 Acres
0812276003
- 8 Davenport Renee Davis
6836 Red Lion-Five Points Road
Lebanon Ohio 45036
1.966 Acres
081228014
- 9 Garland Brian P. & Paula
991 W Lower Springboro Road
Springboro Ohio 45066
3.009 Acres
081228017
- 10 Norris Jennifer L.
PO Box 94
Springboro Ohio 45066
0.63 Acres
081228006
- 11 Tucker Joel Andrew
6922 Red Lion-Five Points Road
Lebanon Ohio 45036
0.752 Acres
081228005
- 12 Smith Harold Ray & Carol
1509 Hart Road
Lebanon Ohio 45036
0.865 Acres
081228004
- 13 Stiles Austin J. & Conley Makayla N
6950 Red Lion-Five Points Road
Lebanon Ohio 45036
0.594 Acres
081228003
- 14 Smith Peggy Ann
1055 Lower Springboro Road
Springboro Ohio 45066
N/A
081228002
- 15 Graham Robert C. & Debbi
6990 Red Lion-Five Points Road
Lebanon Ohio 45036
0.63 Acres
081228001
- 16 Mack Cynthia Faye
1064 Lower Springboro Road
Springboro Ohio 45066
0.954 Acres
0812277005
- 17 Patrick Lucinda J.
236 Lake Street
Delaware Ohio 43015
0.819 Acres
0407478006
- 18 Bailey Jeffrey E & Norris Jennifer
PO Box 116
Springboro Ohio 45066
1.23 Acres
0407476010
- 19 Englekl Rebecca H. & Timothy L.
7089 Red Lion-Five Points Road
Springboro Ohio 45066
1 Acre
0407476006
- 20 Thomas Theresa & Robert
1134 W Lower Springboro Road
Springboro Ohio 45066
0.57 Acres
0407476009
- 21 Mousa Kevin M. & Lori
1150 Lower Springboro Road
Springboro Ohio 45066
0.541 Acres
0407476008
- 22 Rund Derek & Megan
1184 Lower Springboro Road
Springboro Ohio 45066
1.642 Acres
0407476007
- 23 Swigart Steven F. & Brid
7147 Red Lion-Five Points Road
Springboro Ohio 45066
3.6123 Acres
0407476019
- 24 Marsh Vincent C & Mollie
1234 Lower Springboro Road
Springboro Ohio 45066
0.9498 Acres
0407476016
- 25 Rogers Timothy J & Gladys Rogers
50 Corral Court
Springboro Ohio 45066
0.4115 Acres
0407408027
- 26 Eversding Bryan & Verdoorn Beth J.
60 Corral Court
Springboro Ohio 45066
0.4115 Acres
0407408027
- 27 Brill John Michael
55 Corral Court
Springboro Ohio 45066
0.4944 Acres
0407420013
- 28 Bremar James G & Lindsay
1129 Lower Springboro Road
Springboro OH 45066
1.47 Acres
0407477013
- 29 Mast Jeffrey A Jr. & Patricia
70 Concord Circle
Springboro Ohio 45066
0.552 Acres
0407477006
- 30 Oesterlin Peter E. & Bev
80 Concord Circle
Springboro Ohio 45066
0.306 Acres
0407477005
- 31 Patterson James B. Jr.
60 Concord Circle
Springboro Ohio 45066
0.482 Acres
0407477007
- 32 Weinman Charles R. & Amy
75 Concord Circle
Springboro Ohio 45066
0.398 Acres
0407451029
- 33 Slade Bob & Bowlin Andr
50 Concord Circle
Springboro Ohio 45066
0.349 Acres
0407477008
- 34 Paradise James J.
35601 Meadowdale Drive
Solon Ohio 44139
0.24 Acres
0407451028
- 35 Thomas Earl E. & Angela
40 Concord Circle
Springboro Ohio 45066
0.328 Acres
0407477009
- 36 James E. Marsh & Retta A.
55 Concord Circle
Springboro Ohio 45066
0.258 Acres
0407451027
- 37 Crawford Victor T.
30 Concord Circle
Springboro Ohio 45066
0.305 Acres
0407477010
- 38 Sams Laura C.
45 Concord Circle
Springboro Ohio 45066
0.258 Acres
0407451026
- 39 Burt Robert F. & Kristin
20 Concord Circle
Springboro Ohio 45066
0.281 Acres
0407477011
- 40 Flay Evan & Christine
35 Concord Circle
Springboro Ohio 45066
0.258 Acres
0407451025
- 41 Selbel Johnathan & Heather
10 Concord Circle
Springboro Ohio 45066
0.341 Acres
0407477012
- 42 Moran William C. & Pamela
25 Concord Circle
Springboro Ohio 45066
0.258 Acres
0407451024
- 43 Kennedy Matthew J. & Rebekah L.
15 Concord Circle
Springboro Ohio 45066
0.306 Acres
0407451023
- 44 Bell William E.
5 Concord Circle
Springboro Ohio 45066
0.412 Acres
0407451022
- 45 PAG Holdings LTD
140 Cambridge Drive
Springboro Ohio 45066
0.261 Acres
0407451018
- 46 FKH SFR Propco K
160 Cambridge Drive
Springboro Ohio 45066
0.446 Acres
0407451021
- 47 Stull Michael J. & Tracy
125 Cambridge Drive
Springboro Ohio 45066
0.336 Acres
0407465011
- 48 Freeman Benjamin T. & Caroline
PO Box 341262
Springboro Ohio 45066
0.285 Acres
0407465010
- 49 MC George Asher
145 Cambridge Drive
Springboro Ohio 45066
0.394 Acres
0812201019
- 50 Pag Holdings LTD
155 Cambridge Drive
Springboro Ohio 45066
0.342 Acres
0812201018
- 51 Glenn John B. & Renee M.
165 Cambridge Drive
Springboro Ohio 45066
0.280 Acres
0812201017
- 52 Szabo Brian P.
175 Cambridge Drive
Springboro Ohio 45066
0.261 Acres
0812201016
- 53 Pag Holdings LTD
185 Cambridge Drive
Springboro Ohio 45066
0.243 Acres
0812201015
- 54 Farley William J. Jr.
195 Cambridge Drive
Springboro Ohio 45066
0.224 Acres
0812201014
- 55 Pham Hui
205 Cambridge Drive
Springboro Ohio 45066
0.215 Acres
0812201013
- 56 Wang Changzeng & Zhou R
215 Cambridge Drive
Springboro Ohio 45066
0.215 Acres
0812201012
- 57 Kendel LLC
2331 Oak Glen Ct.
Dayton Ohio 45459
0.218 Acres
0812201011
- 58 Angel Gary D. & Glynn An
90 East Waterbury Drive
Springboro Ohio 45066
0.429 Acres
0812201004
- 59 Davis William E. & Sauer
85 East Waterbury Drive
Springboro Ohio 45066
0.478 Acres
0812201005
- 60 Denney Christopher A.
69 East Waterbury Drive
Springboro Ohio 45066
0.249 Acres
0812201006
- 61 Antill Michael L.
53 East Waterbury Drive
Springboro Ohio 45066
0.274 Acres
0812201007
- 62 Boeck Michael & Jennifer
37 East Waterbury Drive
Springboro Ohio 45066
0.263 Acres
0812201008
- 63 Murdock James C.
PO Box 6502
Springfield Ohio 45501
0.245 Acres
0812201009
- 64 Stanifer, Charles
110 South Lakeshore Dr.
Springboro Ohio 45066
0.328 Acres
0812201010
- 65 Bauer Adam M. & Randall R.
68 East Waterbury Drive
Springboro Ohio 45066
0.335 Acres
0407465008
- 66 Owens Joseph S. & Tamara
52 East Waterbury Drive
Springboro Ohio 45066
0.306 Acres
0407465005
- 67 Garbark Phillip R. & Ren
38 East Waterbury Drive
Springboro Ohio 45066
0.293 Acres
0407465004
- 68 Allen Charles, Gregory & Jennifer L.
24 East Waterbury Drive
Springboro Ohio 45066
0.238 Acres
0407465003
- 69 American Homes 4 Rent, Properties
Seven LLC
10 East Waterbury Drive
Springboro Ohio 45066
0.288 Acres
0407465002
- 70 AMH 2014-3 Borrower LP
9 West Waterbury Drive
Springboro Ohio 45066
0.278 Acres
0407376003
- 71 Truett Michael P.
5 West Waterbury Drive
Springboro Ohio 45066
0.351 Acres
0407376002
- 72 Bailey Jeffrey E.
PO Box 116
Springboro OH 45066
0.285 Acres
0812201020
- 73 Alspaugh Jacob D. & Tisha
310 Bailey Lane
Springboro Ohio 45066
0.2706 Acres
0812130017
- 74 HPA III Acquisitions 1 LLC
175 South Lakeshore Drive
Springboro Ohio 45066
0.2716 Acres
0812135003
- 75 Henry Douglas P.
270 Bailey Lane
Springboro Ohio 45066
0.1908 Acres
0812135001
- 76 Perrin Ethan J. & Kourtney L.
250 Bailey Lane
Springboro Ohio 45066
0.178 Acres
0812135002
- 77 Catto Jonathan P & Johnston, Emily M
240 Bailey Lane
Springboro Ohio 45066
0.2739 Acres
0407376011
- 78 Parry Willard T. & Amy
245 Bailey Lane
Springboro Ohio 45066
0.2076 Acres
0812130010
- 79 McAlmond Brian & Sara
265 Bailey Lane
Springboro Ohio 45066
0.1617 Acres
0812130011
- 80 Cook Andres L.
285 Bailey Lane
Springboro Ohio 45066
0.1861 Acres
0812130012
- 81 Couston, Jerry L.
295 Bailey Lane
Springboro Ohio 45066
0.1687 Acres
0812130013
- 82 Isaacs David C.
305 Bailey Lane
Springboro Ohio 45066
0.1663 Acres
0812130014
- 83 Kessler Steven Gregory
315 Bailey Lane
Springboro Ohio 45066
0.164 Acres
0812130015
- 84 Heather Bloom LLC
PO Box 116
Springboro OH 45066
0.1616 Acres
0812130016
- 85 Bailey Jeffrey E.
PO Box 116
Springboro OH 45066
0.0877 Acres
0812130021
- 86 City of Springboro
320 W Central Avenue
Springboro OH 45066
19.7 Acres
0812100013
- 87 City of Springboro
320 W Central Avenue
Springboro OH 45066
46.07 Acres
0812101005
- 88 City of Springboro
320 W Central Avenue
Springboro OH 45066
18.961 Acres
0812101006
- 89 Headwaters Capital LTD
1266 E Pekin Road
Lebanon OH 45036
28.9322 Acres
0812251004

REVISIONS:

FILE NAME	VICINITY
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2202
DATE	01-26-2024
SHEET NUMBER	1 OF 4



PROPOSED STREET RIGHTS OF WAY TO BE 50' IN WIDTH.
INTERNAL STREETS TO BE 29' BACK TO BACK CURB WITH 5' SIDEWALKS.

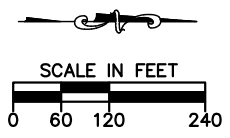
SITE: 80.1 AC.
SUMMARY TABLE:
PROPOSED USE: SINGLE FAMILY RESIDENCE
NUMBER OF DWELL UNITS: 130
NET DENSITY OF RESIDENTIAL USES: 130 UNITS / 80.1 AC.
= 1.623 UNITS / ACRE
EXISTING ZONING: PUD-R ZONING

OPEN SPACE: 44.64 AC. / 56%
64 LOTS 62'x130'
66 LOTS 52'x130'

130 TOTAL LOTS
FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 5', 10' TOTAL

MINIMUM SQUARE FOOTAGE:
AREA A: 1,475 SF
AREA B: 1,525

- OPEN SPACE MAINTAINED BY HOA
- EXISTING FLOODWAY
- PROPOSED WALKING PATH
- PROPOSED HIKE/BIKE PATH



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0000
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

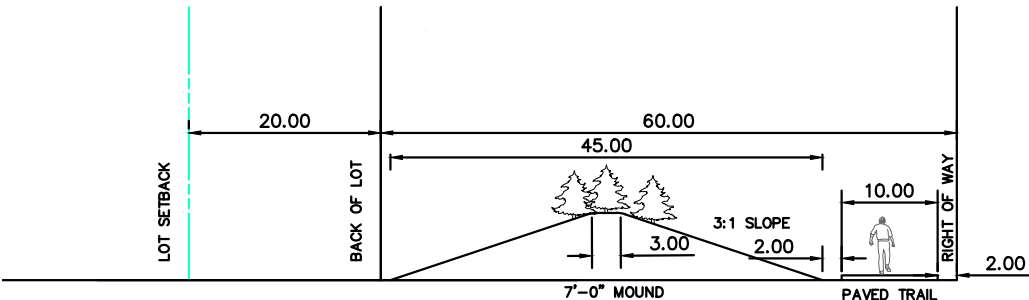
BAILEY FARM CONCEPT
CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

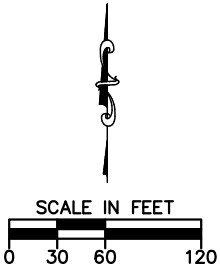
FILE NAME	PHASE
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2202
DATE	01-26-2024
SHEET NUMBER	2 OF 4



- OPEN SPACE MAINTAINED BY HOA
- EXISTING FLOODWAY
- PROPOSED WALKING PATH
- PROPOSED HIKE/BIKE PATH



SECTION A - RED LIONS FIVE POINT ROAD



REVISIONS:

FILE NAME	SOUTH
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2202
DATE	01-26-2024
SHEET NUMBER	3 OF 4

**BAILEY FARM CONCEPT
CITY OF SPRINGBORO
GENERAL PLAN**

REVISIONS:

FILE NAME

NORTH

DRAWN BY

JLH

CHECKED BY

JSP

PROJECT No.

WARSPR2202

DATE

01-26-2024

SHEET NUMBER

4 OF 4



Proposed Products – Area A

- Avery – 1,476 SF
- Remington – 1,514 SF
- Brody – 1,626 SF
- Cameron – 1,715 SF
- Turnbull – 1,769 SF
- Steinbeck – 1,845 SF
- Emerson – 1,947 SF
- Yeats – 2,262 SF
- Sinclair – 2,310 SF
- Inglewood – 2,558 SF
- Cooke – 2,624 SF
- Barrett – 3,035 SF
- Thoreau – 3,067 SF

- 13 Unique House Plans (5 Ranch Plans & 8 2-Story Plans)
- Elevations to be comprised of brick, stone and/or vinyl siding. All plans to meet or exceed the requirements set forth in code 1264.06 (a).
- Estimated Average Sales Price Range
 - \$350,000 to \$550,000
- Range of Floor Plan Sizes
 - 1,476 sf to 3,594 sf

Proposed Products – Area B

- Faulkner – 1,544 SF
- Cooper – 1,776 SF
- Steinbeck – 1,845 SF
- Melville – 1,865 SF
- Clayton – 1,927 SF
- Emerson – 1,947 SF
- Cheswicke – 2,188 SF
- Yeats – 2,262 SF
- Sinclair – 2,310 SF
- Serenity – 2,330 SF
- Dawson – 2,461 SF
- Inglewood – 2,558 SF
- Cooke – 2,624 SF
- Hampton – 2,869 SF
- Barrett – 3,035 SF
- Ainsley II – 3,175 SF
- Fairview – 3,322 SF
- Nicholas – 3,390 SF

- 18 Unique House Plans (6 Ranch Plans & 12 2-Story Plans)
- Elevations to be comprised of brick, stone and/or vinyl siding. All plans to meet or exceed the requirements set forth in code 1264.06 (a).
- Estimated Average Sales Prices
 - \$500,000 to \$650,000
- Range of Floor Plan Sizes
 - 1,544 sf to 3,918 sf



M/I HOMES

AVERY



BRODY



CAMERON



REMINGTON



TURNBULL



STEINBECK



EMERSON



YEATS



SINCLAIR



INGLEWOOD



COOKE

A-w/Bonus Rm.



B



B-w/Bonus Rm.



C-w/Bonus Rm.



COOKE



BARRETT



SERENITY



THOREAU



FAULKNER



COOPER



MELVILLE



CLAYTON



CHESWICKE

A



B



C



D



CHESWICKE

D



E



F



G



DAWSON



HAMPTON



AINSLEY II



FAIRVIEW



NICHOLAS

A



B



C



D



**City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, January 10, 2024**

I. Call to Order

Chair Becky Iverson called the Wednesday, January 10, 2024 Springboro Planning Commission Meeting to order at 6:00 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Chair, Chris Pearson, Vice Chair, Robert Dimmitt, Steve Harding, Matt Leedy, John Sillies, and Mike Thompson.

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

II. Appointment of Officers, Board of Zoning Appeals Representative for 2024

A. Motion to appoint Chair for the Planning Commission

Mr. Harding made a motion to nominate Becky Iverson as Planning Commission Chair for 2024. Mr. Dimmitt seconded the motion.

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

B. Motion to appoint Vice-Chair for the Planning Commission

Mr. Harding made a motion to nominate Chris Pearson as Planning Commission Vice-Chair for 2024. Mr. Thompson seconded the motion.

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

III. Approval of Minutes

December 13, 2023 Planning Commission Minutes

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

Mr. Harding motioned to approve the December 13, 2023 Planning Commission minutes. Mr. Sillies seconded the motion.

Vote: Iverson, yes; Pearson, abstain; Dimmitt, abstain; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (5 yes, 0 no, 2 abstain)

IV. Agenda Items

A. Final Approval

Site Plan Review, 3300 West Tech Road, medical office space for Dayton Children's South Campus Behavioral Health

Background Information

This agenda item is based on an application filed by Synergy Building Systems, Beavercreek, requesting site plan approval for the reuse of building and property at 3300 West Tech Road for the Dayton Children's South Campus Behavioral Health building. The 66,000-square foot building was originally developed in 2007 as a regional service center for Crucible Materials. In 2020, Dayton Children's purchased the building, and it was reused as a COVID testing facility for a time.

Under this proposal, Dayton Children's will use the existing 6,000-square foot office portion of the building, and convert 25,000 square feet of the high-bay portion of the facility for medical offices. There are no current plans for the remainder of the facility.

The property is zoned ADD-1, Austin Development District 1, a zoning category that permits the proposed use. All adjacent zoning is also ADD-1. Adjacent uses include to the north, on the north side of West Tech Road, Amsive at 3303 West Tech Road, to the east Rumford Industrial Group at 3250 West Tech Road, to the storm water areas for the South Tech area, and to the west the main Dayton Children's south campus, and a Montgomery County sanitary sewer lift station.

Staff Recommendation

City staff recommends approval of the site plan for 3300 West Tech Road subject to the following comments:

1. Coordinate with City staff on the provision of exterior lighting for the expanded parking area, and other changes under Chapter 1273, Exterior Lighting, of the Planning and Zoning Code.
2. Landscaping proposed exceeds requirements of ADD-1 requirements Chapter 1268 of Planning and Zoning Code.
3. Coordinate with Zoning Inspector on proposed signage package for the building and site following completion of the site plan review process.
4. Revisions to the existing water and/or sewer to be reviewed by Montgomery County. Provide approval notification from the county for our files.
5. Provide rain garden design detention calculations for review.
6. The Clearcreek Fire District has no comments at this time.

Discussion:

Mr. John Kopilchack, Synergy Building Systems, 3500 Pentagon Boulevard, Beavercreek, Ohio, was present at the meeting to answer questions from the Planning Commission members and staff.

Ms. Iverson asked Mr. Boron for a summary of the project.

Mr. Boron said this item is on the agenda for final approval. This is a modification to an existing building that was approved by the Planning Commission in 2007. The Dayton Children's Medical Group purchased the building in 2020 and it was used as a medical testing center. The applicant would like to convert a portion of the building to be used as a behavioral health treatment facility for children, a use permitted under the ADD-1 standards.

Ms. Iverson asked Mr. Kopilchack if he had any questions regarding the staff comments and recommendations.

Mr. Kopilchack said that he did not have any questions and all comments and recommendations have been or will be addressed. Roughly half of the building will be used at this time. It will likely not be a 24-hour facility.

Ms. Iverson asked if Planning Commission members or staff had any questions.

Mr. Sillies asked if this item was on the agenda for Final Approval already because of the simplicity of the project.

Mr. Boron said that other than adding additional parking spaces to the site, the project is fairly simple. Additional lighting and landscaping will be added to the site as well. The building itself will just be retrofitted on the interior; the exterior portion of the building will not be altered with the exception of the entryway which will have new signage.

Mr. Pearson asked how the additional 35,000 square feet would be used.

Mr. Kopilchack said the space would not be used at this time. There may be plans for future use of the space, but nothing has been finalized. Currently it is a large open warehouse.

Mr. Dimmitt asked if they decide to use the additional space would it come before Planning Commission again.

Mr. Boron said that it's possible; it depends on how the space will be used. If additional parking, landscaping and lighting would be required, it would then come back to Planning Commission members for review.

Ms. Iverson called for a motion to approve the Final Approval, Site Plan Review, 3300 West Tech Road, medical office space for Dayton Children's South Campus Behavioral Health.

Mr. Harding made a motion to approve the Final Approval, Site Plan Review, 3300 West Tech Road, medical office space for Dayton Children's South Campus Behavioral Health. Mr. Pearson seconded the motion.

Ms. Iverson called for roll call.

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

Ms. Iverson said the motion is approved unanimously.

B. Final Approval

Record Plan, Clearview Crossing at Stone Ridge Development, PUD-R, Planned Unit Development-Residential, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision

Background Information

This agenda item is a request for record plan approval of the Clearview Crossing PUD-R, Planned Unit Development-Residential, a subdivision proposed for the southwest corner of East Central Avenue (SR 73) and Red Lion-Five Points Road. The application was submitted on behalf of Maronda Homes of Cincinnati, LLC, by Red Lion Development, LLC. The record plan includes 41 buildable, single-family lots contained on an approximately 12.1 acres; Rezoning/general plan and final development were approved in 2023. Platting of the record plan is the final stage of development of the PUD review and approval process. Once approved, the record plan will proceed to City Council for their consideration.

Staff Recommendation

Staff recommends approval of the record plan for the Clearview Crossing at Stoneridge PUD-R, contingent on meeting staff comments:

1. Clearly delineate ingress/egress easement (metes/bounds) for the multiuse path – which is to be maintained by HOA. Revise plan accordingly. Or possibly add note stating that the Open Areas 1 and 2 are subject to an ingress/egress easement for the path and for path maintenance purposes.
2. Add street name Haverstraw Place for the portion of the road being platted south of Magnolia Lane.
3. Add note stating all lots shall have a post light with photoelectric cell, and shall be maintained in working order at all times.
4. Add note stating all lots shall be subject to a publicly available drainage easement of 5 feet in width along all side yards and 10 feet along rear lot lines, unless otherwise indicated.
5. Submit to Warren County for review and make appropriate revisions, if any.

Discussion:

Ms. Iverson asked if there was anyone present to represent the applicant.

Mr. Boron said staff had advised the applicants that given the nature of the remaining staff comments, there was no need for them to be present at tonight's meeting. Planning Commission will be asked to formally approve the record plan submitted by the applicant. He asked Mr. Dudas to explain this agenda item.

Mr. Dudas said that there are 41 lots, construction drawings have been submitted and approved by the EPA. The applicants have started to do some clearing on the site so that they can start their project sometime this winter. All 41 lots will be built in one phase with this record plan. Once Planning Commission approves the record plan, it will move on to go before City Council members for adoption by Ordinance.

Mr. Thompson asked why the plans were submitted to Warren County when they have already been approved by the Planning Commission.

Mr. Boron stated that while the City and Planning Commission review and approve record plans, they are ultimately submitted for recording with Warren County where they are reviewed for completeness.

Ms. Iverson asked if there were any further questions or comments. There were none.

Ms. Iverson called for a motion to approve the Final Approval, Record Plan, Clearview Crossing at Stone Ridge Development, PUD-R, Planned Unit Development-Residential, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision.

Mr. Pearson made a motion to approve the Final Approval, Record Plan, Clearview Crossing at Stone Ridge Development, PUD-R, Planned Unit Development-Residential, southwest corner East Central Avenue (SR 73) and Red Lion-Five Points Road, residential subdivision. Mr. Thompson seconded the motion.

Ms. Iverson called for roll call.

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

Ms. Iverson said the motion is approved unanimously.

C. Final Approval

Record Plan, Wadestone subdivision, phase 1, 2515 West Factory Road, residential subdivision, lots 1-18

Background Information

This agenda item is a request for record plan approval of the Wadestone subdivision, Phase 1, located at 2515 West Factory Road, submitted by Grand Communities, LLC. The record plan includes the west side of the overall development, and contains 18 single-family buildable lots on the R-1, Estate-Type Residential District, portion of the site, and contains an approximately 13.9 acres. Access is off West Factory Road with future access onto Wadestone Phase 2 to the east, also on West Factory Road. Record plan review is the final stage of the subdivision regulation approval process for conventional zoning sites like the R-1 District. Once approved, the record plan will proceed to City Council for their consideration.

Staff Recommendation

Staff recommends approval of the record plan for the Wadestone subdivision, phase 1, contingent on meeting staff comments:

1. Provide Base Flood Elevation for lot 9 and lot 10 on plat; the BFE as shown is incorrect.
2. Add note stating Reserve A, B, and C are non-buildable lots.
3. Revise note 6 to state that the post lights are to be maintained in working order at all times.
4. Revise note 5 to state "private" storm sewers are maintained by HOA and add Reserve lots A, B, and C as a maintenance for HOA.
5. Submit to Warren County for review and make appropriate revisions, if any.

Discussion:

Ms. Iverson asked if there was anyone present to represent the applicant.

Mr. Boron said staff had advised the applicants that given the nature of the remaining staff comments, there was no need for them to be present at tonight's meeting. Planning Commission will be asked to formally approve the record plan submitted by the applicant. He asked Mr. Dudas to explain this agenda item.

Mr. Dudas said that there were minor Engineering comments to be addressed. There are 18 lots proposed for this phase that is on the R-1, Estate-Type Residential District, or west side of the property. Much of the site work prep has already occurred and he expects the builder to start construction as soon as their plan is recorded with Warren County. Once approved by the Planning Commission, this plan will go to City Council for review and approval.

Ms. Iverson asked if there were any further questions or comments. There were none.

Ms. Iverson called for a motion to approve the Final Approval, Record Plan, Wadestone subdivision, phase 1, 2515 West Factory Road, residential subdivision, lots 1-18.

Mr. Sillies made a motion to approve the Final Approval, Record Plan, Wadestone subdivision, phase 1, 2515 West Factory Road, residential subdivision, lots 1-18. Mr. Harding seconded the motion.

Ms. Iverson called for roll call.

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

Ms. Iverson said the motion is approved unanimously.

D. Preliminary Review, General Plan, Bailey Farms PUD-R, Planned Unit Development-Residential, 6821 Red Lion-Five Points Road, residential subdivision

Background Information

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

This item was reviewed on a preliminary basis at the December 13, 2023 Planning Commission meeting. At that meeting the applicants requested an additional preliminary review discussion to discuss exterior building materials of the proposed homes, as well as other staff comments. The plan has been updated to address a number of staff comments, but others remain and/or have been added.

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

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

Rezoning is one-half of the first step of the three-step PUD approval process, the other half being general plan review and approval that is the subject of this agenda item. At the time, general plan and rezoning reviews and approval could take place separately. General plan review requires review of both Planning Commission and City Council, the latter in the form of a resolution, and no Public Hearing.

Following general plan review, the second stage of the PUD review and approval process, final development plan, may proceed. For a development of this size, it is anticipated that a number of final development plans may be submitted for review and approval so that development may proceed in an incremental manner or in sections. For example, Settlers Walk includes 10 neighborhoods and 44 sections with its 1,300 residential dwelling units. The final step in the PUD approval process is record plan approval coinciding with the creation of lots, and the dedication of right-of-way and open space. Record plans are reviewed and approved by Planning Commission and City Council.

The proposed general plan submitted for review includes 130 single-family residential lots. A total of 66 6,760-square foot lots (52 feet wide and 130 feet deep) and 64 8,060-square foot (62 feet wide and 130 feet deep) are proposed. Setbacks and other details are included in the general plan exhibits.

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

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

The proposed general plan includes 45.36 acres of open space, or 55% of the subject property land area. This includes a proposal for a common area including a playground and trails around an existing pond. A significant portion of this area is defined as the floodway and floodplain of Clear Creek.

Following the discussion at the January 10 Planning Commission meeting the Planning Commission may authorize this agenda item to be placed on a future agenda for formal action in the form of a recommendation to City Council.

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

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

Staff Comments

City staff has the following comments on this agenda item:

1. Vinyl prohibited from use as an exterior building material aside from window and trims.
2. Setbacks are measured at the overhang.
3. Roadway improvements along Lower Springboro Road to include: dedicate 40 feet half right of way, widen the road to 18 feet from center line of road to south, add curb & gutter, storm sewer, sidewalk/bike lane.
4. Provide relief sewer and remove the existing lift station in the Villages of Creekside. Provide water main stub into the golf course along the proposed cul-de-sac at the east end of Bailey Lane. Water main shall be looped in subdivision with Villages of Creekside. Details to be worked out on construction drawings.
5. No development is to occur in the floodway and or floodplain, without prior permit approval by the City Engineer.
6. Roadway and utility improvements shall be per city specifications.

7. Revise General Plan drawings to have standard engineering scale type on each sheet, i.e. 1"=20', 30', 40', 50', 60', 100', 200'. Please verify that sheets are printed to scale.
8. Provide minimum dwelling unit S.F. for each Area (A & B) on General Plan.
9. Details regarding the improvements along Red-Lion Five Points Road to meet requirements of Warren County/Clearcreek Township and meet the requirements of the previous annexation of the property, specifically: When the subject property is proposed to be developed, the owner will, as part of its Record Plat establish a fifty foot (50') wide buffer strip along the west side of Red Lion-Five Points Road, to be owned and maintained by the homeowners' association for the subdivision. With the filing of such record plat, the owner shall also guarantee the construction of an attractively-contoured seven foot (7') high, minimum, landscaped mound within the buffer strip, with side slopes not to exceed a grade of 3:1. The minimum height of the mound shall be measured from the existing grade of the adjoining pavement on Red Lion-Five Points Road. The buffer strip may be reduced in width to no less than 40' where the side of the mound away from Red Lion-Five Points Road is terminated into a decorative stone retaining wall. The retaining wall need not follow the lot line provided that it is entirely within the buffer strip. In such event, the adjacent building lot may extend to that retaining wall. Included in the landscaping of the buffer strip shall be trees of appropriate species. Evergreen trees shall be at least 5' tall and deciduous trees shall be at least 1-1/2" caliper at the time of planting. Provide cross section of buffer and paved trail, along Red Lion Five Points Road, to confirm that 50' green space buffer is wide enough to meet requirements stated above. If not, revise accordingly.
10. Basements shall be served by gravity sewer and shall not be permitted otherwise. Grinder pumps are not permitted.
11. Lot numbers 80, 16, 124, 125 do not meet the typical lot size of Future Area B. Revise/verify that all lots meet the minimum typical lot size for Area A and B.
12. Details for proposed common areas to be provided during final development plan, stage 2 of PUD approval process.
13. Lighting planned for individual home sites to be provided at final development plan.
14. Construction traffic access to be limited to Red Lion-Five Points Road entrance to proposed subdivision.
15. Clearcreek Fire District has no comments at this time.

Discussion:

Mr. Brent Wilkens, M/I Homes of Cincinnati, LLC, was present to answer any questions from Planning Commission members, staff and guests.

Ms. Iverson said that this agenda item is for Preliminary Review, General Plan, Bailey Farms PUD-R, Planned Unit Development-Residential, 6821 Red Lion-Five Points Road, residential subdivision. She asked the applicant to introduce himself.

Mr. Wilkens, M/I Homes, Cincinnati, Ohio introduced himself.

Ms. Iverson asked Mr. Boron to summarize this agenda item.

Mr. Boron said that this agenda item was on the agenda for the December 13 meeting for a preliminary review and is now back before Planning Commission members for further preliminary review discussion. Very little has changed with this new submittal; the results of the traffic study were received and reviewed by the City's traffic consultant, Scott Knebel of CMT. This item is back for further review for a discussion regarding siding materials as well as all the other remaining staff comments. Staff comment number nine has an addition stating the applicant is to provide a cross section of buffer and paved trail, along Red Lion Five Points Road, to confirm that the 50-foot buffer is wide enough to meet requirements stated above. If not, revise accordingly.

Mr. Boron asked Mr. Dixon to comment on the results of the review of the traffic study.

Mr. Dixon stated that all the comments from Mr. Knebel were minor. The dedication of the right-of-way, traffic calming measures at the connection with Cambridge Drive were some of his recommendations.

Mr. Pearson asked what the traffic calming measures would be when in place.

Mr. Dixon said there were several options. Perhaps a bump-out to narrow it; it's not a long run. Radar speed signs are another option to be considered. Warren County may have comments because some of the property fronts onto a road maintained by Warren County.

Ms. Iverson asked if Planning Commission members would specifically determine what the traffic calming will be or does someone else decide that.

Mr. Dixon said Planning Commission has not been asked to determine traffic calming measures in a neighborhood previously, so this is a unique situation. He said he tends to think that the electronic speed signs would probably be the best deterrent.

Mr. Harding asked about the island that divides Cambridge Drive where it connects with Lower Springboro Road. Who would be in charge of deciding if the island should be altered to allow better access in and out of Cambridge Drive? Is that an HOA matter or does the City determine its placement.

Mr. Boron said that it would involve a City staff discussion with input from the HOA.

Mr. Boron stated comments number 7 and 8 have been removed from the staff comments as these two issues have been addressed.

Mr. Harding asked if the entrance to Red Lion-Five Points Road was a straightforward entrance or does it fan out to allow for stacking of cars turning right or left. Has a drop lane been considered to help with continuous traffic flow for drivers who are not turning left or right into the subdivision?

Mr. Wilkens said it is just a straight entrance.

There was a general discussion among Planning Commission members and staff about the validity of asking for a drop lane utilizing the fifty foot (50') wide buffer strip. Mr. Dixon said that Warren County would be in charge of making that decision because the buffer is their right-of-way.

Mr. Boron said staff would inquire further with the Warren County Engineer's Office regarding their comments on the traffic study. Their comments would need to be considered in order to move forward with Final Approval. It is unknown at this time if they have any further comments.

Ms. Iverson asked Mr. Wilkens if he had any questions regarding the remaining staff comments.

Mr. Wilkens said that he had spoken with his Engineers and they did not have a problem with the addition to comment number 9. The plan will be revised accordingly. All the lots mentioned in comment eleven have been revised/verified that they meet the minimum typical lot size for Area A and B.

Mr. Harding asked if the concerns raised by the residents living on Concord Circle regarding the mounds to be constructed as a buffer between the two subdivisions had been addressed.

Mr. Wilkens replied that he had more information from the American Land Title Association (ALTA) report with regards to the easement on the non-project side of the property. There is a fifteen foot (15') drainage easement along the western edge of the property line. The type of buffer to be used here will be determined when the landscaping plans move forward during the next phase of the approval process.

Mr. Boron said that the City does require that there be a landscape buffer between properties and depending on the nature of the development, they are higher if there are incompatible uses or uses that are dissimilar such as business, industrial and residential properties. The more similar the uses, the smaller the buffer required and less frequency of landscaping in that area.

There was a brief discussion regarding the natural spring that supplies water to an existing home at 1129 West Lower Springboro Road. It was determined that the spring will not be affected and at some point the property owners may have an option to tap into the City water system if they choose to do so.

Ms. Iverson asked Mr. Wilkens to discuss the alternative vinyl siding he brought to the meeting.

Mr. Wilkens distributed a packet of information for Planning Commission and staff regarding the samples he brought. He gave a summary of the different types of vinyl siding that available now. He reviewed the gauge, profile and colors available. The quality of the thicker gauged Charter Oak Lap Siding (.046) and Williamsport Beaded Siding (.044) is much better than the standard builder's gauge (.040). The rigidity of the products help prevent the wavy effect from happening and improves the resistance to wind and other damage. There are many new colors available now and they have a fade resistant coating that provides long-term color stability with a limited lifetime fade factor of three (3) Hunter Units. In comparison, fiber cement board comes with a 15 year warranty and has a fade factor of four (4) Hunter Units.

Mr. Pearson clarified for everyone that one (1) Hunter Unit is just noticeably detectable to the human eye; three (3) Hunter Units would be three times more discernible, which is an acceptable number. He also pointed out that fiber cement board is designed to be a paintable surface and when the color fades, it can be refreshed.

Mr. Wilkens pointed out several features of the upgraded vinyl siding. The profile is deeper which makes it look like real wood and adds strength to the product. The way this siding is installed is different as well. The way it is attached to the building surface makes it less likely to bow.

Mr. Leedy said he was happy to know that the new vinyl siding products have improved but would like to see photographs of building where the siding has been in place for at least ten years. He is concerned that the product will fail more quickly than fiber cement board. He asked Mr. Boron where comment number one originated from; who declared that vinyl is prohibited from use as an exterior building material aside from windows and trims?

Mr. Boron said that this came from the recently adopted Master Plan that looks at other developments in the immediate vicinity of the new development to help inform about finishes already in place and try to keep the finishes similar. The neighboring subdivision, Creekside, is in large part standard vinyl siding.

Mr. Wilkens compared the cost of standard vinyl siding to the upgraded vinyl siding and the price increase was fairly small. When compared to upgrading from standard and upgraded vinyl to fiber cement board, the cost was ten times higher than vinyl.

There was a general discussion amongst Planning Commission members and staff about their ability to veer away from the recommendations of the Master Plan if there is new information available about new products. It was determined that the price of materials should not determine what will be permitted. The peripheral properties and the finishes used there should be considered.

Mr. Wilkens said that M/I Homes was prepared to use whatever exterior materials Planning Commission decides is appropriate and will specify which grade of vinyl will be used. If upgraded vinyl is approved, they would use the grade specified.

There was another brief discussion about inspections and ensuring that the specified products are actually being installed on the new homes proposed.

Mr. Boron said the Building Department would ensure the builder is using the approved materials during all phases of construction, as per usual.

Planning Commission members and staff discussed allowing the upgraded vinyl siding to be installed. It was decided that given the new information provided to them tonight by Mr. Wilkens, that vinyl should be allowed but with restrictions to the grade of vinyl used, especially if neighboring subdivisions have used similar finishes. It was also agreed that anyone who would like to re-submit plans for re-consideration of the upgraded vinyl to be used in their development should be allowed to do so (North Hampton).

Mr. Thompson asked Mr. Wilkens which products he would like to see used for this development.

Mr. Wilkens stated that they would specify the .046 vinyl with fiber cement board to be offered as an option to buyers. The .040 vinyl would not be an option to buyers.

Ms. Iverson thanked Mr. Wilkens for the product information and educating the Planning Commission and staff. She asked if he would like to come back before Planning Commission in February.

Mr. Wilkens said they would make any changes requested and prepare to return in February.

Mr. Dudas said that the scale of the drawings need to be fixed in order to move forward with approval.

Mr. Harding asked if they needed to wait for any comments from the Warren County Engineer's Office to move forward with Final Approval.

Mr. Dixon said that yes, they would, but he does not expect for there to be any issues to be addressed from the Engineers.

Mr. Boron said that the submittal deadline for the February 14 Planning Commission meeting is January 26 by noon.

Mr. Wilkens thanked the Planning Commission and staff and said that he would re-submit plans by the noon deadline on January 26.

V. Guest Comments

Ms. Iverson asked if there were any guest comments.

Mr. Sam Sproat, 6800 Red Lion-Five Points Road, Clearcreek Township, approached the podium for comments and thanked the Planning Commission for the opportunity to speak. He said that he lives directly across from where the new access road into the proposed new Bailey Farm subdivision. He is concerned about the density of the homes. He questioned whether the 130 unit number is set in stone. He is worried that the traffic flow will back up during peak hours.

Ms. Iverson thanked Mr. Sproat for his comments and called for any other guest comments.

Mr. Tom Sproat, owner of 6772 Red Lion-Five Points Road, Clearcreek Township, introduced himself and said that he had several questions for the Planning Commission.

Mr. Sproat said that he is concerned about the 40 homes proposed for south portion of the Bailey Farm. The USDA has designated this area as a flood plain and will likely have Ross soil. He is concerned that in order to raise the grade of the flood plain, it would require a large amount of soil to be trucked in to the site. He questioned whether the City could authorize building in the flood plain.

Mr. Dixon replied that no one can build in a floodway, but they can build in a flood plain following FEMA and City Code regulations.

Ms. Iverson asked Mr. Sproat to address his questions to the Planning Commission. She asked Mr. Wilkens if there has been any soil evaluation on the site yet.

Mr. Wilkens said that no soil borings or geotechnical studies have been conducted yet; that will come later in the process, but it presumed that they will find soil similar to Ross soil and are prepared to address that issue.

Mr. Boron asked Mr. Dixon about the Beck Ridge development and the flood plain located in that subdivision.

Mr. Dixon said that parts of Sections One and Three One were located in the flood plain.

Mr. Sproat asked about the visual bank buffer along the 50-foot wide greenspace. How high will that be required to be to be compliant with flood plain standards.

Ms. Iverson and Mr. Pearson quoted from staff comment number 9, "With the filing of such record plat, the owner shall also guarantee the construction of an attractively-contoured seven foot (7') high, minimum, landscaped mound within the buffer strip, with side slopes not to exceed a grade of 3:1. The minimum height of the mound shall be measured from the existing grade of the adjoining pavement on Red Lion-Five Points Road."

Mr. Sproat said that his earlier figures regarding the amount of soil did not include this additional soil, so that would greatly change his earlier estimate. He also said that he has many more questions for Planning Commission and staff.

Ms. Iverson asked Mr. Sproat to please summarize his comments.

Mr. Sproat addressed the issue of Flood Plain Insurance. Will the HOA be required to purchase this insurance? Will FEMA have to approve the elevation once the soil build-up has been completed?

Mr. Dixon replied that typically the elevation would be improved by the developer and then a letter will be sent to FEMA to remove the area from property listed in the flood plain.

Mr. Sproat talked about mortgage companies requiring flood insurance and what is and is not covered by flood insurance.

Mr. Pearson said that flooding from underground should not be an issue with the 40 homes in the flood plain because they will be built on slabs with no basements.

Ms. Iverson asked if there were any other developments in Springboro with similar soil conditions.

Mr. Dixon said that Beck Ridge homes were built on flood plains and to his knowledge there have been no issues with flooding. Once the flood plains have built out, the property owners are not required to have flood insurance.

Mr. Sproat asked about proposed retention basins. Are they not needed for the runoff? The two existing ponds on the property are uphill from where the water runs off now.

Mr. Wilkens said that everything will be engineered for the storm water management.

Mr. Sproat wanted to know how the builder could engineer a retention basin if they can't dig below the grade.

Mr. Dudas said that the Engineers would figure that out. He said that there are several examples of this type of detention ponds in the City. Victory Wholesale, Richards Run and Beck Ridge are three examples. During a large storm, then yes, the area will flood and run off into the creek.

Mr. Sproat talked about his front yard flooding every spring and he does not think it is a good idea to build 40 homes where it floods regularly.

Ms. Iverson stopped Mr. Sproat and advised him that he is welcome to meet and talk with City staff at a later time but this meeting is not the place for so many detailed questions.

Mr. Sproat asked when the next Planning Commission meeting will be held and would he get answers to his questions then?

Mr. Harding advised Mr. Sproat to meet with Mr. Boron and staff before the meeting so that staff could prepare comments before the meeting is held.

Mr. Pearson said that most of Mr. Sproat's questions are engineering questions and he trusts the City's Engineering Department will work with the developer to solve these problems. The developer is meeting all Planning Commission requirements and working with the City staff to address all comments and recommendations.

Mr. Sillies thanked Mr. Sproat for his research and noted that the developer, not Planning Commission, is in charge of making the decision regarding whether or not to build homes on this property. It's a buyer beware situation.

Mr. Harding said that he agrees there are a large number of homes proposed, but Planning Commission member's hands are tied because of the annexation agreement that was made in 2007 requiring 130 homes and Planning Commission members cannot ask for fewer homes.

Ms. Iverson closed the guest comments for this meeting.

VI. Planning Commission and Staff Comments

Ms. Iverson asked if there were any further questions from Planning Commission members and staff.

Mr. Boron said typically storm water reports are completed during the final development plan stage of the Planned Unit Development (PUD) review process, along with other site development details. This development is going through the proper process and reviews. Environmental reviews will be conducted appropriately as required by FEMA or other agencies.

The next meeting will be on February 14, 2024.

VII. Adjournment

Ms. Iverson called for a motion to adjourn.

Mr. Harding motioned to adjourn the January 10, 2024 Planning Commission Meeting at 7:52 pm

Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes (7 yes - 0 no)

Ms. Iverson said that the motion is approved unanimously and the meeting is adjourned.

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planner

September Bee, Planning Commission Secretary