

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, February 10, 2021

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Meeting to order at 6:00 p.m. by video conference.

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

Staff: Dan Boron, City Planner; Elmer Dudas, Development Director; Chad Dixon, City Engineer, Dan Fitzpatrick, Building/Zoning Inspector, Jerry McDonald, City Attorney and Ann Burns, Planning Commission Secretary.

Also present were Aaron Blue, Onyx Creative, and Wendy Moeller with Compass Point Planning.

II. Approval of Minutes

A. January 12, 2021 Planning Commission Minutes

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

There were none.

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

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

III. Agenda Items

A. Final Approval - Site Plan Review, 505 West Central Avenue (SR 73), Tractor Supply Company, greenhouse addition

Background Information

This agenda item is a request for site plan review approval for the addition of a 4,200-square foot greenhouse to the Tractor Supply Company's retail store located at 505 West Central Avenue (SR 73). The application was filed by Onyx Creative, architects, on behalf of the property owner.

The applicant is proposing to construct a 35-foot by 120-foot greenhouse enclosure on the east side of the existing 20,800-square foot Tractor Supply building. The greenhouse is proposed to be located within a fenced outdoor sales area on existing pavement.

The greenhouse project is part of a larger plan for improvements to the interior of the building that are not subject to Planning Commission review.

The subject property is zoned HBD, Highway Business District, a zoning category that permits the proposed structure on the site. The subject property has frontage on West Central Avenue with access provided by the signal located at the intersection of West Central Avenue and Clearcreek-Franklin Road. Though interconnected private drives the property is also accessible from South Pioneer Drive.

Adjacent land uses include farmland to the east; to the south industrial (Sunnex) and a regional detention pond; retail (LCNB, Papa John's, and Four Seasons Car Wash) and public (Springboro Post Office) to the west; office (Remax) to the northwest; and undeveloped to the northeast. Existing zoning for the vicinity of the site is O, Office to the east and northeast; HBD to the west and northwest; and ED, Employment Center District to the south.

Given that this request represents a relatively minor change to the site, no net increase in the volume of impermeable surface, City staff recommends final approval of the site plan subject to complying with staff comments. No City Council action is required on this agenda item.

Staff Recommendation

City staff recommends APPROVAL of the site plan for 505 West Central Avenue under this application subject to the following conditions:

1. Notes on sheet AS1.0 reference the possible installation of landscaping and site lighting. Applicant to coordinate with City staff on changes to landscaping (Chapter 1280) and lighting (Chapter 1273) for compliance with code requirements.
2. Provide dimensioning on sheet AS1.0 for proposed structure.
3. Please indicate plans for outdoor storage and display on the site.
4. Provide revise drawings incorporating all staff comments along with signature of the owner or duly authorized officer.
5. An "As Built" drawing showing as built location and elevations of all improvements shall be
6. The Clearcreek Fire District has no comments at this time.

Discussion:

Mr. Boron reviewed the project description and the staff comments noting that the proposed location already has an existing concrete pad and the current zoning structure does permit use of the proposed enclosure.

Aaron Blue, Onyx Creative, stated that he has received and reviewed all comments and have no issues or problems with them.

Mr. Harding stated that the project appears straight forward and he has no objections.

Mr. Pearson referred to the fence line and asked if the propane is being moved.

Mr. Blue explained that the propane will be relocated to the front for easy access.

Mr. Pearson asked if the existing doors out to this area would remain the same.

Mr. Blue noted that they would remain, and plans include the addition of sliding doors.

Ms. Iverson asked for a motion for approval of the Site Plan for 505 W. Central Ave., Tractor Supply greenhouse addition.

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

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

B. Discussion
Planning & Zoning Code Text Amendment, Sign Code

City staff have been at work with Wendy Moeller, Compass Point Planning, and Jerry McDonald, City Attorney, on a revision to the City's sign code. This work follows the outline, in the form of a sign code audit, that was discussed at the November 11, 2020 Planning Commission meeting. We are requesting time during the February 10th meeting to review the proposed changes to the sign code in preparation for a formal recommendation to City Council.

Given the large size of the draft amendments and accompanying memorandum, we will be distributing the materials associated with this agenda item in paper form to your home later this week. We will also make digital copies available to members of Planning Commission.

Discussion:

Mr. Boron introduced Wendy Moeller, FAICP, Compass Point Planning, who is serving as consultant on the sign code update, and shared the PowerPoint slides that she will be presenting.

Ms. Moeller explained that the purpose of the update is to revise the sign code to comply with changes in federal law and address ongoing issues with the administration of the current standards. She reviewed the process of the update which began with a sign code audit, the draft sign code being reviewed tonight, and then final adoption. Ms. Moeller explained legal aspects of a code update, provided examples of legal cases regarding the message on signs as well as commercial and noncommercial messages. She clarified the types and sizes of signs allowed in Springboro to accommodate modern practices, noting that it is recommended that the sign district map be replaced with a system based largely on zoning districts. Ms. Moeller reviewed each section of the sign code that was updated. She stated that the entire set of definitions that are now located in chapter 1281 will be consolidated with the rest of the definitions in the zoning code, chapter 1290. These definitions have been updated to define the set of sign types used in the code.

Mr. Boron noted that the City Manager has also been involved in this update and he expressed the importance of this update for the business community. Feedback from several business center owners agree that the update will provide more flexibility.

Mr. Harding agreed this is a positive move for the business community.

Mr. Pearson felt the consultant did a thorough job of streamlining the project.

Mr. Sillies asked if there was currently any limits on the number of flagpoles.

Ms. Moeller explained there are currently no limits and it might be best to address that issue.

Mr. Thomson stated some people may also want to display multiple flags on the same pole, but does understand the need for some limitations.

There was a brief discussion regarding concerns about the variety and sizes of flags and flagpoles and the need for some limitations.

After the discussion, Mr. Boron summarized that the number of flagpoles allowed will be 3 or more and height regulations will be based on district. These revisions will be incorporated in the comments for final approval.

Mr. Boron asked Mr. McDonald to address Section 1281.16 regarding changes to the manner in which variances of the sign code are addressed.

Mr. McDonald outlined this section of the sign code explaining that variances for sign area will now be permitted, and this will now come before the Planning Commission rather than the Board of Zoning Appeals. The BZA standards will continue to hear all other variances with respect to the sign code.

Mr. Boron noted that the planning commission currently hears variances from Planned Unit Developments (PUD) since at least the last update to the Planning & Zoning Code in 2015, so this is not new for the planning commission.

Mr. Boron stated that if everyone is in agreement, the sign code will be on the agenda for the March 10th meeting for formal adoption, followed by the review and approval process of City Council, including a public hearing.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Mr. Boron stated that next meeting is scheduled for March 10, 2021, he does expect to have one agenda item as well discussion of the sign code.

Mr. Davis asked if there has been any discussion of future in-person meetings. Mr. Boron stated he is not aware of any discussion since the state of emergency is still in effect.

Adjournment

Ms. Harding motioned to adjourn the February 10, 2021 Planning Commission Regular Meeting at 6:55 p.m. Mr. Thompson seconded the motion.

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



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Ann Burns, Planning Commission Secretary