

Agenda
City of Springboro Planning Commission Meeting
Wednesday, July 10, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. June 12, 2024 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Record Plan, 785 West Central Avenue, right-of-way dedication for proposed Seven Brew Coffee
 - B. Final Approval, Record Plan, Wadestone subdivision, Section Three, residential subdivision
 - C. Final Approval, Site Plan Review, 825 West Central Avenue, exterior renovations for Planet Fitness in Midway Plaza Shopping Center
 - D. Final Approval, Site Plan Review, 827 West Central Avenue, exterior renovations of Aldi grocery store in Midway Plaza Shopping Center
 - E. Final Approval, Rezoning Application, 500 East Street, R-2, Low Density Residential District to CBD, Central Business District
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting
Wednesday, July 10, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

Record Plan, 785 West Central Avenue (SR 73), right-of-way dedication for proposed Seven Brew Coffee

Background Information

This agenda item is a request for right-of-way dedication approval for the proposed location of Seven Brew Coffee located at 785 West Central Avenue (State Route 73) in the Midway Plaza Shopping Center. The right-of-way dedication was a condition of the Seven Brew Coffee site plan approved by Planning Commission at the June 12 meeting. The dedication contains approximately 0.3 acres. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan subject to the following condition:

1. Submit to Warren County for review and revise accordingly.

B. Final Approval

Record Plan, Wadestone subdivision, Phase 3, residential subdivision

Background Information

This agenda item is a request for record plan approval for Wadestone subdivision Phase 3, located on West Factory Road, south of the Catalpa Drive intersection, submitted by Grand Communities, LLC. The plan contains 18 single-family buildable lots on the PUD-R, Planned Unit Development - Residential portion of the site, with an approximate overall area being 4.5 acres. Record plan review is the final stage of the subdivision PUD approval process. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan subject to the following conditions.

1. Sheet 1 – add document number on Note #5.
2. Record plan does not scale correctly. Revise in future submittal.
3. Sheet 2 – add min lots size and min dwelling S.F.
4. Revise easement between lot 64 and 65 to be a 10-foot walkway easement.
5. Revise easement between lot 72 and 73 to be a Private HOA storm sewer easement.
6. Revise legend to match lot pin symbolism.

7. Submit to Warren County for review and revise accordingly.

C. Final Approval

Site Plan Review, 825 West Central Avenue (SR 73), exterior renovations for Planet Fitness

Background Information

This agenda item is a request for site plan review approval for exterior renovations to a portion of the Midway Plaza Shopping Center to accommodate a new Planet Fitness location. The space to be used by Planet Fitness, 21,908 square feet, will occupy the left/east side of the former GAC Fitness space (and briefly the 1440 Fitness space) on the easternmost portion of the main shopping center building.

Changes to this portion of the shopping center are limited to the north/front façade facing West Central Avenue.

Staff Recommendation

City staff recommends approval of the site plan for Planet Fitness subject to the following comments:

1. Provide a material board or bring samples of materials proposed to the July 10 Planning Commission meeting.
2. Verify that no changes are proposed for the south/rear side of the proposed fitness center space.
3. Indicate if any lighting, including architectural lighting, is proposed as part of this proposal. If so, coordinate with Planning Department for submission requirements and more.
4. Indicate if a dumpster is proposed for the space. All mechanical equipment to be screened.
5. Signage to be reviewed with Zoning Inspector outside the site plan review process.

D. Final Approval

Site Plan Review, 827 West Central Avenue (SR 73), exterior renovations for Aldi grocery store

Background Information

This agenda item is a request for site plan review approval for exterior renovations to a portion of the Midway Plaza Shopping Center to accommodate a new Aldi grocery store location. The space to be used by Aldi, 20,705 square feet, will occupy the right/west side of the former GAC Fitness space (and briefly the 1440 Fitness space) on the easternmost portion of the main shopping center building. Aldi proposes to construct a 480-square foot addition to the rear/south site of the shopping center to accommodate receiving operations. A shopping cart area will be constructed on the front/north side of the space along with a canopy.

Staff Recommendation

City staff recommends approval of the site plan subject to the following conditions:

1. Provide a material board or bring samples of materials proposed to the July 10 Planning Commission meeting.
2. Indicate if any existing lighting, including architectural lighting, is proposed as part of this proposal. If so, coordinate with Planning Department for submission requirements and more.
3. Dumpster to be enclosed or otherwise screened.
4. Signage to be reviewed with Zoning Inspector outside this site plan review process.
5. Revise north arrow on sheet A-131 to point left.
6. Add graphical scale to building elevation sheets. Also revise the elevation callouts to be north and south, not front and back.
7. Remove one existing rear parking stall that is adjacent to the proposed bollard at the south (back) of the property near loading dock.
8. Overall site plan Sheet C5.0 has the property line for Popeyes shown incorrectly. The right-of-way has been previously dedicated along West Central Avenue.

E. Final Approval

Rezoning, 500 East Street, from R-2, Low-Density Residential District, to CBD, Central Business District

Background Information

This agenda item is based on a request filed by Massey, LLC, property owner, seeking approval to rezone approximately 1.3 acres of land located at 500 East Street. The property, which includes two separate parcels under common ownership, is currently zoned R-2, Low-Density Residential District; the applicant is requesting rezoning to CBD, Central Business District.

The property was until recently used as a single-family residence, however the applicant earlier this spring was in the process of converting part of the structure into a bed-and-breakfast. Both single-family residences and bed-and-breakfast are permitted uses in the R-2 District. While the application states that the request is to accommodate an outdoor event space, the rezoning of property permits all permitted uses within the district. A chart of permitted uses in both the R-2 and CBD is included in the meeting materials.

The property includes two structures that appear on the Ohio Historic Inventory (OVI) prepared for the City in 1997. The OVI was used as a basis to determine the boundaries of the Springboro Historic District and protected or contributing properties within it. The first structure is a circa 1850-1860 shed on the north side of the property that is presently used for storage. The second is a circa 1860 barn that was converted into a residence in the 1980s. The shed is a contributing structure of the Springboro Historic District, however the residence is not. The Historic District's east boundary ends on the east property line of the subject properties.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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 13, Historic Code, includes the subject area. The policy area

recommends a mix of uses to ensure a lively interactive district including residential, service, and retail. An excerpt of the plan addressing Policy Area 13 is included in the meeting materials.

Adjacent land uses include single-family residential uses to the southwest, west, and north. To the east is an industrial area that includes Mound Steel and High Concrete. To the south is a commercial use (110 East Mill Street) and apartment building (100 East Mill Street). Adjacent zoning includes R-2 District to the west and north, M-2, Heavy Industrial District, to the west, and CBD to the south and southwest along East Mill Street.

This agenda item was reviewed on a preliminary review during the June 12 Planning Commission meeting at which time the Planning Commission authorized this item to be placed on the July 10 agenda for final approval in the form of a recommendation to City Council.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property. A copy of the letter is included in the meeting materials. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

Staff Recommendations

City staff has the following comments regarding this agenda item.

1. No additional development is to occur in the floodway and/or floodplain without prior approval by the City Engineer.
2. Future development of site including structures and pavement subject to review by City staff under site plan review process prior to building code review.

The information contained in this report is based on material provided to the City of Springboro as of Thursday, June 27, 2024 at 5:00 p.m.

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 APPLICANT NAME: Woolpert (Engineer/Agent)
 Agent
 Lessee Address Woolpert Representative: Sarah Kramer
 Signed Purchase Contract 1203 Walnut St, 2nd Floor, Cincinnati, OH 45202
Telephone No. (513) 527-2531
Fax No. ()
Email Address sarah.kramer@woolpert.com

PROPERTY OWNER NAME (IF OTHER): Springboro-Harrison Ltd.

Address: 250 Civic Center Drive, Suite 500, Columbus, OH 43215

Telephone No. (614) 744-2218

Property Address or General Location: 785 W Central Ave, Springboro, OH 45066

Parcel Number(s): 0420400005 Zoning District: HBD

Proposed Use: Commercial - drive-through coffee stand. This submittal is for the R/W
Dedication of the property.

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



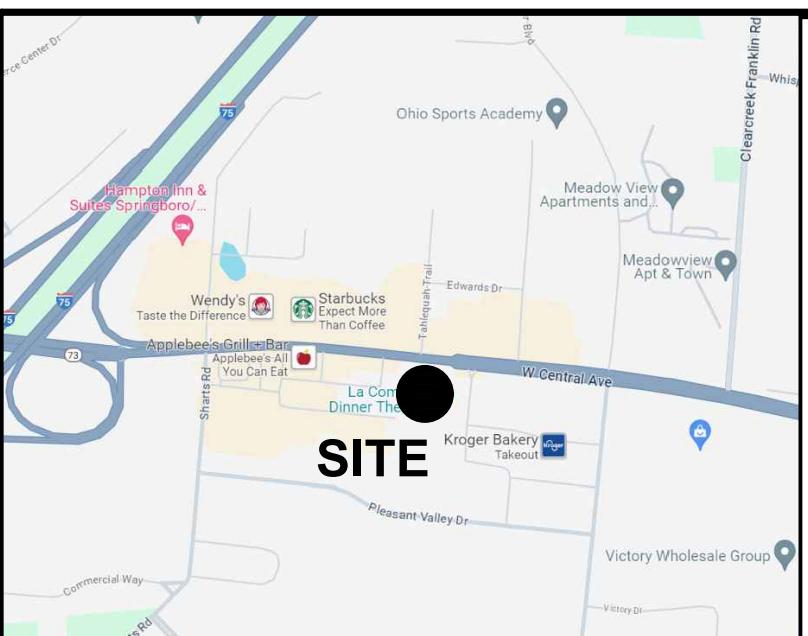
(Signature of Applicant and/or Agent)

06/20/2024

(Date)

Sarah Kramer

Printed Name



VICINITY MAP
NOT TO SCALE

PARCEL NO. 0420377014
SPRINGBORO-HARRISON LTD.
BOOK 1083, PG. 750

FIRST ADDITION TO MIDWAY
REPLAT OF LOT 1-MIDWAY
& PART OF 13.0812 Ac.
P.V. 75,

OWNER:
Springboro-Harrison Ltd.
250 Civic Center Dr, Suite 500, Columbus, OH 43215

SURVEY REFERENCES:

O.D.O.T. PLANS:
WAR-73-4.03 & WAR-73-4.26-5.84

PLATS:
PLAT BOOK - VOL. 75, PG. 30 W.C.R.
PLAT BOOK - VOL. 95, PG. 90 W.C.R.
PLAT BOOK - VOL. 52, PG. 45 W.C.R.
PLAT - 2020-006720

OCCUPATION STATEMENT

Lines of occupation are in reasonable agreement with title lines.

Monuments in good condition unless otherwise shown.

BASIS OF BEARING

The basis of bearings for this survey is Grid North of NAD83 (2011) Ohio State Plane Coordinate System, South Zone (3402) and is used to denote angles only.

SURVEY CERTIFICATION

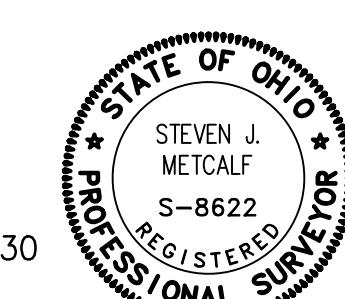
This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is an assumed meridian, and is used to denote angles only.

Basis of bearings for this survey is Grid North of NAD83 (2011) Ohio State Plane Coordinate System, South Zone (3402) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work was performed in January 25, 2024.


Steven J. Metcalf
Registered Surveyor No. 8622-Ohio
Neff & Associates
6405 York Rd. Parma Hts. OH. 44130
440-884-3100



06-20-2024
Date

ABBREVIATIONS:
A.F.N.....AUTOMATIC FILING NUMBER
C. or CALC... CALCULATED
C.....CENTER LINE
C.D.R.....COUNTY DEED RECORD
C.M.R.....COUNTY MAP RECORD
D.....DEED
EX.....EXISTING
FD.....FOUND
INST.....INSTRUMENT
MON.....MONUMENT
O. or OBS.... OBSERVED
PG.....PAGE
P or P/L.... PROPERTY LINE
PVMT.....PAVEMENT
R. or REC.... RECORD
R/W.....RIGHT OF WAY
U.....USED
VOL.....VOLUME

<u>SYMBOLS</u>	
	Iron Pin found as described
	Monument found as described
	Drill Hole found
	P.K. or Magnetic Nail found
	5/8"x30" Iron Pin (Neff-8622) SET
	Drill Hole SET
	P.K. or Magnetic Nail SET

PARCEL NO. 0420377014
SPRINGBORO-HARRISON LTD.
BOOK 1083, PG. 750

PARCEL NO. 0420400005
SPRINGBORO-HARRISON LTD.
BOOK 2085, PG. 567
PARCEL A-2
VOL. 473, PG. 790
OUT LOT NO. 3

PARCEL AREA
37,131 SQ.FT.
0.8524 ACRES

AREA WITHIN R/W
FOR DEDICATION
13,446 S.F.
0.3087 ACRES

Ex. 30' Access Esmt. & Connecting Road
Instr. No. 2021-041139

Ex. 15' C.G. & E. Esmt.
Vol. 512, Pg. 538

Ex. 20' Water Esmt.
(per Utility Plans)

Ex. 15' San. Sewer Esmt.
Vol. 470, Pg. 425

Ex. 15' San. Sewer Esmt.
Vol. 461, Pg. 527

Ex. 15' San. Sewer Esmt.
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Vol. 461, Pg. 527

CITY OF SPRINGBORO PLANNING COMMISSION

Application
Case # _____

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

The undersigned requests site plan approval for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application, subject to any conditions or safeguards required by the Planning Commission. If the construction of the building or site improvements or activities are not started within two (2) years after date of approval by the Planning Commission, the approval of this site plan shall become null and void

Owner **APPLICANT'S NAME:** Casey Schlensker
 Agent Grand Communities, LLC
 Lessee _____
 Signed Purchase Contract Telephone No. (513) 300 5308
Fax No. () _____
Email Address cschlensker@fischerhomes.com

PROPERTY OWNER'S NAME: Grand Communities, LLC
Address: 3940 Olympic Blvd, Suite 400
Erlanger, KY 41018
Telephone No. (513) 300 5308

Address of Property: 2555 Factory Road, Springboro, OH 45066 Lot Number: 58-75
Existing Use: PUD Residential Zoning District: PUD-R
Proposed Use: Development of 18 PUD-R lots and associated servicing

NOTE: Applicant will furnish fifteen (17) copies of plans with attached requirements. **Please note that all plans submitted with this proposal must be pre-folded.** The applicant or a representative who is authorized to speak on behalf of the request must also be present at the meeting.


(Signature of Applicant and/or Agent)

June 3, 2024

(Date)

RECORD PLAN
WADESTONE PHASE 3
STATE OF OHIO, COUNTY OF WARREN,
CITY OF SPRINGBORO, TOWNSHIP OF CLEARCREEK,
SECTION 13, TOWNSHIP 2E, RANGE 5N, M.Rs.

MAY 2024

DEED REFERENCE:
 Situated in the State of Ohio, County of Warren, City of Springboro, Township of Clearcreek, Section 13, Township 2E, Range 5N, Miami Rivers Survey, containing 4.4858 acres and being part of that 28.694 acre tract as described in a deed to Grand Communities, LLC, of record in Document No. 2023-005954, Recorder's Office, Warren County, Ohio.

OWNERS CONSENT AND DEDICATION:
 We the undersigned, being the owner of the land hereon platted, do hereby voluntary consent to execution of the said record plan and do dedicate the streets and easements as shown hereon to the public use forever.

Easements shown on this record plan, unless designed for specific purpose, are for: the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, storm sewer disposal or other utility lines or services; and for the express privilege of cutting, trimming or removing any and all trees or other obstructions within said easement, or immediately adjacent thereto, to the free use of said easements or adjacent streets, 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 area 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 utility easements are for the benefit of all public utility providers including, but not limited to: City of Springboro, Duke Energy, AT&T, Spectrum.

In Witness Whereof, Grand Communities, LLC owner, has hereunto set his hand this _____ day of _____, 2024.

Signed and Acknowledged
 in the presence of:

By: Grand Communities, LLC

COMMONWEALTH OF KENTUCKY
 COUNTY OF _____ ss:

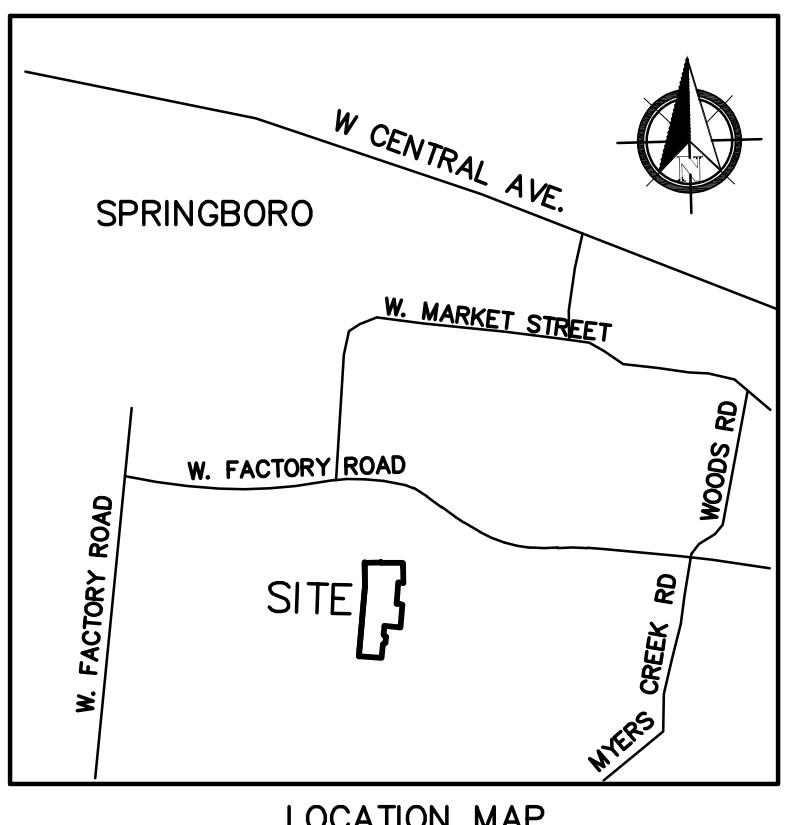
Before me, a Notary Public in and for said State, personally appeared _____, Grand Communities, LLC, Owner, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of 2024.

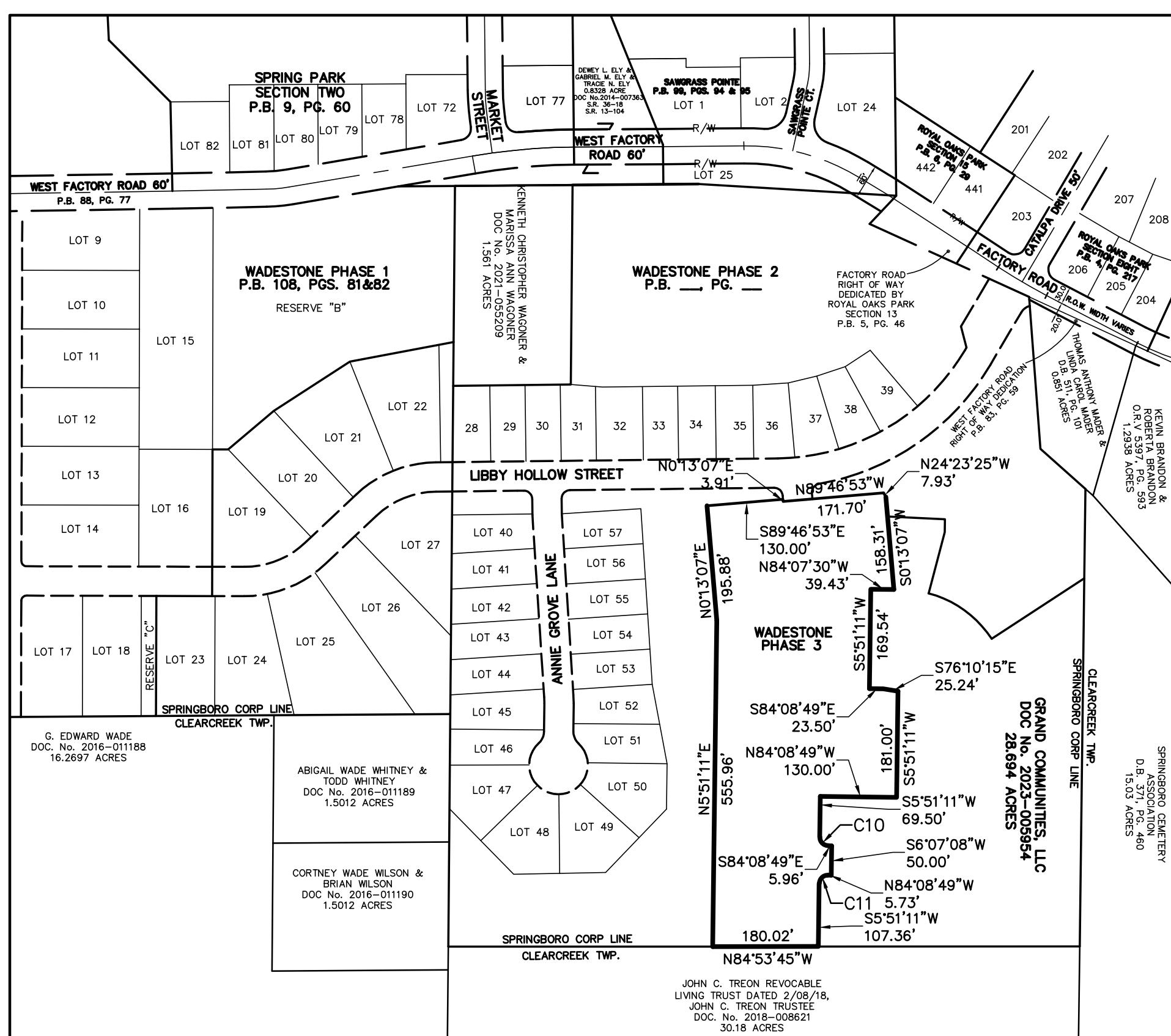
Notary Stamp: _____
 Notary Public _____

NOTES:

1. Roof drains, foundation drains, or other clear water connections to the sanitary sewer are prohibited.
2. No person shall install any pump, pumping device apparatus, or other such system for discharging sump pump effluent into the public right of way without approval of the city engineer.
3. Back flow prevention devices shall be installed per City Ordinance 0-90-36.
4. All lots shall be subject to a publicly available drainage easement five (5) feet in width along all side yards and ten (10) feet along rear lot lines, except as otherwise indicated.
5. All open space, sump drains, private drainage easement, private storm sewers, street lighting, retention/detention pond and/or non-buildable lots to be maintained by the homeowners association as recorded in Document No. _____.
6. The within subdivision is subject to declaration of covenants, conditions, and restrictions and reservations for Wadestone, which is recorded in Deed Records of Warren County, Ohio commencing with Document No. 2024-003813 and any amendments or supplements thereto. Also subject to the articles of incorporation and code of regulations for the association.
7. No private improvements of any kind shall be made on any right of way or easement which would interfere with access to any proposed street, utility, or other services improvement, present or future, and the city of Springboro shall not be responsible to any present or future owners of the property indicated on this plan from any damage done on said right of way, or easement to sod, shrubbery, trees, driveways or other improvements either natural or artificial by reason of entering for construction, operation, maintenance, repair, replacement or removal of said improvements.



LOCATION MAP



APPROVALS:

APPROVED AND ACCEPTED BY COUNCIL OF THE MUNICIPALITY OF SPRINGBORO ON THIS _____ DAY OF _____, 2024.

ATTEST: CLERK OF COUNCIL

MAYOR

CITY ENGINEER

WARREN COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 2024.

DEPUTY AUDITOR, WARREN COUNTY, OHIO

WARREN COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS _____ DAY OF _____ AT _____

RECORDED ON THIS _____ DAY OF _____ AT _____

RECORDED IN PLAT BOOK No. _____, PAGES _____

FEES \$ _____

DEPUTY RECORDER WARREN COUNTY, OHIO

BASIS OF BEARING:

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, 2011 ADJUSTMENT, WHICH ESTABLISHES WITH GPS OBSERVATIONS A BEARING OF SOUTH 85°4'34" EAST, FOR THE CENTERLINE OF WEST FACTORY ROAD.

IRON PINS:

IRON PINS WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE REBAR 5/8" IN DIAMETER AND ARE 30" LONG WITH A PLASTIC CAP INSCRIBED "IBI GROUP S-6872/S-7740".

OCCUPATION STATEMENT:

OCCUPATION IN GENERAL AGREES WITH BOUNDARY LINES AS SHOWN.

DEED REFERENCES:

AS NOTED

CERTIFICATION

THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40. I CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED RECORD PLAN AND THAT SAID RECORD PLAN IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

BY: _____
 David L. Chiesa
 Registered Surveyor No. 7740

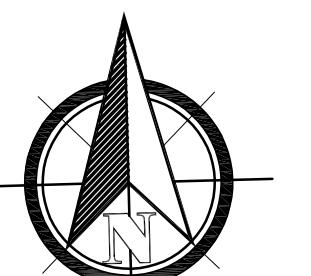
Date: 05/13/24

KENNETH CHRISTOPHER WAGONER
MARISSA ANN WAGONER
DOC No. 2021-055209
1.561 ACRES
S.R. 36-44

RESERVE "G"
P.B. , PGS. &

CITY OF SPRINBO
O.R. 4851, PG. 1
0.0449 ACRE

RECORD PLAN
WADESTONE PHASE 3
STATE OF OHIO, COUNTY OF WARREN,
CITY OF SPRINGBORO,
TOWNSHIP OF CLEARCREEK,
SECTION 13, TOWNSHIP 2E, RANGE 5N, M.Rs.



I FGFND

- IRON PIN FOUND
(AS NOTED & GOOD CONDITION)
- IRON PIN SET
5/8" REBAR 30" LONG
"IBI GROUP S-6872/S-7740"
- METAL FENCE POST FOUND
- MAG NAIL SET

BEARING REFERENCE

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes with GPS observations a bearing of South 85°43'48" East, for the centerline of West Factory Road.

BUILDING SETBACKS:
(LOTS 58-75)
FRONT YARD 25 FEET
SIDE YARD 5 FEET
REAR YARD 25 FEET

ACREAGE
3.4888 ACRES LOTS
+ 0.9970 ACRES RIGHT OF WAY
4.4858 ACRES TOTAL

GRAND COMMUNITIES, LL
DOC No. 2023-005954
28.694 ACRES
SUR. 156-73

DAN HAVEN PLACE

R/W

74

C3

0.15'

C4

R/W

KNOLL BEND

JOHN C. TREON REV
LIVING TRUST DATED 2/
JOHN C. TREON TRU
DOC. No. 2018-008
30.13 ACRES

130.02' 25.0' 25.0' SPRINGBORO CORP L
NO. 45-2147-1 130.02' CLEARGREEN TWP

N84°53'45" W 180.02' CLEARCREEK TWP.

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	22.78'	14.50'	90°00'00"	S39°08'49"E	20.51'
C2	22.78'	14.50'	90°00'00"	S50°51'11"W	20.51'
C3	22.78'	14.50'	90°00'00"	S44°46'53"E	20.51'
C4	17.28'	175.00'	5°39'24"	N86°57'12"W	17.27'
C5	14.81'	150.00'	5°39'24"	N86°57'12"W	14.80'
C6	12.34'	125.00'	5°39'24"	N86°57'12"W	12.34'
C7	17.21'	175.00'	5°38'05"	N3°02'09"E	17.20'
C8	1.67'	150.00'	0°38'14"	N0°32'14"E	1.67'
C9	13.08'	150.00'	4°59'50"	N3°21'16"E	13.08'
C10	22.78'	14.50'	90°00'00"	S39°08'49"E	20.51'
C11	22.78'	14.50'	90°00'00"	S50°51'11"W	20.51'
C12	21.35'	14.50'	84°21'55"	S48°02'09"W	19.47'

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 APPLICANT NAME: Michael D Twiss, AIA - The MT Studio, LLC
 Agent
 Lessee Address 226 S Market St
 Signed Purchase Contract Troy, OH 45373

Telephone No. (937) 214-7000

Fax No. () N/A

Email Address thildreth@mtstudio.com

PROPERTY OWNER NAME (IF OTHER): Donald L Leathery, Jr - The Leathery Company

Address: 5 East Long St, Suite 1200
Columbus, OH 43215

Telephone No. (614) 224-4440

Property Address or General Location: 827 W Central Ave - Springboro, OH 45066

Parcel Number(s): 420377014 Zoning District: HBD

Proposed Use: A3 Assembly for Planet Fitness fitness center with a maximum occupancy of 309.

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

Michael D Twiss
(Signature of Applicant and/or Agent) 6/20/24
(Date)

Michael D Twiss, AIA
Printed Name

June 20, 2024

Via Email

City of Springboro
320 W Central Avenue
Springboro, OH 45066

RE: Owner's Authorization Letter

I, Don Leathery, as authorized representative of Springboro-Harrison, Ltd., an Ohio limited partnership (the "Company"), which Company is the owner of the real property and improvements located at 825 W Central Ave, Springboro, OH 45066, and being Parcel ID # 0420377014, in the Midway Plaza, hereby authorize FG Fitness Springboro, LLC ("Tenant") & MT Studios (the "Architect") to submit applications on this parcel for site plan approvals and building permits on the owner's behalf, required for Tenant's proposed construction of a Planet Fitness establishment within said parcel. Tenant and Architect may also attend meetings on behalf of the owner and the project.

Sincerely,

DON LEATHERY
Name


Signature

6/20/24
Date



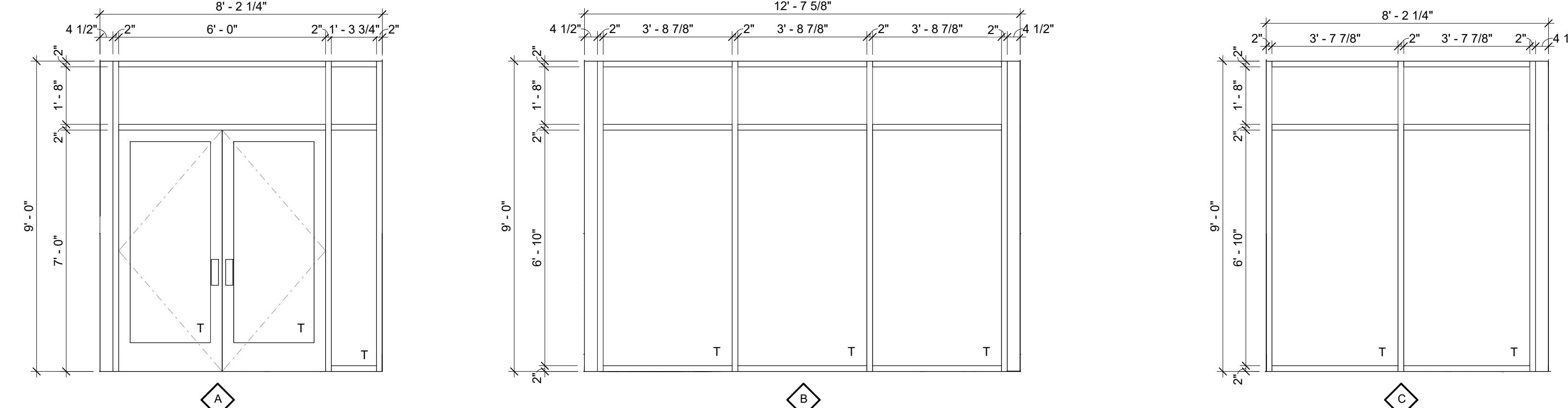
planet fitness
SPRINGBORO, OH
W. Central Ave. Springboro, OH



226 S. Market St.
Troy, OH 45373
937.980.9362

SHEET NOTES

- 1 WALL SCONCE / PACK. SEE ELECTRICAL DRAWINGS.
- 2 PREPARED SURFACE AREA. VENDOR TO SUBMIT UNDER SEPARATE PERMIT
- 3 METAL COPING MATE NICHIHA COLOR
- 4 SKIM COAT OF E.I.F.S. ON EXISTING E.I.F.S.
- 5 PAINT EXISTING BRICK.



3 STOREFRONT TYPES

SCALE: 3/8" = 1'-0"

- EXTERIOR GLAZING ASSEMBLY FRAMING TO BE 4 1/2" DEEP X 2" SIGHTLINE STANDARD 4" HORIZONTAL MEMBERS. CENTER GLAZED, THERMALLY BROKEN SYSTEM WITH DARK BRONZE ANODIZED FINISH. BASIS OF DESIGN: KAVNEER TRIFAB VERSAGLZE 451.
- ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS UNITS CONSISTING OF 1/4" CLEAR LOW-E GLASS, 1/2" AIRSPACE, 1/4" TINTED GLASS. BASIS OF DESIGN: Pilkington Solar E Plus on Grey Low-E #2 NOTCH CC. 12" X 12" SAMPLES OF ACTUAL PRODUCT MUST BE SUBMITTED.
- CONTRACTOR TO SUBMIT GLAZING SAMPLES FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING MATERIALS FOR PROJECT. IN ADDITION TO PRODUCT MATERIALS (CUT SHEETS, COLOR CHARTS, ETC.) FULL SIZE 12" X 12" SAMPLES OF ACTUAL PRODUCT MUST BE SUBMITTED.
- WHERE INDICATED BY SYMBOL "T", PROVIDE TEMPERED GLASS. PROVIDE TEMPERED INNER LITE IF SYMBOL OCCURS AT INSULATING GLASS.
- OVERALL DIMENSIONS INDICATED ARE DESIGN DIMENSIONS. INDICATING SCOPE AND DESIGN INTENT. FIELD VERIFY ALL ROUGH OPENINGS IN FIELD PRIOR TO FABRICATION.
- GLAZING AT FULL GLAZED (FG) DOORS TO BE 1/4" TEMPERED GLASS. TINT GLASS TO MATCH EXTERIOR WINDOWS IF DOOR IS EXTERIOR DOOR. PROVIDE CLEAR GLASS IF DOOR IS INTERIOR DOOR.

EXTERIOR FINISH SCHEDULE

CMU-1	STONE: SNYDER BRICK AND BLOCK SPLIT FACE BLOCK 4" X 16" NOM. 1000 BLACK ONYX
MORTAR COLOR TO BE STANDARD GRAY WITH WATERPROOFING.	
WP-1	WALL PANEL: MFG. NICHIHA TUFFBLOCK STEEL
EIFS-1	EIFS: SHERWIN WILLIAMS COLOR: MARCH WIND SW 7668
EP-1	EXTERIOR PAINT SHERWIN WILLIAMS COLOR: MARCH WIND SW 7668

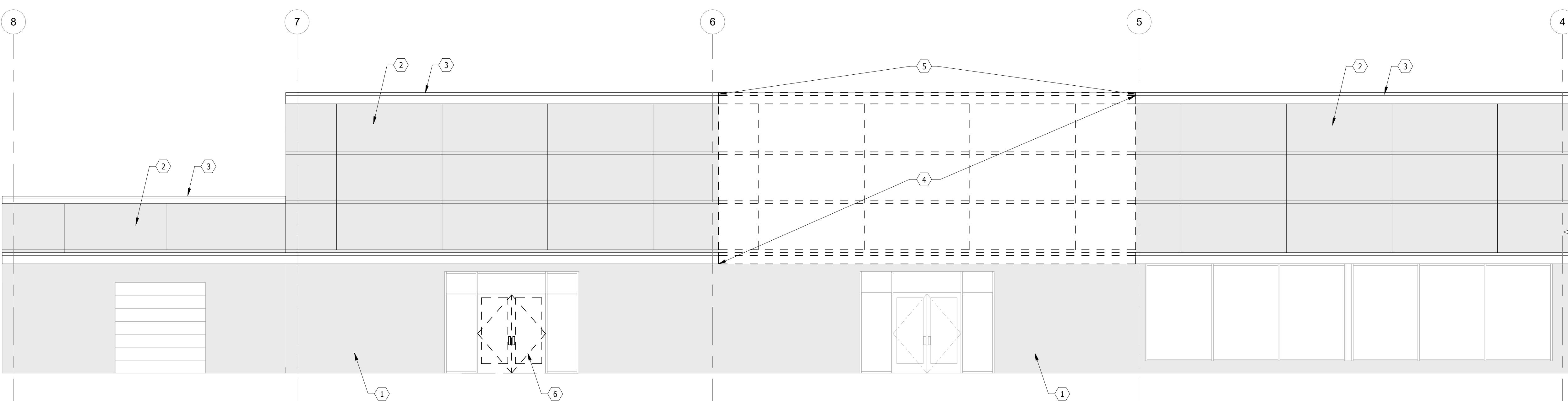
Seal / Signature

△ Date Description
6.21.2024 ISSUED FOR PERMIT BID



2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



1 DEMOLITION ELEVATION

SCALE: 3/16" = 1'-0"

DEMOLITION SHEET NOTES

- 1 EXISTING BRICK TO REMAIN
- 2 EXISTING E.I.F.S. TO REMAIN
- 3 EXISTING COPING TO REMAIN
- 4 REMOVE E.I.F.S. TO STRUCTURE INCLUDING TRIM AND REVEALS.
- 5 REMOVE COPING SYSTEM
- 6 REMOVE STOREFRONT DOOR, AND PREP FOR NEW STOREFRONT IN OPENING.

Project Name
SPRINGBORO, OH

Project Number
24071

Description
EXTERIOR ELEVATIONS

Scale
As indicated

A-310

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 APPLICANT NAME: Justice Brooks - ms consultants, inc
 Agent
 Lessee Address 2221 Schrock Rd, Columbus, OH 43229
 Signed Purchase
Contract
Telephone No. (717) 778-1939
Fax No. ()
Email Address permits@msconsultants.com
PROPERTY OWNER NAME (IF OTHER): Don Leathery
Address: 5 East Long Street, Suite 1200,
Columbus OH. 43215
Telephone No. (614) 224-4440
Property Address or General Location: 827 W. Central Ave, Springboro, OH 45066
Parcel Number(s): 0420377014 Zoning District: Highway Business District
Proposed Use: ALDI grocery store

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

Clayton Schrey
(Signature of Applicant and/or Agent)

6/20/2024
(Date)

Clayton Schrey
Printed Name

June 13, 2024

Via Email

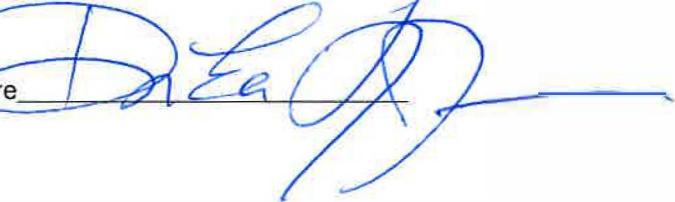
City of Springboro
320 W Central Avenue
Springboro, OH 45066

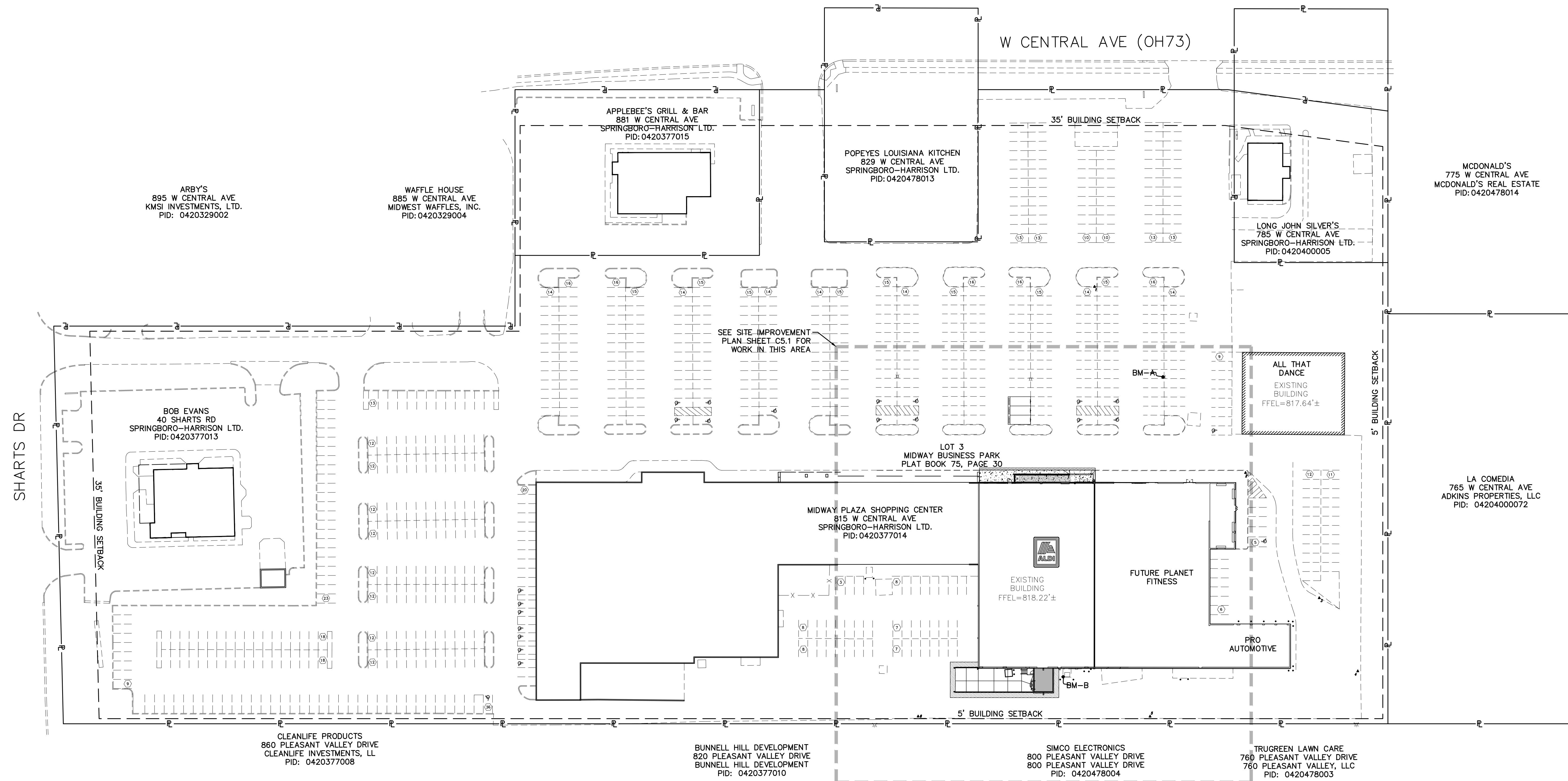
RE: Owner's Authorization Letter

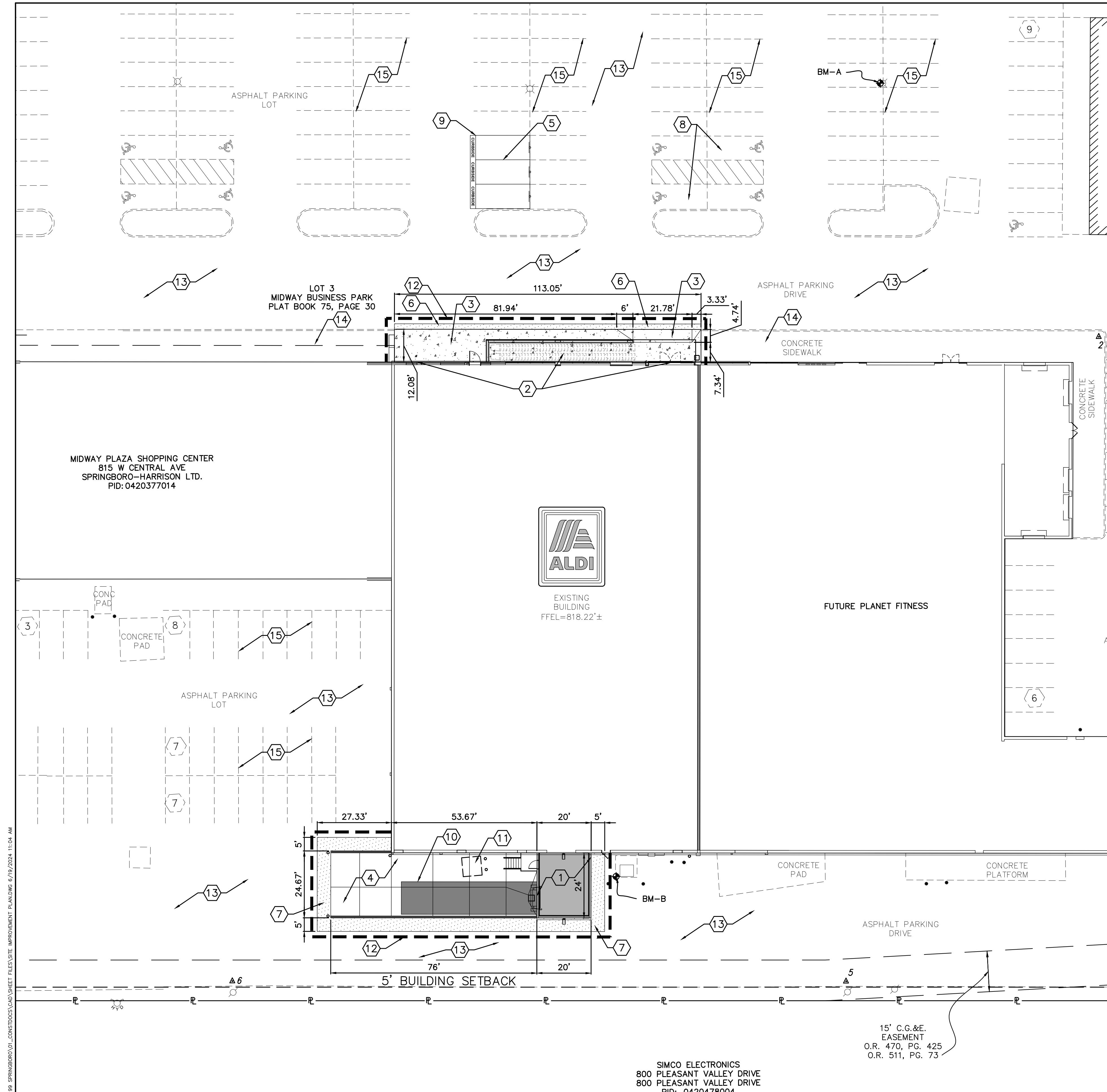
I, Don Leathery, as authorized representative of Springboro-Harrison, Ltd., an Ohio limited partnership (the "Company"), which Company is the owner of the real property and improvements located at 827 W Central Ave, Springboro, OH 45066, and being Parcel ID # 4203770140 in the Midway Plaza, hereby authorize ALDI Inc, ("Tenant") & MS Consultants (the "Architect") to submit applications on this parcel for site plan approvals and building permits on the owner's behalf, required for Tenant's proposed construction of an Aldi Grocery Store establishment within said parcel. Tenant and Architect may also attend meetings on behalf of the owner and the project.

Sincerely,

Name Don Leathery

Signature 





ZONING INFORMATION:
ADDRESS: W CENTRAL AVE
PARCEL ID: 0420377014
PARCEL AREA: ±14.09 AC

EX ZONING DISTRICT:
HBD - HIGHWAY BUSINESS DISTRICT

ADJACENT ZONING DISTRICT:
EAST: PUD - PLANNED UNIT DEVELOPMENT DISTRICT
WEST: HBD - HIGHWAY BUSINESS DISTRICT
NORTH: HBD - HIGHWAY BUSINESS DISTRICT
SOUTH: ED - EMPLOYMENT CENTER DISTRICT

ADJACENT USE:
EAST: COMMERCIAL
WEST: COMMERCIAL
NORTH: COMMERCIAL
SOUTH: COMMERCIAL

BUILDING SETBACK:
FRONT: 35 FT FROM W CENTRAL AVE R/W
FRONT: 35 FT FROM SHARTS RD R/W
SIDE: 5 FT FROM EAST P/L
REAR: 5 FT FROM SOUTH P/L

PARKING:
NO CHANGE TO PROVIDED PARKING IS PROPOSED.

BUILDING (ALDI):
PROPOSED USE: GROCERY STORE
OF FLOORS: 1
EXISTING BUILDING AREA: 20,225 SF
PROPOSED EXPANSION AREA: 480 SF
PROPOSED BUILDING AREA: 20,705 SF
HEIGHT: 35'-6"

KEYED NOTES

1. PROPOSED BUILDING EXPANSION. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LAYOUT.
2. PROPOSED FRONT FAÇADE MODIFICATIONS INCLUDING CART STORAGE AND CANOPY. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LAYOUT.
3. ITEM 608 - CONCRETE WALK. SEE ARCHITECTURAL PLANS. REPLACE TO NEAREST JOINT.
4. CONCRETE PAVEMENT FOR TRUCK DOCK PER ARCHITECTURAL DRAWINGS.
5. ITEM 642 - PAVEMENT STRIPING. STRIPING TO BE 4" WIDE AND WHITE IN COLOR TO MATCH EXISTING STRIPING.
6. PROPOSED FULL DEPTH ASPHALT PAVEMENT. STANDARD DUTY PAVEMENT CROSS SECTION. SEE SITE DETAILS SHEET FOR PAVEMENT CROSS SECTION.
7. PROPOSED FULL DEPTH ASPHALT PAVEMENT. HEAVY DUTY PAVEMENT CROSS SECTION. SEE SITE DETAILS SHEET FOR PAVEMENT CROSS SECTION.
8. EXISTING ACCESSIBLE PARKING.
9. CURBSIDE PICKUP PARKING STALL (TYP OF 3). SEE SITE DETAILS SHEET.
10. PROPOSED 12'x50'x15' HT LOADING ZONE.
11. PROPOSED DUMPSTER LOCATION.
12. LIMITS OF CONSTRUCTION.
13. EXISTING ASPHALT PAVEMENT TO REMAIN.
14. EXISTING WALK TO REMAIN.
15. EXISTING STRIPING TO REMAIN.

OPERATIONS DATA		
ITEM	SPRINGBORO, OH	V7ER
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	775'-4"	779'-4"
ASSUMED PALLET STORAGE	52	74
BUILDING DIMENSIONS	109'-0" x 181'-0"	119'-4" x 162'-8"
SALES FLOOR DIMENSIONS	75'-3" x 154'-8"	74'-10" x 151'-1"
LENGTH OF MULTIDECK	120'	120'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	10	10
CART STORAGE	90	128

AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE	V7ER
MERCANTILE	SALES / VESTIBULE	13,106	12,612
	UNISEX 2	88	96
	UNISEX 1	88	96
	HALL	143	120
SUBTOTAL (MERCANTILE)		13,425	12,924
BUSINESS	OFFICE	209	258
	BREAK ROOM	264	315
	eCOMMERCE	169	401
	CLOSET	39	36
SUBTOTAL (BUSINESS)		681	1,010
STORAGE / STOCK	BACKROOM	3,932	3,740
	COOLER	1,244	1,338
	FREEZER	644	647
SUBTOTAL (STORAGE / STOCK)		5,820	5,725
SUBTOTAL (OCCUPANCIES)		19,926	19,659
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		926	1,005
BUILDING SQUARE FOOTAGE		20,852	20,664
EXTERIOR CANOPY		645	1,031
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		21,497	21,695

Issued: _____ Date: _____

ute:

Planning Commission	06/20/24
---------------------	----------

0/24

Revisions: _____ Date: _____

ute:

DO NOT SCALE PLANS

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

WN BY: KTA

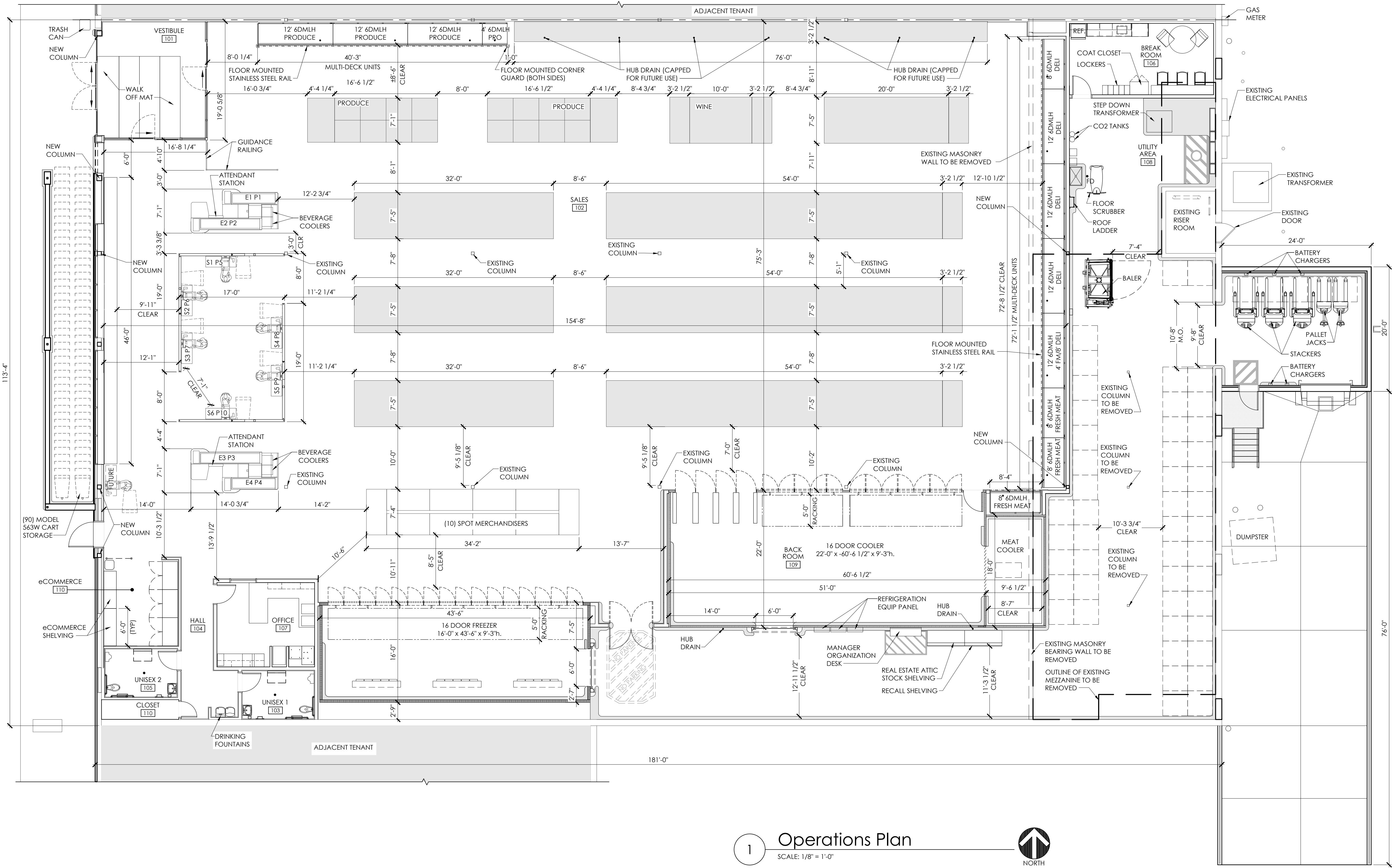
EWED BY: MEM

The image shows a circular notary seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED ARCHITECT" at the bottom, separated by a decorative rope-like border. The inner circle contains the name "THEODORE J. GAUSS" in the center, flanked by two five-pointed stars. Below the name is the number "14079". A blue ink signature of "Theodore J. Gauss" is written across the bottom of the seal.

LDI Inc. Store #: 99
Springboro, OH
7 W. Central Ave.
Springboro, OH 45066
Warren County
Object Name & Location:

operations Plan

Drawing Name:	
Prototype:	Project No.
V7.0	40507-18
Joe: Inline	
	A-131
Scale: As Noted	Drawing No.



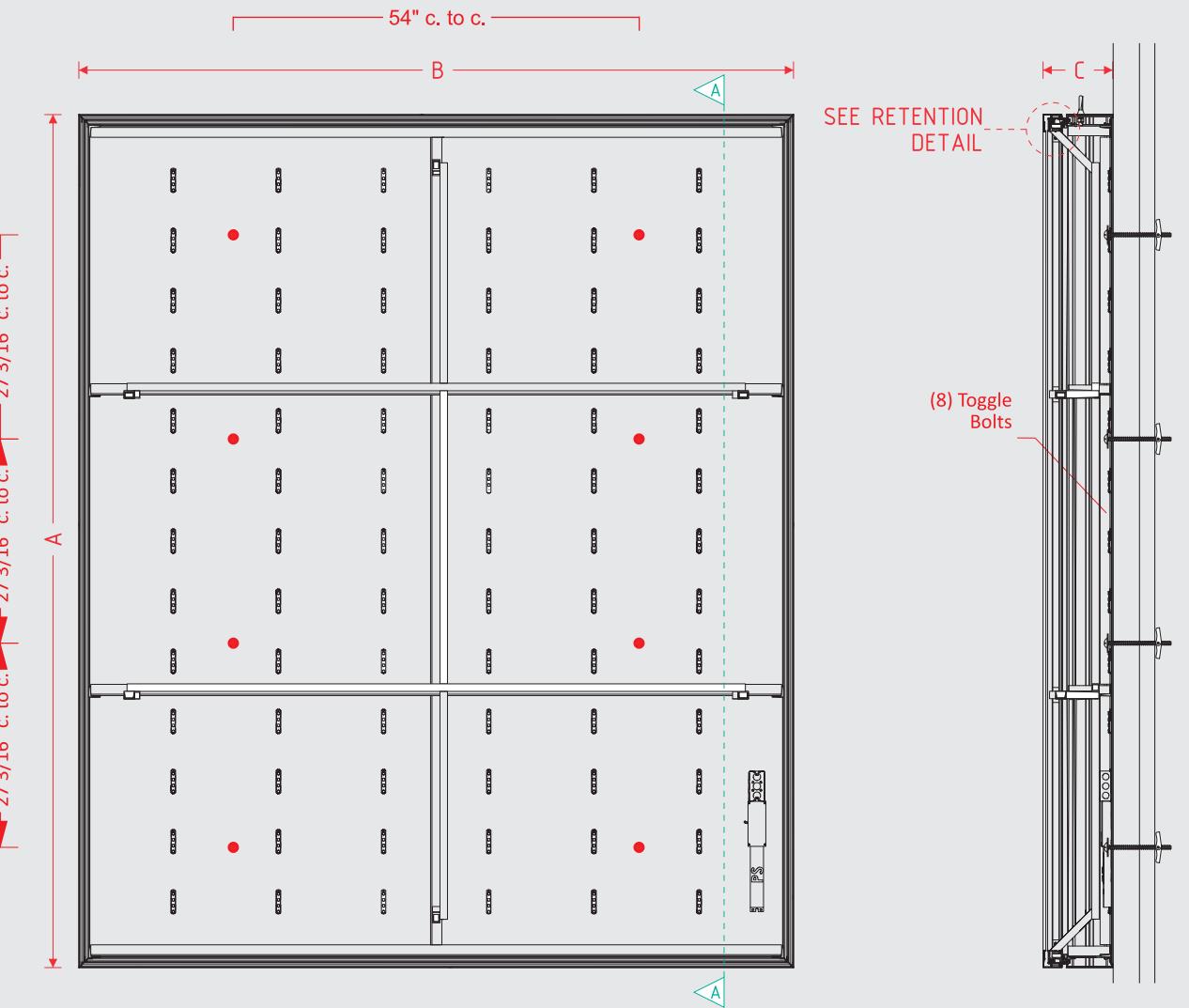


S/F WALL SIGNS



E71326

Qty: 1

FRAME & LAMP DETAIL
NOT TO SCALECROSS SECTION A-A
NOT TO SCALE

Color Specifications

Pantone 298 C - RGB 85/195/240
RAL 670-6 - CMYK 65/0/0/0
Pantone 281 C - RGB 0/0/95
RAL 5022 - CMYK 100/85/0/50
Pantone 2035 C - RGB 215/0/0
RAL 3020 - CMYK 0/100/100/5
Pantone 3564 C - RGB 255/120/0
RAL 2008 - CMYK 0/63/100/0
Pantone 7548 - RGB 255/200/0
RAL 1023 - CMYK 0/25/100/0
Pantone 423 C Slate Grey
ALDI Grey



Approval:

Approved/Customer	Date
-------------------	------

127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558
www.branhamsign.com

Job Path A:\A-Z\A\ALDI\Ohio\Springboro - 827 W Central Dr, Springboro, OH 45066\Wall Signs Print3, Pg1

Order #:	000000	Proj. Location:	827 West Central Drive, Springboro, OH 45066
Date:	06.12.24	Designer:	jgreenlee@branhamsign.com
Page Rev:	003	Sales Rep:	tbranham@branhamsign.com

PROJECT

Springboro,
OHBranham Sign
COMPANY • INCORPORATED

SPECIFICATIONS

- SIGN COMP 9 1/4" DEEP EXTRUDED ALUMINUM CONSTRUCTION
- SIGN COMP #2025 SINGLE FACE BODY ALUMINUM EXTRUSION
- SIGN COMP #3075 DUAL FRAME COVER ALUMINUM EXTRUSION
- SIGN COMP #2065 DUAL FRAME ALUMINUM EXTRUSION
- FACE HINGED FOR SERVICE ACCESS
- .040" ALUMINUM BACK
- EXTERIOR FINISH: ALDI SLATE GRAY
- INTERIOR FINISH: REFLECTIVE WHITE
- DISCONNECT SWITCH LOCATED INSIDE CABINET
- GE 4100K WHITE LED'S AS REQUIRED
- U.L. LISTED
- MOUNTING: FLUSH WALL MOUNT
- 3M ENVISION FS-1 FLEXIBLE FACE
- DIGITALLY PRINTED DECORATION (1ST SURFACE)

ALDI SINGLE FACE WALL SIGN STANDARD SIZES				
CABINET HEIGHT	CABINET LENGTH	CABINET DEPTH	ELECTRICAL REQUIREMENTS	SQUARE FOOTAGE
A	B	C	(1) 20A/120V CIRCUIT	30.21
6'-0 1/2"	5'-0"	9 1/4"	(1) 20A/120V CIRCUIT	44.61
7'-5 1/2"	6'-3"	9 1/4"	(1) 20A/120V CIRCUIT	74.98
9'-5 1/2"	7'-11 1/8"	9 1/4"	(1) 20A/120V CIRCUIT	120.69
12'-0"	10'-0 11/16"	9 1/4"	(1) 20A/120V CIRCUIT	

NOTE

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2024 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. 20 LBS. MAXIMUM SNOW LOAD. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2024 OBC.



Underwriters
Laboratories Inc.
LISTED
ELECTRIC SIGN
COMPLIES TO UL 800

ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE, AND/OR OTHER APPLICABLE LOCAL CODES, THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

ELECTRICAL REQUIREMENT:
ONE 20 Amp CIRCUIT @ 120V



Underwriters Laboratory

Upon request, this sign is intended to be fabricated & installed in accordance to UL standards and the requirements of article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code



Electrical

Primary electrical by "others". Signs will be wired for 120 VAC. Branham Sign Co. MUST be notified of other voltage prior to manufacturing. A clean, dedicated 20 amp circuit consisting of primary (blk), neutral (wht), & ground (gn) are to be provided by customer's licensed electrician to be placed within five (5) feet of center of sign. Timer or photo-cell (installed by others)



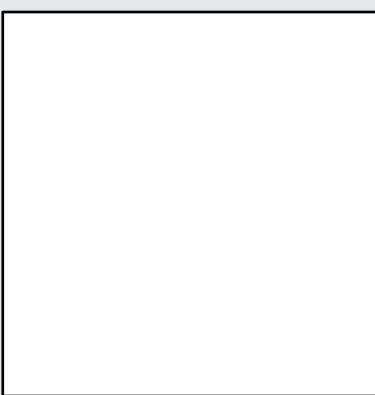
The designs, concepts, drawing and specifications provided are the exclusive property of Branham Sign Company Inc. and may not be reproduced in any way, shape or fashion without the express written permission of Branham Sign Company Inc.

ELEVATION



Scale:
 $\frac{1}{4}$ " = 1' 0"

Scale:
 $\frac{1}{2}$ " = 1' 0"



Approval:

Job Path A:\A-Z\A\ALDI\Ohio\Springboro - 827 W Central Dr, Springboro, OH 45066\Wall Signs Print3, Pg2

127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558
www.branhamsign.com

Order #:	000000	Proj. Location:	827 West Central Drive, Springboro, OH 45066
Date:	06.12.24	Designer:	jgreenlee@branhamsign.com
Page Rev:	003	Sales Rep:	ymiller@branhamsign.com

Approved/Customer _____ Date _____

NOTE

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2024 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. 20 LBS. MAXIMUM SNOW LOAD. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2024 OBC.

Underwriters
Laboratories Inc.
LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600 OF THE NATIONAL ELECTRIC CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS
INCLUDES PROPER GROUNDING AND BONDING
OF THE SIGN

ELECTRICAL DATA

VOLTAGE	120
AMPERAGE	0.00

Underwriters Laboratory

Upon request, this sign is intended to be
fabricated & installed in accordance to UL
standards and the requirements of article
600 of the National Electrical Code and/or
other applicable local codes. This includes
proper grounding and bonding.

The location of the disconnect switch after
installation shall comply with Article
600.6 (A) (1) of the National Electrical Code

Electrical

Primary electrical by "others". Signs will be
wired for 120 VAC. Branham Sign Co.
MUST be notified of other voltage prior to
manufacturing. A clean, dedicated 20 amp
circuit consisting of primary (blk), neutral (wht),
& ground (gn) are to be provided by
customer's licensed electrician to be placed
within five (5) feet of center of sign. Timer or
photo-cell (installed by others)



Front Elevation

Scale:
 $\frac{3}{32}$ " = 1' 0"

Approval:

Springboro,
OH

The designs, concepts, drawing and specifications
provided are the exclusive property of Branham
Sign Company Inc. and may not be reproduced in
any way, shape or fashion without the express
written permission of Branham Sign Company Inc.



FEE: 45.00

SPRINGBORO

APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

320 W. Central Ave.
Springboro, Ohio 45066
(937) 748-9791 PH
(937) 748-6860 FX
build@cityofspringboro.com

BUSINESS NAME (DBA):

Massey LLC

ADDRESS: 500 East ST, Springboro, OH 45066

PROPOSED ACTIVITY OR USE:

Outdoor Event Center

**NOTE: All new work, except minor maintenance and repair, requires a building permit(s).
Please contact the Springboro Building Department for further information.**

<u>PLEASE PRINT</u>	Name	Address	Phone Number & Email <small>*BOTH REQUIRED TO PROCESS APPLICATION*</small>
Property Owner	Massey LLC	1909 Parkland H.115 CT Springboro, OH 45066	513-594-7159 doug.massey@ millmechanicalinc.com
Business Owner	Same as above		

I hereby certify that all information on this application is true and correct to the best of my knowledge.
I further certify that I have contacted the Springboro Tax Department regarding the business' tax obligation.

Applicant's Name: Doug Massey owner Massey LLC Email: doug.massey@
millmechanicalinc.com
Applicant's Signature: Doug owner Date: 5/7/24

OFFICE USE ONLY

ZONING APPROVAL: _____

DATE: _____

Case No. _____

CITY OF SPRINGBORO, OHIO

Application to Amend Zoning Map

1. Date of Application 5/7/24

2. Applicant Information

Name _____
Street Address 500 East St, LLC
City Springboro
State OH Zip 45066
Telephone (days) 513-394-7159 (eves) 5461
Fax (if available) N/A

3. Applicant is (check one):

Property Owner
 Owner's agent (attach document creating agency)
 City Planning Commission
 Other (Identify) _____

4. Provide an accurate and unambiguous description of all lots or parcels of land for which rezoning is requested below, or attach a separate sheet:

Separate sheet attached dated 5/7/24

5. Identify the existing and requested zoning for each such lot or parcel below, or attach a separate sheet:

See attached

6. State below the reason(s) for each proposed rezoning(s), or attach a separate:

See attached

7. What is the present use of the property for which rezoning is requested?

Residential See attached

8. What is the proposed use of the property for which rezoning is requested:

See attached

9. Attach a list of names and addresses of the owners of each property, any part of which is within two hundred feet (200') of any part of a lot or parcel proposed to be rezoned, as currently listed on the tax records of the Treasurer of Warren County, Ohio.

10. Attach a vicinity map at a scale approved by the City Engineer, accurately showing all property lines of the lot(s) or parcel(s) proposed to be rezoned, all streets providing access, existing and proposed zoning and other relevant features as the City Engineer may require (8-1/2" x 11" page size is preferred).

11. Are the proposed rezoning and the proposed use entirely consistent with the City of Springboro Land Use Master Plan? Yes _____ No. If no, please identify each inconsistency below, and explain why you do not believe the Master Plan should be followed as to these inconsistencies. (Attach additional sheets if necessary):

See attached

Applicant's certification: I hereby certify that the information provided above and within any attachments hereto is true and accurate, to the best of my information and belief. I hereby request the City Planning Commission and City Council to consider this request in accord with applicable laws and officially adopted community plans.

Owner Massey LLC

Douglas A. Massey
Name of Applicant (please print)

Douglas A. Massey
Authorizing Signature

5/7/24

Date

Application to Amend Zoning Map

1. Date of Application: May 7, 2024

2. Applicant Information

Name: Massey, LLC
Address: 500 East Street
Springboro, OH 45066
Phone: 513-594-7159

3. Applicant is: Property Owner

4. Provide an accurate description of all lots or parcels of lands for which rezoning is requested:

- a. Parcel: 0407303012 - currently zoned as Single Family Residential (R-2)
- b. Parcel: 0407303013 – vacant land; currently zoned as Single Family Residential (R-2)

5. Both parcels are currently zoned a 'R-2'. Low Density Residential. We are requesting the parcels be rezoned to a 'CBD' Central Business District zoning.

6. The existing property is situated near the border of the current Central Business District. Our desire is to provide an outdoor event space on the property. We believe the property is well suited for this use given its adjacency to the business district and historic downtown. There are a cluster of R-2 properties immediately surrounding the existing parcels, but existing CBD zoning exists to the south, west, and east (noted on the zoning map as a 3/3/22 change) of the property. Additionally there is an 'O' zoned parcel to the north (noted on the zoning map as a 2/19/15 change).

7. The existing property is zoned 'R-2' residential. There is an existing house on one of the parcels. The second parcel is vacant land.

8. The proposed use is for an outdoor event space. This use would fall under a 'Place of Assembly' use as defined in the zoning code and is a permitted use under the 'CBD' zoning district.

9. A separate spreadsheet is attached.

10. A Vicinity map and property map from the Warren County GIS maps are attached separately.

11. The property is included as part of Policy Area 13, 'Historic Core' in the land use Master Plan. This core consists primarily of a mix of Residential, Commercial, and Mixed Use areas. While the specific parcels are shown as residential in the current land use diagram, mixed use functions are designated immediately across East St. We believe the proposed event space is consistent with the master plan and aligns with the stated future use to "continue to enhance the walkability and character of the area."



WARREN COUNTY
Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

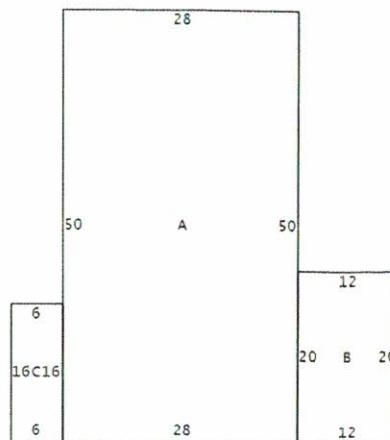
Linda Oda
Recorder

Parcel ID	407303012	Current Owner	MASSEY LLC	Account Number	0549452
Property Address	500 EAST ST SPRINGBORO 45066	Legal Description	0.6750 ACRES	Neighborhood ID	44001
Tax District	5 SPRINGBORO CORP SPRBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$325,000	Bedrooms	3
Last Sale Date	04/13/2023	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1400 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1410 sq. ft.
Year Built	1980	Total Living Area	2,810sq.ft.

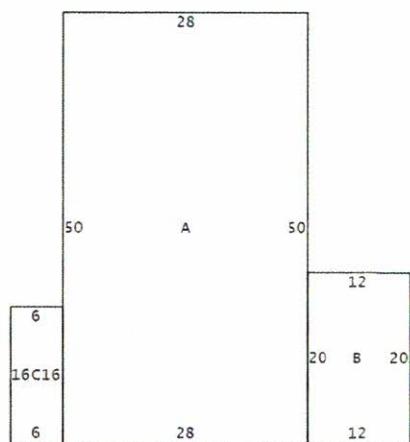
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$31,860	\$11,150
BUILDING	\$174,830	\$61,190
TOTAL	\$206,690	\$72,340
CAUV	\$0	-

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 STORY	1400
B	FRAME	DECK	240
C	FRAME	DECK	96

Occupancy	
Construction Year	
Remodel Year 1	
Remodel Year 2	
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	STONE
Exterior	WOOD SIDING
Basement	FULL

1 FAMILY UNIT

1980

0

0

GOOD

\$0.00

\$0.00

STONE

WOOD SIDING

FULL

Finished Basement	920 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	490 sq. ft.
Number of Bedrooms	3
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$148,160.00

Special Features

No Special Features Found

Parcel ID

407303012

Current Owner

MASSEY LLC

Account Number

0549452

Land Records

Method	Front Feet	Depth Feet	Acres	Sq. Ft.	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	0.6750	0	\$40,000.00	0	\$40,000.00	0	0	0	0	\$27,000.00



WARREN COUNTY
Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

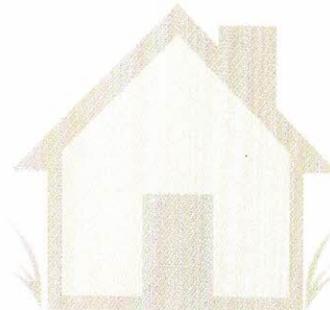
Parcel ID	407303013	Current Owner	MASSEY LLC	Account Number	0508845
Property Address	0 EAST ST SPRINGBORO 45066	Legal Description	0.6286 ACRES	Neighborhood ID	44001
Tax District	5 SPRINGBORO CORP SPRBORO CSD	State Use Code	501 - RES. VAC. LAND- 0 TO 9.99 AC.	OH Public School Dist No	8302

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$325,000	Bedrooms
Last Sale Date	04/13/2023	Exterior
Owner Occupied	N	Above Grade Living Area
Homestead Exemption	N	Finished Basement/Attic
Year Built		Total Living Area

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$29,670	\$10,380
BUILDING	\$0	\$0
TOTAL	\$29,670	\$10,380
CAUV	\$0	-

Parcel ID

407303013

Current Owner

MASSEY LLC

Account Number

0508845

Land Records

Method	Front Feet	Depth Feet	Acres	Sq Ft	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	0.6286	0	\$40,000.00	0	\$40,000.00	0		0		\$25,140.00

WCEO
SC
MSP. DPT 413

Exhibit "A"
(Legal Description)

TRACT I: 04-07-303-013

SITUATED IN THE CITY SPRINGBORO, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, BEING A PART OF SECTION 7, TOWN 2E, RANGE 5N AND BEING THE NORTHERLY 184.40 FEET OF MARY E. GRANGER'S ORIGINAL 1.304 ACRE PARCEL, AS RECORDED IN VOL 1184, PG. 665, OFFICIAL RECORDS OF WARREN COUNTY AND BEING THE SOUTHERLY 184.40 FEET OF SAW-MILL LOT, AS SHOWN ON THE ORIGINAL TOWN PLAT, AS RECORDED IN DEED VOL 7, PG. 483, WARREN COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST LINE OF EAST STREET AT THE SOUTHWEST CORNER OF SAID SAW-MILL LOT AND AT THE NORTHWEST CORNER OF THE VACATED PORTION OF THE SOUTH STREET, LOCATED EAST OF EAST STREET AND VACATED BY SPRINGBORO ORD. NO. 272-A AND RECORDED IN WARREN COUNTY RECORDER'S MISC. VOL. 2, PG. 43; THENCE WITH THE EAST LINE OF EAST STREET AND THE WEST LINE OF SAID SAW-MILL LOT DUE NORTH A DISTANCE OF 184.40 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF MARGARET K. SMITH'S 0.500 ACRE PARCEL (VOL. 1024, PG. 290, OFFICIAL RECORDS OF WARREN COUNTY) AND THE NORTHWEST CORNER OF GRANGER'S SAID ORIGINAL 1.304 ACRE PARCEL; THENCE WITH THE SOUTH LINE OF SAID 0.500 ACRE PARCEL AND THE NORTH LINE OF SAID ORIGINAL 1.304 ACRE PARCEL SOUTH 89° - 45' - 00" EAST A DISTANCE OF 148.50 FEET TO AN IRON PIN ON THE WEST LINE OF MOUND PROPERTIES LP'S 4.009 ACRE PARCEL (VOL. 1712, PG. 236, OFFICIAL RECORDS OF WARREN COUNTY) AND AT THE NORTHEAST CORNER OF SAID ORIGINAL 1.304 ACRE PARCEL; THENCE WITH THE WEST LINE OF SAID 4.009 ACRE PARCEL AND THE EASTLINE OF SAID SAW-MILL LOT DUE SOUTH A DISTANCE OF 184.40 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID VACATED PORTION OF SOUTH STREET; THENCE WITH THE NORTH LINE OF SAID VACATED PORTION OF SOUTH STREET AND THE SOUTH LINE OF SAID SAW-MILL LOT NORTH 89° - 45' - 00" WEST A DISTANCE OF 148.50 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.6286 OF AN ACRE (27,383.14 SQ. FT.), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

PARCEL: 04-07-303-013

THE ABOVE DESCRIPTION IS THE RESULT OF A NEW SURVEY BY DONALD L. TEVIS, OHIO REGISTERED-SURVEYOR NO. 5258, CONDUCTED IN APRIL, 2000, A PLAT OF WHICH IS RECORDED IN VOL 110, PLAT NO. 99, WARREN COUNTY ENGINEER'S RECORD OF LAND DIVISION.

TRACT II:

SITUATED IN THE CITY OF SPRINGBORO, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, BEING A PART OF SECTION 7, TOWN 2E, RANGE 5N AND BEING THE SOUTHERLY 198 FEET OF MARY E. GRANGER'S ORIGINAL 1.304 ACRE PARCEL, AS RECORDED IN VOL. 1184, PAGE 665, OFFICIAL RECORDS OF WARREN COUNTY, INCLUDING LOT NO. 53, LOT NO. 54 AND LOT NO. 55 OF THE ORIGINAL TOWN PLAT OF SPRINGBORO, AS RECORDED IN DEED VOL 7, PG. 483, WARREN COUNTY DEED RECORDS AND INCLUDING THE VACATED PORTION OF SOUTH STREET, LOCATED EAST OF EAST STREET AND VACATED BY SPRINGBORO ORD. NO. 272-A AND RECORDED IN WARREN COUNTY RECORDER'S MISC. VOL. 2, PG. 43 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF SAID VACATED PORTION OF SOUTH STREET; THENCE WITH THE NORTH LINE OF SAID VACATED SOUTH STREET SOUTH 89° - 45' - 00" 201812059.PDF/201812059/33

EAST A DISTANCE OF 148.50 FEET TO AN IRON PIN; THENCE WITH THE EAST LINE OF SAID VACATED SOUTH STREET AND THE EAST LINE OF SAID LOT NO. 53 DUE SOUTH A DISTANCE OF 198.00 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT NO. 53; THENCE WITH THE SOUTH LINES OF SAID LOT NO. 53, SAID LOT NO. 54 AND SAID LOT NO. 55 AND WITH THE NORTH LINE OF A 16.5 FT. ALLEY NORTH $89^{\circ} 45' 00''$ WEST A DISTANCE OF 148.50 FEET TO AN IRON PIN ON THE EAST LINE OF EAST STREET AT THE SOUTHWEST CORNER OF SAID LOT NO. 55; THENCE WITH THE EAST LINE OF EAST STREET AND THE WEST LINE OF SAID LOT NO. 55 AND THE WEST LINE OF SAID VACATED SOUTH STREET DUE NORTH A DISTANCE OF 198.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.6750 OF AN ACRE (29,402.72 SQ. FT.), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

PARCEL: 04-07-303-012

WCEO
SC
413
Rep. Dist.

WCEO
SC
413
Rep. Dist.

Pt. 04-07-303-012 Easement

THE GRANTOR HEREBY RETAINS AN ACCESS EASEMENT, TEN (10) FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE WEST LINE OF SAID VACATED SOUTH STREET, SAID POINT BEARING DUE SOUTH A DISTANCE OF 28.00 FEET FROM THE NORTHWEST CORNER OF SAID VACATED SOUTH STREET; THENCE WITH THE GENERAL CENTERLINE OF AN EXISTING GRAVEL DRIVE NORTH $84^{\circ} 00' 00''$ EAST A DISTANCE OF 74.50 FEET TO A POINT; THENCE ON A LINE APPROXIMATELY MIDWAY BETWEEN AN EXISTING STONE WALL AND AN EXISTING FLOWER BED NORTH $06^{\circ} 00' 00''$ WEST A DISTANCE OF 20.01 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED NORTH STREET.

Pt. 04-07-303-012 Easement

THE GRANTOR ALSO HEREBY RETAINS AN EASEMENT, TEN (10) FEET IN WIDTH, TO GAIN ACCESS TO, AND FOR FUTURE MAINTENANCE OF AN EXISTING SANITARY SEWER LINE WHICH CROSSES THE ABOVE DESCRIBED 0.6750 ACRE PARCEL, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE NORTH LINE OF SAID VACATED SOUTH STREET, SAID POINT BEARING SOUTH $89^{\circ} 45' 00''$ EAST A DISTANCE OF 77.39 FEET FROM NORTHWEST CORNER OF SAID VACATED SOUTH STREET; THENCE CROSSING SAID VACATED SOUTH STREET AND SAID LOT NO. 54, GENERALLY FOLLOWING SAID EXISTING SANITARY SEWER LINE, SOUTH $03^{\circ} 26' 34''$ EAST A DISTANCE OF 198.39 FEET TO A POINT ON THE NORTH LINE OF SAID 16.5 FT. ALLEY

THE ABOVE DESCRIPTIONS ARE THE RESULT OF A NEW SURVEY BY DONALD L. TEVIS, OHIO REGISTERED SURVEYOR NO. 5258, CONDUCTED IN APRIL, 2000, A PLAT OF WHICH IS RECORDED IN VOL 110, PLAT NO. 99, WARREN COUNTY ENGINEER'S RECORD OF LAND DIVISION.

648.10 NOISE ABATEMENT.

(a) Definitions.

- (1) "Construction" includes any site preparation, assembly, erection, repair, alteration, or similar action, or demolition of buildings or structures.
- (2) "Emergency work" is any work or action necessary to deliver essential services including, but not limited to, repairing water, gas, electric, and other utilities or public transportation facilities, removing fallen trees on public rights-of-way, or abating life-threatening conditions.
- (3) "Noise" is any sound of such level and duration as to be or tend to be injurious to human health or welfare, or which would unreasonably interfere with the enjoyment of life or property throughout the City or in any portions thereof.
- (4) "Manufacturing zoning district," means the M-1, Light Manufacturing Zoning District; the M-2, Heavy Manufacturing Zoning District; the ED-Employment Center District; the ADD-1, Austin Center Development District; or any PUD, Planned Unit Development, that allows manufacturing as a permitted use.

(b) No owner, manager or any person in charge or control of a property shall engage in or permit the playing of musical or other instruments, singing, loud talking or the making of other noises in or about the premises in such manner as to audible beyond the property line of the property on which the premises sits between the hours of 9:30 p.m. and 8:00 a.m. the next day Sunday through Thursday; and between the hours of 11:00 p.m. and 8:00 a.m. the next day on Friday and Saturday. Extended hours for special events may be approved via the office of the City Manager or Chief of Police if requested at least one week prior to the event.

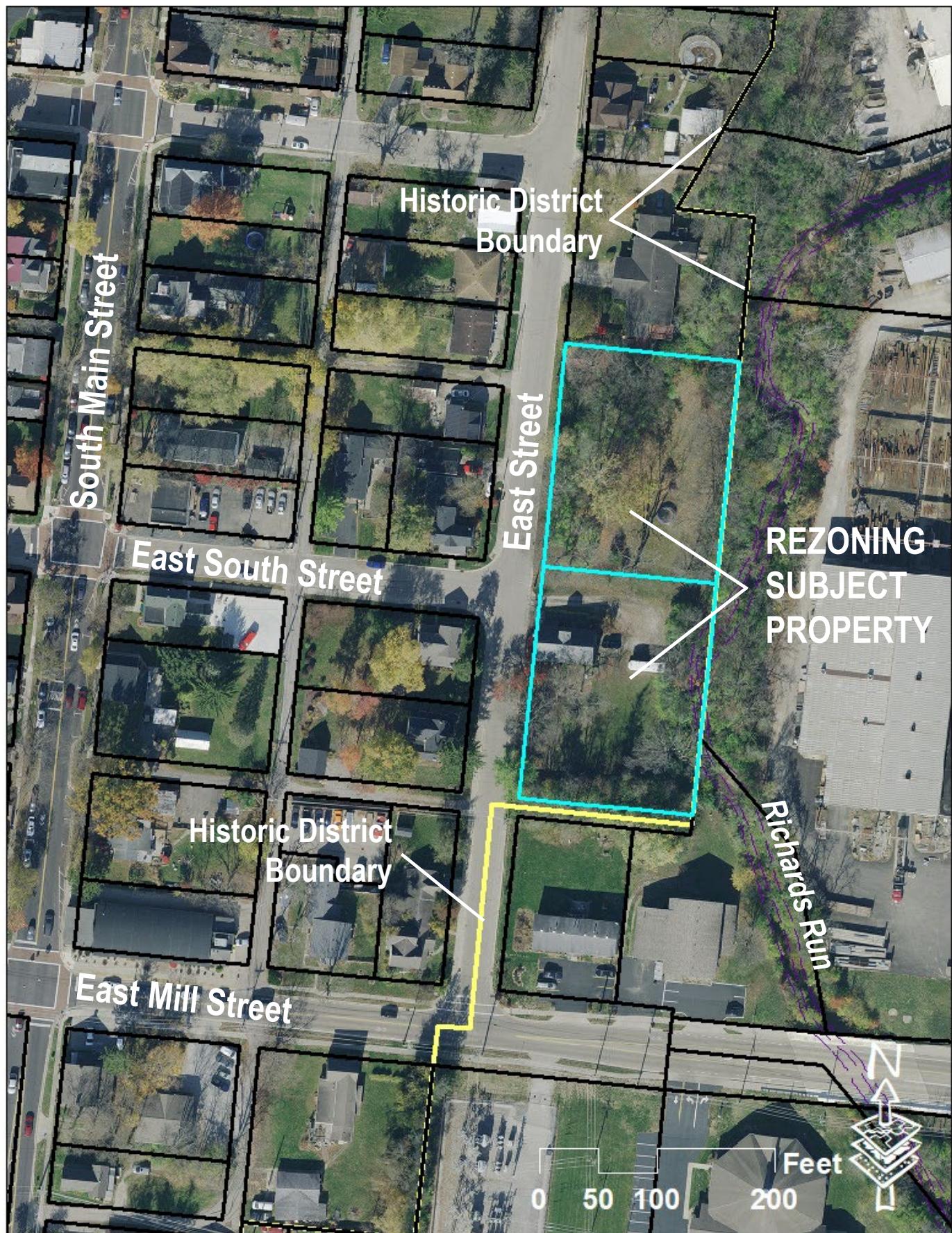
(c) Exceptions.

- (1) The legal operation of manufacturing operations in manufacturing zoning districts and manufacturing operations legally operating in other areas at the time of the adoption of this section.
- (2) Emergency work.
- (3) The operation of vehicular traffic, including warning signals, on public or semi-public rights-of-way, subject to applicable regulations in the Traffic Code of the City of Springboro.
- (4) The reasonable ringing of church bells, the reasonable and ordinary noises attendant in athletic contests or lawful public or semi-public meetings, parades or celebrations.
- (5) City operations and activities.
- (6) Construction activity and vehicle, machinery, or other similar equipment repair outside of a completely enclosed structure except between 9:00 p.m. and 8:00 a.m. on any land within a residential zoning district.

(d) Whoever violates this section is guilty of a minor misdemeanor. Punishment shall be as provided in Section 698.02.

(Ord. 12-27. Passed 6-7-12.)

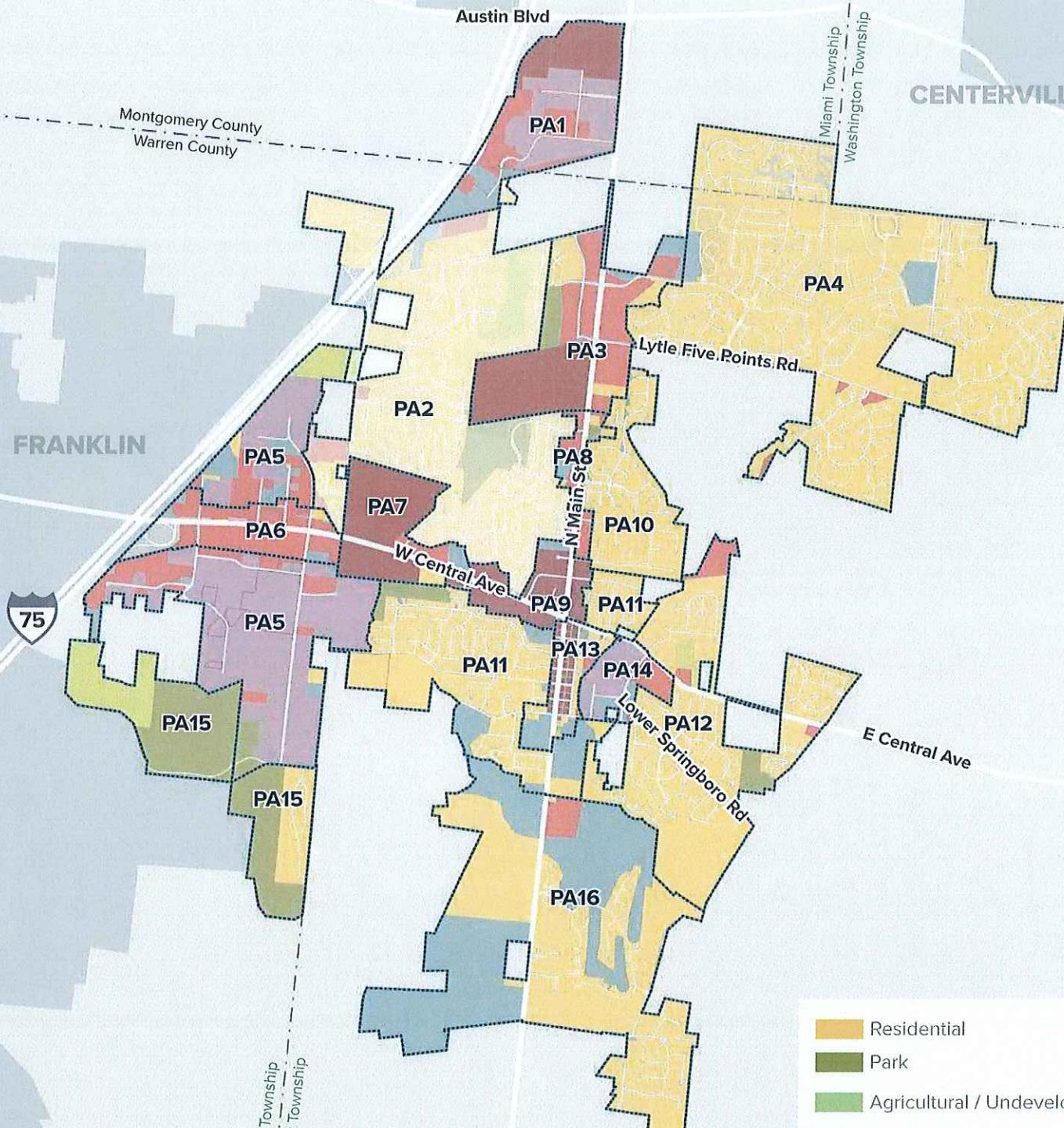
Vicinity Map—proposed rezoning from R-2 District to CBD



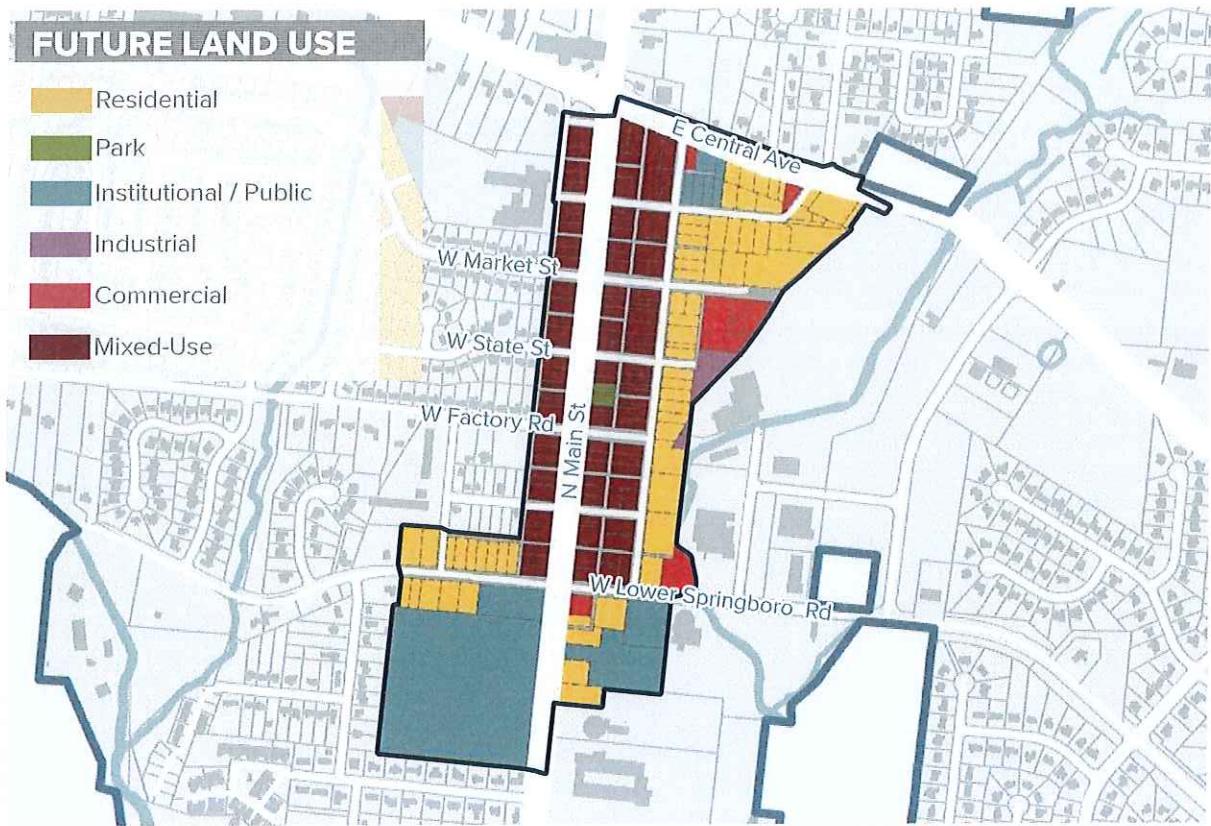
Permitted Uses in R-2, CBD Districts

R-2, Low-Density Residential District	CBD, Central Business District
Residential Uses	
Single-family residential	Single-family residential
Residential day care	Residential day care
Foster homes	Foster homes
State licensed residential facilities, 1-16 persons	State licensed residential facilities, 1-5 persons
Community, Civic, Institutional Uses	
Places of worship	Colleges
Schools	Charitable, philanthropic organizations
Public recreation	Private clubs, fraternal organizations, community groups
Cultural, public uses	Places of worship
Essential services	Schools
	Day care center
	Public recreation
	Cultural, public uses
	Essential services
Commercial, Office, Service Uses	
Bed and breakfasts	Retail sales
Other uses as determined by Zoning Inspector	Bed and breakfasts
Golf course	Bar or tavern
	Office
	Personal service establishment
	Hotel, motel, inn
	Other uses as determined by Zoning Inspector
	Funeral home
	Restaurants w/ or w/o drive-through
	Bakery
	Place of assembly
Accessory, Temporary, Other Uses	
Accessory buildings, structures, and uses	Accessory buildings, structures, and uses
Farmer's market	Farmer's market
Roadside stand	Roadside stand
Home occupation	Food trucks
	Home occupation
	Outdoor storage
	Off-street parking
	Outdoor dining
	Seasonal sales
	Personal wireless service facilities

POLICY AREAS



- Residential
- Park
- Agricultural / Undeveloped
- Institutional / Public
- Industrial
- Commercial
- Mixed-Use



POLICY AREA 13

HISTORIC CORE

This Policy Area includes the area most commonly associated with Springboro: the original plat of the City and its largest concentration of pre-Civil War buildings. A large portion of the Policy Area is listed on the National Register of Historic Places and is the subject of a detailed historic preservation review process. This area is also subject to high volumes of peak hour traffic on State Route 741, which diminishes from four to two lanes before entering the Historic Core from the north. Buildings in this Policy Area date between the early 19th and mid 20th Centuries and include a mix of residences, retail businesses, personal service, light industrial and offices uses. Most of the properties are well maintained and have

kept their period architecture. Future uses and development in the Historic Downtown should continue a mixture of land uses that will continue to enhance the walkability and character of the area. Placemaking improvements and an emphasis on improved walkability will help to connect the Historic Downtown with the SR 73/SR 741 Policy Area (9) and expand what the community defines as its downtown.

A summary of the existing character and issues relating to the Historic Core Policy Area is as follows::

- » The Policy Area is largely built out.
- » Portions of the area have local and Federal historic designation.
- » The area is commonly identified by long time residents as the "Identity of Springboro", being the original plat.

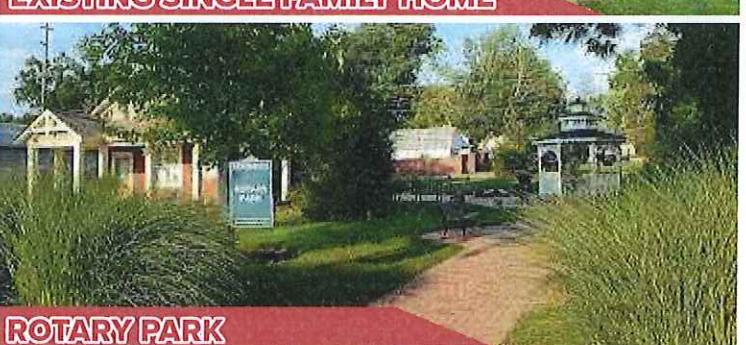
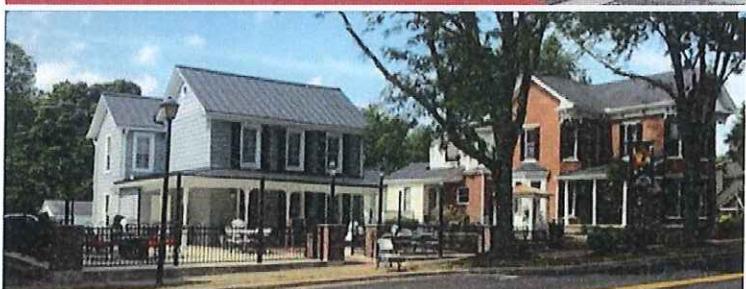
- » Rotary Park is located at 320 South Main Street in the Historic Downtown.
- » The area's historic character and intimate scale creates a strong sense of place and supports that the policy area is very walkable.
- » The land use pattern is mixed.
- » Buildings are typically brick and frame construction, and are 2 stories in height. Most buildings are mid-19th century vernacular construction.
- » The area is characterized by alley and on-street parking. There is a perception that adequate parking is not available.
- » The Policy Area is the location of various community events throughout the year.
- » There is a concentration of schools at southern end of Policy Area.
- » The Policy Area is divided by S.R. 741, which is the primary north/south thoroughfare serving the City and surrounding areas.
- » The Policy Area is periodically congested with vehicular traffic, especially during school arrival and release times and at the morning and afternoon rush hours.
- » The area appears to be slowly transitioning from retail and residential uses to office uses.
- » Consider modifying the Zoning Code to promote "form based zoning" to reinforce the character and design of the Historic District. Form based zoning places heavy emphasis on the physical form, features, and visual appearance of buildings and mixed uses over a strong focus on specific land uses by parcel. This type of zoning is most effective in areas where the architectural character is critical to the overall feel, like in the Historic District.
- » Manage traffic through congestion mitigation and improved directional signage for the Richards Run bypass route through Policy Area 14, the South Richards Run Corridor.
- » Maintain the viability of businesses through small business support networks, joint marketing and signage and public education regarding the availability of parking in the Historic Core.
- » Maintain and enhance the community's connectivity to this area, both physically in terms of sidewalks and walking paths, and through promotion of the district to local residents.
- » Maintain the mix of residential, service and retail business uses to ensure a lively, interactive district.
- » Plan for and develop this area as a destination district (e.g. arts district, bridal district, etc.).
- » The City should undergo a specific Downtown Master Planning process to look at strategic planning for the downtown considering land is scarce and it is a delicate blend of activity and history.

Preferred Future Characteristics, Actions and Needs

- » Continue to maintain the historic character and identity of Policy Area through strict enforcement of design guidelines to ensure that property maintenance, infill, and new development are conducive to the historic core design and atmosphere.

Implementation Recommendations

Education regarding historic preservation techniques, such as is available from the Ohio State Historical Society's Building Doctor program, would also assist efforts to maintain the unique character of this valuable district. Part of the challenge facing this district is the assumption that parking is not available. Although no known study has been conducted regarding the level of use that the existing public parking lot receives, it is likely that this resource is underutilized due to low visitor awareness of its availability and convenience. Installing wayfinding signage that directs visitors to this lot would begin to overcome this perception, as would promotional materials, either independently distributed or printed in a local newspaper, that demonstrate that parking is available. Conducting a downtown master plan could also include a parking study and assessment in addition to being able to look at the downtown in a strategic, detailed manner to create guidance and recommendations for future use and development. Signing and promoting the use of the Richards Run bypass route would also greatly assist efforts to reduce the congestion associated with commutes to schools along S.R. 741.



**City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, June 12, 2024**

I. Call to Order

Chris Pearson, Vice Chair, called the Wednesday, June 12, 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: Chris Pearson, Robert Dimmitt, Matt Leedy, John Sillies, and Mike Thompson.

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

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

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes; (5 yes – 0 no)

II. Approval of Minutes

May 08, 2024 Planning Commission Minutes

Mr. Pearson asked for corrections or additions to the minutes. There were none.

Mr. Dimmitt motioned to approve the May 08, 2024 Planning Commission minutes. Mr. Sillies seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes; (5 yes - 0 no)

III. Agenda Items

A. Final Approval

Final Development Plan, Bailey Farms PUD-R, Planned Unit Development-Residential, 6821 Red Lion-Five Points Road, residential subdivision

Background Information

This is an application filed by M/I Homes of Cincinnati, LLC, seeking final development plan approval for the development of a single-family, residential subdivision. 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. A total of 130 single-family detached residential units are proposed in the PUD-R, Planned Unit Development-Residential.

Final development plan review and approval by Planning Commission is the second stage of the PUD approval process. The first stage, rezoning and general plan approval, were completed earlier this year with the approval of the general plan by Planning Commission (February 14 meeting) and City Council (March 7). The rezoning of the property took place in 2007.

This agenda item was reviewed on a preliminary basis at the May 8 Planning Commission meeting.

The proposed final development 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 submission.

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, however this includes 18.0 acres of land proposed to be dedicated as parkland. This includes a proposal for a common area including a playground and trails around an existing pond.

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 Recommendation

City staff recommends approval of the final development plan subject to the following comments:

1. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached) for compliance of some of the home plans with (b) Appearance, and (c) Garages with respect to 60% maximum width and side/rear access.
2. Coordinate with Zoning Inspector for review of development signage and compliance with Sign Code.
3. Multiuse trail to be built to AASHTO standard.
4. Label slab lots on plan.
5. Proposed cul-de-sac (turnaround) located at west end of Bailey Lane to be constructed in Phase 1. Also, the removal of the sanitary lift station and water main extension into Heatherwoode Golf Course to be constructed in Phase 1.
6. Proposed walking path through open space to be accessible to the public.
7. Roadway improvements along West Lower Springboro Road to include dedication of 40-foot half right-of-way, widen the road to 18 feet from center line of road to south, add ODOT Type 2 curb & gutter, storm sewer, sidewalk/buffered bike lane.
8. No development is to occur in the floodway and or floodplain, without prior permit approval by the City Engineer.

9. Roadway and utility improvements shall be per city specifications.
10. 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 if 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 feet tall and deciduous trees shall be at least 1-1/2-inch caliper at the time of planting. Provide cross section of buffer and paved trail, along Red Lion Five Points Road, to confirm that 50 feet green space buffer is wide enough to meet requirements stated above. If not, revise accordingly.
11. Basements shall be served by gravity sewer and shall not be permitted otherwise. Grinder pumps are not permitted.
12. Only 19 lots are permitted to be platted prior to second entrance.
13. Post lights shall be located on each lot, controlled by a photoelectric cell, and shall always be operable.
14. HOA documents to be reviewed and approved by City prior to recording.

Discussion:

Mr. Brent Wilkens, of M/I Homes, 9349 Waterstone Boulevard, Mason, introduced himself to the Planning Commission and staff.

Mr. Boron gave a summary of this agenda item. He said that his item was on the May 8 agenda for preliminary review. This property was rezoned in 2007 to PUD-R to be a residential development with up to 130 single-family units to be constructed on the property. No General Plan was submitted at the time of rezoning. In late 2022 and into 2023, the General Plan was submitted to Planning Commission for their review.

This is stage two of the review process, final development plan, which identifies individual parcels for development as well as buffers and other elements of the plan as the property moves from concept to more construction detail. The next time this will appear before the Planning Commission is when the developer submits their record plan, which would allow for the dedication of streets, open space as well as the individual lots.

There is land at the southernmost portion of the property which is proposed to be dedicated to the City of Springboro as parkland, originally proposed to be 18 acres but is 14 acres of space along the bottomland adjacent to Clearcreek. It will be like E. Milo Beck Park, which is just an undeveloped open space.

Mr. Pearson asked Mr. Wilkens if he had any questions or comments regarding the staff recommendations.

Mr. Wilkens responded that he did not.

Mr. Pearson asked if Planning Commission members had any questions or comments.

Mr. Sillies asked about the detention pond that was included in the previously submitted plan. Was that issue resolved as to where the location would be.

Mr. Boron said that the pond had been removed which is why, in part, the space has been reduced to 14 acres.

Mr. Dimmitt asked what the AASHTO standard is as mentioned in Comment number 3.

Mr. Boron said the AASHTO, American Association of State and Highway Transportation Officials, standards define trail design including width, curves, slope, and other details.

Mr. Pearson asked if there were any questions for the applicant. There were none.

Mr. Pearson called for a motion to approve.

Mr. Sillies made a motion to approve the Final Approval, Final Development Plan, 6821 Red Lion-Five Points Road, Bailey Farm PUD-R, Planned Unit Development, residential subdivision. Mr. Thompson seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes; (5-0)

Mr. Pearson said the motion was approved unanimously.

B. Final Approval

Site Plan Review, 785 West Central Avenue (SR 73), proposed Seven Brew Coffee

Background Information

This agenda item is a proposal submitted by Woolpert's Cincinnati office for site plan review approval to construct a Seven Brew drive-through coffee shop at 785 West Central Avenue (SR 73). The property is the site of the now-closed Long John Silver's restaurant. The property is zoned HBD, Highway Business District, a zoning category that permits the use. This item was reviewed on a preliminary basis at the April 10 Planning Commission meeting.

While the property had direct frontage on West Central Avenue, access will be from the common drive to the Midway Plaza shopping center immediately to the west.

Existing zoning for the vicinity of the subject property is exclusively HBD, including to the north on the north side of the West Central Avenue the Sheetz gas station/convenience store/drive-through restaurant (800 West Central Avenue), and to its east a multi-tenant office building, and on the south side of West Central Avenue, McDonald's (775 West Central Avenue), and to the south and west the Midway Plaza shopping center (815-875 West Central Avenue) and its outparcels.

Staff Recommendation

City staff recommends approval of the site plan subject to the following comments:

1. Provide indication of building population at maximum shift for determination of off-street parking requirement.
2. Indicate plans for the screening of the proposed dumpster. All mechanical and other equipment to be screened.

3. Signage subject to review by Zoning Inspector outside of the site plan review process including ground, wall, and directional signage.
4. Obsolete signs currently on the property to be removed.
5. For exterior lighting plan, address the following:
 - a. Revise photometric analysis to reduce lighting levels more than those permitted for parking/circulation and under canopy areas.
 - b. Revise average to minimum (4:1 or less), and maximum to minimum (10:1 or less) ratios to meet code.
 - c. Verify that color-temperature of proposed lighting does not exceed 3500 Kelvin.
 - d. Proposed Cooper under canopy lighting not darksky.com compliant. Select compliant fixture or demonstrate appropriateness of lighting.
6. Create record plan dedicating the existing right-of-way along West Central Avenue.
7. Parking to be minimum 9 feet from property line (northwest corner of site does not meet).
8. Provide dumpster enclosure details.
9. C-002 – Revise Utility Notes #8. Minimum sewer slope to be 2%. Remove text “unless otherwise noted.” Revise sheet C-401 to reflect minimum slopes are met.
10. C-401 – Keep sanitary sewer lateral beneath storm sewer crossing. Revise slopes accordingly.
11. C-401 – Verify that storm sewer outlet pipe meets the 18 inches minimum crossing clearance.
12. The existing sanitary lateral must be 6 inches minimum diameter pipe (SDR 35 or SCH 40 material) at 2% min slope. Otherwise, provide new 6-inch sanitary sewer lateral.
13. C-401 – Add note stating that water meter pit to meet city specifications. Show meter pit location on plan and provide standard drawing.
14. Landscaping within existing right-of-way is not permitted. Provide buffer landscaping of drive through by other means. Otherwise, if permitted, landscaping is not permitted on existing utilities. Show revised plan with utilities located.

Discussion:

Sarah Kramer, Woolpert, 1203 Walnut Street, Cincinnati, introduced herself to the Planning Commission and staff.

Mr. Boron gave a summary of this agenda item. He said this item was reviewed by the Planning Commission at the April 10 meeting. This is a proposal to re-use the property formerly the site of Long John Silver's site at 785 West Central Avenue (SR 73) adjacent to the Midway Plaza Shopping Center. The use is permitted in this district. Most of the staff comments have to do with engineering comments having to do with the layout of the site and other details. City staff is making a recommendation for approval, subject to complying with staff comments.

Mr. Pearson asked Ms. Kramer if she had any questions or concerns about the staff comments.

Ms. Kramer says they have a hardship that they would like to discuss regarding the landscaping of the frontage road. She distributed plans to staff and Planning Commission members illustrating the utilities. She said that how the site is laid out currently, the right-of-way divots in and then comes out which is a hardship in and of itself because the site has a limited footprint, and it is not grandfathered in for the new zoning after LJS was created.

On the north and east property lines there are a lot of utilities within the proposed site. There are at least 20-foot easements and there are utility lines directly where the pavement is or where they could have put any kind of plantings there. Woolpert is proposing to put some of the landscaping in the right-of-way or at least in the triangular area which would not be used as part of any kind of roadway improvement. They were hoping that Planning Commission members would allow this compromise.

Mr. Pearson asked if Ms. Kramer was referring to comment number 14, landscaping within existing right-of-way is not permitted and if she had discussed this issue and their proposed compromise with City staff.

Ms. Kramer said yes, she had spoken with Mr. Boron prior to this meeting, and he said that he would like the Planning Commission to hear Woolpert's ideas and see what they think.

Mr. Boron said that the landscaping code allows the Planning Commission to provide some relief to the applicant. This request is not a variance but in situations like this where there are not many options, the Planning Commission does have some leeway in granting this type of requested change when there are no other options to explore.

Ms. Kramer said they do not have any other options. They cannot go any further south because of the requirement to have parking a minimum of 9-feet from the property line. The two-lane stacking is now located on top of the bypass lane. They cannot go any further north because of the utilities located in that area.

Mr. Pearson asked for clarification of where the applicant cannot add landscaping.

Ms. Kramer said it was the frontage area facing West Central Avenue.

Mr. Boron asked if what they are proposing could be modified to avoid any areas that might be affected by any potential future road improvements.

Ms. Kramer referred to the plans submitted and explained where the proposed landscaping would be planted.

Mr. Boron explained that in this case, the right-of-way was from prior zoning as part of this site's original development. The older streets in Springboro such as West Central Avenue and Clearcreek-Franklin Road often have the property line at the center line. Over time, the City has been asking for applicants to provide a dedication of right-of-way so that the right-of-way will be under City control and as a benefit, it comes off the tax roll for the property owner. This right-of-way was never dedicated so the applicant will be putting landscaping on their land but it will be right-of-way. The Planning Commission can find that this proposed compromise is acceptable, and the City would carry out their approval. That is what the code allows.

Mr. Dimmitt commented that the only downside is if something is done to Central Avenue, the landscaping would need to be moved.

Mr. Boron confirmed this.

Ms. Kramer said that currently the McDonald's located to the west of this site has landscaping all the way up to the public sidewalk which is out of their property line.

Mr. Sillies said that this compromise for the landscaping seems reasonable and he believes the Planning Commission should be flexible in this situation; Mr. Thompson agreed with him.

Mr. Pearson asked how the Planning Commission could amend the agenda item so that they can vote on it tonight.

Mr. Boron replied that they would vote on the item as amended as submitted by the applicant when a motion for approval is called for.

Mr. Pearson asked if the revision submitted at this meeting meets all the other staff recommendations.

Mr. Boron said yes.

Mr. Pearson asked Ms. Kramer if she had any other comments she would like to discuss this evening.

Ms. Kramer said the only other comments they wanted to discuss were Comments number 3 and 4 regarding signage location. She asked her team to address Planning Commission members.

Matthew Weymouth, 5831 Stewart Road, Columbus, introduced himself and said that they would like to create better visibility for their proposed sign. They said they had considered using the existing sign, but they were willing to work with the City and Planning Commission to have better visibility from the roadway. The sign must be set back from the utility easement so that it is not in the utility zone.

Mr. Boron said that the existing sign is obsolete and must be completely removed concurrent to this review process. The existing sign height is too high for current standards. He explained there are options for the sign height, like what is installed at Thornton's to the west. There is a sign that is in a hole at the interchange that allows for a sign that is 6-feet above the finished grade adjacent to the sign; that sign is 12-feet high but still only 6-feet above the finished grade.

Mr. Pearson asked if Ms. Kramer had any other questions. She did not.

Mr. Leedy asked for clarification regarding parking and employees coming and going to work. Does the new plan submitted reflect changes to the parking situation or have they chosen to live with what the staff comments have addressed?

Ms. Kramer replied that they were going to work with what is available onsite and go from there. Given that there is such limited space available onsite, they will utilize the shared spaces in the shopping center parking lot for employee parking.

Mr. Thompson asked if a front door had been added to the plans.

Ms. Kramer said they have proposed a bump-out at the front of the building, much like a small vestibule with a front door. They will still have the manufacturers building proposed on April 10 with a modification to the front.

Mr. Pearson called for any further questions or comments. There were none.

Mr. Pearson called for a motion to approve as amended.

Mr. Thompson made a motion to approve the Final Approval, Site Plan Review, 785 West Central Avenue (SR 73), proposed Seven Brew Coffee as amended. Mr. Dimmitt seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes; (5-0)

Mr. Pearson said the motion was approved unanimously.

C. Final Approval

Preliminary Subdivision Plan, Northeast Corner West Central Avenue (SR73) and Clearcreek-Franklin Road, residential subdivision

Background Information

This agenda item is a request for preliminary subdivision review of the proposed Eastbrook Farms subdivision located northeast of the intersection of West Central Avenue (SR 73) and Clearcreek-Franklin Road. The application was submitted on behalf of Eastbrook Farms, Inc., Lebanon, property owner. The proposal includes the development of 45 residential lots on 13.18 acres of land on the northern portion of the 83.12-acre Eastbrook Farm; the 83.12-acre property extends south to West Central Avenue (SR 73); there are no current plans to develop the remaining 66.94 acres on the parent lot. The proposed subdivision abuts the Tamarack Hills/Royal Tamarack/Royal Springs/Royal Meadows subdivisions to the north. This item was reviewed on a preliminary basis at the May 8 Planning Commission meeting.

The subject property is zoned R-2, Low-Density Residential District. The R-2 District allows residential development at a density of four dwelling units per acre on lots no smaller than 9,000 square feet; the proposed subdivision is consistent with the R-2 District development standards. The applicants propose 45 residential lots along a street parallel to Whispering Pines. Access to the subdivision would be from Clearcreek-Franklin Road to the west and Evergreen Drive to the north. The subdivision proposes two stub streets to the south: one at an extension of Evergreen Drive, and another at the midpoint of the subdivision. Open space is provided with one lot in the interior of the subdivision, and on the east portion of the subject property along Twin Creek. Proposed lots range in size from 9,375 square feet (34 lots) to 14,337 square feet.

Adjacent land uses are single-family residential to the north within the Tamarack Hills/Royal Tamarack/Royal Springs/Royal Meadows subdivisions, single-family residential to the east within the Wood Ridge subdivision, vacant land comprises the remaining 69.94 acres within the Eastbrook Farm property, and single-family residential to the west on the west side of Clearcreek-Franklin Road both in Franklin Township and Springboro. To the northwest is the Sanctuary assisted living facility.

Adjacent zoning includes R-2 District to the north within the Tamarack Hills/Royal Tamarack/Royal Springs/Royal Meadows subdivisions, PUD, Planned Unit Development, to east within the Wood Ridge subdivision, O, Office District, to the south for the remainder of the Eastbrook Farm property, and to the west PUD-R for the Sanctuary assisted living facility, R-2 for a lot to the south (8617 Clearcreek-Franklin) within the City, and Franklin Township R2, Rural Residence District (6593 Clearcreek-Franklin).

All property owners within 300 feet of the 83.12-acre property were notified by courtesy letter of the May 8 review, with information on how to access the subdivision application, and details about the meeting.

Staff Recommendation

City staff recommends approval of the preliminary subdivision subject to the following comments:

1. Change subdivision name to Eastbrook Farms, Section One.
2. Proposed development signage, if desired, subject to review by Zoning Inspector.
3. Verify house plans provided for May 8 meeting are to be used for final approval.
4. Architectural plans to be consistent with Section 1264.06 of Planning and Zoning Code.
5. Ensure that future roadway extension is not impeded by detention basin. Otherwise, relocate basin.
6. Only 19 lots are permitted to be platted prior to second entrance being constructed and platted.
7. Provide easement language, and exhibits, for east end of property including larger Eastbrook Farms property.
8. Provide central mailbox unit, which shall also be reviewed by postmaster.

9. HOA documents to be reviewed by City staff prior to recording and must be recorded prior to record plan approval by city council.

Discussion:

Mr. John Del Verne, Bayer Becker, 6900 Tylersville Road, Mason, was present to answer questions from Planning Commission members and staff.

Mr. Pearson asked Mr. Boron for a summary of this item.

Mr. Boron said this item was reviewed at the May 8 Planning Commission meeting on a preliminary basis. This case involves conventional zoning, not rezoning. It is request for subdivision review under the City's subdivision ordinance for development of the property, meeting all the R-2, Low Density Residential District, standards that are in place on the northern perimeter of the property, 400-feet wide, for 45 lots which meet the minimum requirements. Approval of this item will allow the developer to move forward to the next stage of the subdivision review process, which is platting. Several engineering comments are noted in the staff recommendations; these will be resolved as the project progresses.

Mr. Pearson asked if the next time this item came before the Planning Commission, would it be for the record plan?

Mr. Boron replied yes, there may be site development occurring prior to the record plan, but no construction will occur.

Mr. Pearson asked Mr. Del Verne if he had any questions about the staff recommendations.

Mr. Del Verne said they had no questions at this time.

Mr. Pearson asked Planning Commission members if they had any questions.

Mr. Sillies asked about the retention pond to be located on the site.

Mr. Boron said the retention pond would be in an area that will not be developed. No subdivision development will occur in the flood plain or east of the creek.

Mr. Pearson asked if there were any further questions.

Mr. Dudas stated that Comment number 7 should be amended to read "Provide easement language, and exhibits, for a multiuse trail for east end of property including larger Eastbrook Farms property".

Ms. Bee noted the amendment of Comment number 7 for the record.

Mr. Boron said that Fischer Homes submitted an additional 167-page document detailing all the construction options available for buyers to select. This was not included in the electronic packet available on the City's website; it will be added to the website as a separate document. These plans will be approved as reference. He asked Ms. Jennifer Gonzalez to explain these plans in more detail.

Ms. Jennifer Gonzalez, Fischer Homes, 7777 Washington Village Drive, Washington Township, stated that Fischer Homes is proposing their Designer Collection of homes. This is part of the same collection as what is being offered at the Wadestone subdivision currently under construction. The smallest of the homes to choose from would be a 3-bedroom, 2-bathroom ranch-style home with a basement; the largest home could go upward of 4,200 square feet with a basement. Each floorplan will have several styles of homes to choose from. The

starting price for the homes will be in the \$500,000.00 range and then upward dependent upon any options buyers may choose to install.

Mr. Pearson asked if there were any further questions. There were none.

Mr. Pearson called for a motion to approve as amended.

Mr. Sillies made a motion to approve the Final Approval, Preliminary Subdivision Plan, Northeast Corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, residential subdivision as amended. Mr. Dimmitt seconded the motion.

Mr. Pearson called for roll call.

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes; (5-0)

Mr. Pearson said the motion was approved unanimously.

D. Preliminary Review

Rezoning, 500 East Street, from R-2, Low-Density Residential District, to CBD, Central Business District

Background Information

This agenda item is based on a request filed by Massey, LLC, property owner, seeking approval to rezone approximately 1.3 acres of land located at 500 East Street. The property, which includes two separate parcels under common ownership, is currently zoned R-2, Low-Density Residential District; the applicant is requesting rezoning to CBD, Central Business District.

The property was until recently used as a single-family residence, however the applicant earlier this spring was in the process of converting part of the structure into a bed-and-breakfast. Both single-family residences and bed-and-breakfast are permitted uses in the R-2 District. While the application states that the request is to accommodate an outdoor event space, the rezoning of property permits all permitted uses within the district. A chart of permitted uses in both the R-2 and CBD is included in the meeting materials.

The property includes two structures that appear on the Ohio Historic Inventory (OVI) prepared for the City in 1997. The OVI was used as a basis to determine the boundaries of the Springboro Historic District and protected or contributing properties within it. The first structure is a circa 1850-1860 shed on the north side of the property that is presently used for storage. The second is a circa 1860 barn that was converted into a residence in the 1980s. The shed is a contributing structure of the Springboro Historic District; however, the residence is not. The Historic District's east boundary ends on the east property line of the subject properties.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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 characteristics. Policy Area 13, Historic Code, includes the subject area. The policy area recommends a mix of uses to ensure a lively interactive district including residential, service, and retail. An excerpt of the plan addressing Policy Area 13 is included in the meeting materials.

Adjacent land uses include single-family residential uses to the southwest, west, and north. To the east is an industrial area that includes Mound Steel and High Concrete. To the south is a commercial use (110 East Mill Street) and apartment building (100 East Mill Street). Adjacent zoning includes R-2 District to the west and north, M-2, Heavy Industrial District, to the west, and CBD to the south and southwest along East Mill Street.

Following the preliminary review scheduled for the June 12 meeting, the Planning Commission may authorize this item to be placed on a future Planning Commission regular meeting agenda for formal approval in the form of a recommendation to the City Council.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property. A copy of the letter is included in the meeting materials. Should this proposal move forward, the same property owners will be notified of a Public Hearing of the City Council on the rezoning of the property.

Staff Comments

City staff has the following comments regarding this agenda item.

1. Provide legal description of parcels. Contact City Engineer at 937-748-6184 for additional information.
2. No additional development is to occur in the floodway and/or floodplain without prior approval by the City Engineer.
3. Future development of site including structures and pavement subject to review by City staff under site plan review process prior to building code review.

Discussion:

Mr. Doug Massey, Massey LLC, 500 East Street, Springboro, introduced himself to the Planning Commission and staff.

Mr. Boron said this is a preliminary review regarding rezoning of property at 500 East Street. This is the first property on East Street when going northbound from East Mill Street on the right side, immediately north of an apartment building and a former taxidermy business, both located on East Mill Street. This item is for two properties, approximately 1.3 acres together. The property is currently zoned R-2, Low-Density Residential District, one of two largest districts located in the Historic District, the other being CBD, Central Business District, which is primarily along South Main Street from Central Avenue and just past Mill Street, and along Mill Street. There are other pockets located on East Central Avenue and on East Market Street near the historic Quaker meeting house. Most of East Street is zoned R-2, but not all. There is property further north on East Street at East Market Street, the former Clearcreek Township fire administrative offices and station, that is also zoned as CBD.

A letter was sent out as a courtesy to all property owners within 300 feet of these properties notifying them of the applicant's request for rezoning. Mr. Boron said that the CBD allows for residential uses, cultural and public facilities such as the historic museum, churches, businesses, and offices. If this request is approved, the applicant can use his property for any use permitted in the CBD.

Mr. Thompson asked if the house is being used as a residence currently, and if both properties have separate facilities.

Mr. Massey replied that no one is using the house as a residence at this time. It is being used for family functions occasionally. The property that has the house on it has restroom facilities, but the second property just has the historically protected shed with electric and water connections.

Mr. Sillies asked what activity is proposed for this site.

Mr. Massey said they would like to use it for outdoor wedding events, including receptions.

Mr. Sillies asked about the City's ordinance relative to noise levels and timing for events.

Mr. Boron said that the current rules require all loud noise levels to be reduced below the required decibel levels no later than 11:00 p.m. on weekends.

Mr. Dimmitt asked if there were going to be alcohol sales at the property.

Mr. Massey said they would be private events so the hosts would provide their own alcohol/beverage services. Their intent is for one party to rent the space from Friday through Sunday and the renter would hire their own caterers as desired.

Mr. Boron said that any event host who wants to provide alcohol at an event would be required to apply for a permit to sell alcoholic beverages.

Mr. Dimmitt asked if the applicant would have any control over what the renters may and may not do on the property.

Mr. Massey replied yes, they would have a contract that states the allowable usage of the property during the span of their rental time.

Mr. Thompson asked if the applicant would have any representative onsite during an ongoing event.

Mr. Massey said they would not have a representative onsite.

There was a discussion among Planning Commission members and staff about the permitted usage of the property in the future if this property is rezoned to CBD. It would allow for any permitted CBD use to be established on the property.

Mr. Thompson asked if the two properties located to the south of the applicant's property are both zoned for CBD use.

Mr. Boron said that they are both zoned for CBD.

Mr. Thompson said that there is no real reason not to extend the CBD north to include the applicant's properties. Any detriment to the use of the properties after the rezoning would be covered under other rules, regulations, and legislation.

Mr. Boron said Mr. Thompson was correct. Any activity in the City would be subject to all nuisance standards in place, including the noise ordinance that was adopted five years ago in response to complaints that were received for various events. There are specific regulations requiring music or any noise coming from any activity must stop at specific times during the week and on the weekends.

In addition to noise, there are other nuisances that need to be addressed, including parking. Operating this type of business in a residential area is a concern but all those issues would be resolved when the permit comes forward to having the business happen if it were a permitted use.

Mr. Boron stated The Architectural Review Board (ARB) would be the group that would decide if the applicant's permit would be approved because the properties are both located in the Historic District; the house is not protected but the shed is protected. Everything in this district is reviewed through a site plan review process with City staff and ARB members, like the review process for projects that come before the Planning Commission.

Mr. Thompson asked what the next step in this process would be moving forward.

Mr. Boron said that this is a preliminary review, and Planning Commission members would be asked to have a final review to then make a recommendation to the City Council. City Council will set a public hearing and at that time all the residents who were notified within 300 feet of this rezoning request would get a notification, a sign would be put up on the property and there would be a public hearing where City Council members will hear the pros and cons of what is being proposed and go through that hearing process.

Mr. Dimmitt asked Mr. Boron how the two properties under discussion fit into the overall layout of the Historic District, East Street in particular.

Mr. Boron said that on the west side of East Street, all the properties are protected properties or contributing structures, all the way up to the cross street, South Street and then one more property north of South Street up to the alley between Factory and South Streets. The house on the east side of East Street is not protected, but the shed on the second property is protected. The apartment building to the south on Mill Street is part of the Historic District but is not protected. Any new construction on either property would need to go before the ARB for approval to ensure the integrity of the district.

Mr. Pearson asked Mr. Massey if he had any questions.

Mr. Massey said he did not have any further questions.

It was determined by Planning Commission members that this item should be approved to be included on the next agenda for final approval to go before the City Council for review. No further submissions from the applicant are necessary currently.

Mr. Pearson thanked Mr. Massey for attending the meeting.

IV. Guest Comments

Mr. Pearson called for guest comments. He asked anyone who wished to speak to approach the podium and introduce themselves.

Mr. Darren Marsh, 420 South Main Street, introduced himself and said that he had addressed the City Council last year with a neighborhood petition regarding a noise complaint at Heather's Coffee and Café, 550 South Main Street. The petition asked for a required noise reduction. Heather's has taken steps to reduce the noise, and those changes have helped. He is concerned that another venue that may have live outdoor music will disrupt the neighborhood even further. Mr. Marsh is also concerned that parking on East Street will be affected negatively because he feels that there is no way to locate a parking lot on the properties being discussed. He requested that Planning Commission members not approve this request for rezoning.

Ms. Paula Marsh, 420 South Main Street, approached the podium and stated that she has the same concerns as her husband. She thinks that two music venues so close to each other will be a detriment to their neighborhood. She requested the Planning Commission to not recommend moving forward with this rezoning request.

Mr. Jonathan Duck, 435 East Street, addressed the Planning Commission and staff. He has similar concerns as previously stated by Mr. and Ms. Marsh. He said that when there was an event held at 500 East Street earlier this spring, the noise level was unacceptable, and the additional vehicles parked along the street blocked all access to his property and narrowed traffic down to one lane. He sleeps during the day and the noise will interfere with his sleep.

Mr. Joseph Behari, Jr., 404 and 408 East Street, approached the podium and introduced himself. He has the same concerns as the previous guests have voiced. He is concerned that the potential for poor behavior on the

part of the renters at any event held on this property. He feels that it will be hard to enforce any violations which might occur during an event and the results, if this item moves forward, will be disastrous.

Ms. Jane Behari, 404 and 408 East Street, introduced herself to the Planning Commission and staff. Her biggest concern with this application is the parking on East Street and connecting streets. Parking is often blocked when there is an event being held in Historic Downtown Springboro, and she feels that parking will be an ongoing issue if the rezoning is approved. The valley that the proposed venue sits in allows for sound to be channeled up the creek and is extremely loud. She is also concerned about enforcement of any noise ordinances that would be in effect both during the week and on the weekends.

Mr. Pearson called for any additional guest comments. There were none. He thanked all the residents who spoke at this evening's meeting and said that their comments would be taken into consideration.

V. Planning Commission and Staff Comments

Mr. Pearson asked if there were any further questions or comments from Planning Commission members. There were none.

Mr. Boron commented that the next meeting will be on Wednesday, July 10 at 6:00 pm in Council Chambers. The rezoning for 500 East Street will be on the agenda along with some other projects to be submitted. The deadline for submittals for the July 10 meeting is Friday, June 21 at noon.

Mr. Pearson said he would not be available to attend the meeting on July 10.

Mr. Boron said the meeting materials packet for Planning Commission members and staff will be distributed earlier than usual because of staff schedules for the week of the 4th of July holiday. It will be out on Friday, June 28.

Mr. Pearson asked for any further questions or comments. There were none.

VI. Adjournment

Mr. Pearson called for a motion to adjourn.

*Mr. Thompson motioned to adjourn the June 12, 2024 Planning Commission Meeting at 7:19 pm
Mr. Sillies seconded the motion.*

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes (5 yes - 0 no)

Mr. Pearson 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