

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, January 19, 2022

I. **Call to Order**

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

Present: Chris Pearson, Vice-Chair, Robert Dimmitt, Steve Harding, Mike Thompson, Mark Davis and Becky Iverson. Absent, John Sillies.

Staff Present: Dan Boron, City Planner; Elmer Dudas, Development Director, Ann Burns, Planning Commission Secretary.

Mr. Pearson motioned to excuse Mr. Sillies. Mr. Davis seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Pearson, yes; Davis, yes; Thompson, yes. (6-0)

II. **Appointment of Planning Commission Chair, Vice Chair for 2022**

Ms. Harding made a motion to nominate Becky Iverson as Planning Commission Chair and Chris Pearson as Planning Commission Vice-Chair for 2022. Mr. Dimmitt seconded the motion.

Vote: Thompson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Davis, yes; Iverson, yes (6-0)

III. **Approval of Minutes**

A. **December 8, 2021 Planning Commission Minutes**

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

Mr. Harding motioned to approve the October 13, 2021 Planning Commission minutes. . Mr. Dimmitt seconded the motion.

Vote: Dimmitt, yes; Harding, yes; Pearson, yes; Davis, yes; Thompson, yes; Iverson, yes (6-0)

IV. **Agenda Items**

A. **Preliminary Review, Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building #4**

Background Information

This agenda item is a request for final approval of a final development plan for the construction of a speculative commercial building on the west side of Advanced Drive in the Stolz Industrial Park. This is the

fourth such approved requested by the property owner and developer, Cincinnati Commercial Contracting. This is the fourth such building proposed by the applicant since 2020.

The subject property is located approximately 500 feet northeast of the terminus of Advanced Drive.

The applicant is proposing to construct a one-story, 20,200-square foot flexible space commercial building for a future user. No address has been assigned for the property at this point in time; addresses are typically not assigned by the Engineering Department until further into the site development process. The proposed commercial building will be located on 6.72 acres of undeveloped land; the property owner plans to develop their remaining 1.506 acres of undeveloped land, located immediately to the south, as soon as practicable.

The subject property has frontage on Advanced Drive. Adjacent land includes other properties in the Stoltz Industrial Park are occupied by the following businesses: to the north Hanover Products at 125 Advanced Drive and the developing property at 175 Advanced Drive, Armstrong Trailer. The latter was approved by Planning Commission at their November 10th. To the east and southeast are Advanced Interiors at 240-250 Advanced Drive, and to the south A-1 Mechanical at 235 Advanced Drive. The subject property also borders to the west undeveloped property in Franklin Township with frontage and access provided from Sharts Road to the west.

The subject property is zoned PUD, Planned Unit Development, and is part of the Advanced Drive PUD that coincides with the Stolz Industrial Park. The Advanced Drive PUD was created in 1997 to accommodate light industrial development of the area in collaboration with the Stolz estate. The remainder of the estate is now Clearcreek Park. The PUD zoning designation permits the use of the property for office and light industrial development. Land to the west in Franklin Township was recently rezoned to accommodate a residential subdivision.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Provide a color rendition of proposed building exterior.
2. Provide elevations for proposed dumpster screening.
3. Parking supply may need to be adjusted when end user is identified.
4. Following preliminary review by Planning Commission, prepare a landscaping plan for review for compliance with Chapter 1280, Landscaping. Mark existing trees 4 inches DBH or larger for credit against landscaping requirements.
5. Revise lighting plan to address photometric analysis which exceeds 6.0 foot-candle maximum in the proposed loading area and on the southwest and southeast corners of the building, an. Also revise the plans to comply with the maximum to minimum (10:1) and average to minimum (4:1) ratios permitted by code.
6. Construction requirements within the existing pipeline easement area to be worked out with pipeline companies.
7. Identify Benchmark.
8. Provide detention basin calculations for review
9. Final revised and approved site plan shall be submitted to include all comments by staff and planning commission to have signature of the owner or duly authorized officer and stamped certified by a professional engineer.
10. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.

11. Clearcreek Fire District has no comments at this time.

Discussion

The applicant, Mr. Christian Stone was present to discuss his application for a new commercial building on Advanced Drive. He stated that they have reviewed all the staff comments and have no issues complying with them. He noted this building has a speculative use at this time.

Mr. Harding stated this building seems straightforward, and very similar to the last building that was approved.

Mr. Boron noted the submittal deadline for the February 9th meeting is Friday, January 21st.

B. Recommendation for Adoption - Springboro Master Plan

Background Information

City staff is requesting that the Planning Commission review and approve a recommendation to City Council to adopt the Springboro Master Plan at their January 19, 2022 meeting. As indicated in staff's January 6th memorandum that accompanied the draft report distributed to members of Planning Commission, the plan would replace a similar plan adopted by City Council in 2009.

The plan has been under review by the City since August 2020. At that time City staff solicited proposals from consulting firms. The City received 17 proposals by the submittal deadline, and short listed from that number to three consulting teams that were interviewed with representatives of the Master Plan Steering Committee. The consulting team consisting of MKSK as lead consultant, supported by Epic Small, and The Greenway Collaborative, was selected to complete the plan.

MKSK began work in September 2020, and the nine-member steering committee began meeting in October 2020 and continued to work through the pandemic meeting in person and virtually, conducted two rounds of public input meetings, and two surveys. Planning Commission members Becky Iverson and Steve Harding served on the Steering Committee. At its meeting on December 14th, the Steering Committee approved a recommendation to adopt the plan. The draft dated December 20, 2021 includes a number of revisions incorporated into the document that were included in the motion.

Sean Hare of MKSK has been the City's primary point of contact on this project and will be participating in the meeting on January 19th by webinar. Along with City staff, he will review the planning process used to complete the plan, review plan recommendations, and answer any questions from members of Planning Commission.

Following action by the Planning Commission, the plan will be placed before Springboro City Council for review and adoption.

Staff Recommendation

City Staff recommends Planning Commission to approve a recommendation to City Council to approve the Springboro Master Plan, draft dated December 20, 2021.

Discussion

Mr. Boron reviewed the process involved in updating the master plan, which has been under review by the City since August, 2020. The City solicited proposals from consulting firms and out of the 17 that were received, three were interviewed, and MKSK was selected as lead consultant with support from Epic Small and The Greenway Collaborative. The MKSK team began work in September, 2020. The process was guided by a nine-member steering committee that included Becky Iverson as Chair and Stephen Harding. Mr. Boron introduced MKSK's lead consultant Sean Hare.

Mr. Sean Hare from MKSK joined the meeting via Zoom to provide additional details on the planning process used to complete the plan as well as plan recommendations.

Ms. Iverson thanked him for all his work on the Master Plan and for today's presentation.

Mr. Harding acknowledged that this is a long process and the plan provides valuable guidance for both planning and zoning of future development.

Mr. Dimmitt confirmed that this plan does not change any zoning.

Mr. Harding confirmed that was correct, but it does provide the ability to change zoning in the future.

Mr. Pearson agreed this provided a necessary guide for City staff and the Planning Commission.

Mr. Boron referred to an email from Chris Pearson pointing out a few comments and errors in the plan. He reviewed these errors and recommended corrections for policy area #12 on pages 70-71, as well as bullet points 1, 2 and 4. He also explained that staff recommends that a small corner at SR 73 and Red Lion-Five Points Road (1/4 of the site) be zoned commercial to allow office uses.

Mr. Dimmitt referred to the executive summary, page 1, that the phrase "No longer is Springboro the home or the traditional nuclear family". It appears the word "or" should be "of".

Mr. Boron noted this correction. He stated that no public comments were received on the plan, and staff recommends the plan, including today's corrections, be forwarded to Council for adoption.

Ms. Iverson asked for a motion to recommend adoption of the Springboro Master Plan incorporating the comments discussed.

Vote: Dimmitt, yes; Harding, yes; Pearson, yes; Davis, yes; Thompson, yes; Iverson, yes (6-0)

V. Guest Comments

There were none.

VI. Planning Commission and Staff Comments

Mr. Boron stated that next Planning Commission meeting is scheduled for February 9th and the deadline is Friday, January 21st.

Mr. Boron also announced there are two public hearing scheduled for the City Council tomorrow night, one for 1360 South Main Street and also for 110 East Mill Street.

Adjournment

Mr. Harding motioned to adjourn the January 19, 2022 Planning Commission Meeting at 6:47 pm
Mr. Pearson seconded the motion.

Vote: Dimmitt, yes; Harding, yes; Pearson, yes; Davis, yes; Thompson, yes; Iverson, yes (6-0)


Becky Iverson, Planning Commission Chairperson


Dan Boron, Planning Consultant


Ann Burns, Planning Commission Secretary