

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, June 8, 2022

I. Call to Order

Chair Becky Iverson called the Springboro Planning Commission Meeting to order at 6:05 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

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

Staff Present: Dan Boron, City Planner; Chad Dixon, City Engineer; Lois Boytim, Acting Planning Commission Secretary.

Mr. Thompson motioned to excuse Mr. Harding. Mr. Davis seconded the motion.

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

II. Approval of Minutes

A. May 11, 2022 Planning Commission Minutes

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

Mr. Pearson motioned to approve the May 11, 2022 Planning Commission minutes. Mr. Dimmitt seconded the motion.

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

III. Agenda Items

A. Final Approval, Final Development Plan, The Springs PUD, Planned Unit Development, apartment component

Background Information

This agenda item is a request for formal approval of the final development plan for a portion of the apartment component of The Springs PUD, Planned Unit Development. The application was submitted by PLK Communities, Cincinnati. The property is owned by The Siebenthaler Company. This item was the subject of approval of a revision to the approved general plan at the April 13th Planning Commission meeting.

As indicated in the submitted materials, the applicant is proposing to construct 168 apartment units on a 16.05-acre site located on the northeast portion of The Springs PUD. The site is situated between The Falls apartment complex on the east, and the Waterside condominiums to the west. Both The Falls and the Waterside condominiums are also in The Springs PUD. The property has frontage on Springs Boulevard;

access is also proposed from the east through The Falls apartments to Yankee Road as well as to the west through the Waterside condominiums. The northern property line for the site coincides with the Warren-Montgomery county border. Lands to the north are within Washington Township.

The 16.05-acre site was approved for apartment development as part of the general plan for what is now The Springs PUD in early 2002. A total of 305 apartments were approved at that time consisting of 30 10-unit buildings and a 5-unit building including the management office, a clubhouse building including a pool. Part of that approval was replaced by Planning Commission's April 13th action on the general plan revision.

Later, two phases of apartment development were approved by the Planning Commission in the final development plan stage of the approval process, one each in 2002 and 2003, based on an application filed by the developer, Coffman Development, both as The Falls apartments. The northern tier of the apartments were reviewed and approved first, consisting of 15 apartment buildings and the clubhouse, with 15 additional buildings on the southern tier. The phases were oriented east to west, with both phases crossing the utility lines that bisect the site and access across a set of underground utility lines. Coffman Development developed just the eastern portion of each phase along the Yankee Road side of the property beginning in 2005. Development of this portion of the site continued until 2010/2011 when the current 135 apartment units—13 ten-unit buildings and one 5-unit building with clubhouse—configuration was arrived at. The Siebenthaler property was later split from the built portion of The Falls apartments. The 2002/2003 Planning Commission approval to construct 170 apartment units on the site remains in effect.

PLK Communities is proposing to construct 168 apartment units on the site. The proposal includes nine 16-unit apartment buildings, three 8-unit apartment buildings, a clubhouse facility, and a number of stand-alone garages and dumpster enclosures. Access will be provided with a driveway connecting to Springs Boulevard. The revised plans indicate three potential access points: one to The Falls and in turn Yankee Road, and two to Waterside. PLK Communities has indicated their intention to develop the project in one section.

Final development plan review and approval is the second stage of the three-stage PUD approval process. No action of City Council is needed on the final development plan. Record plan review and approval is the third stage of the approval process, however no record plan is required as the site has already been subdivided.

Existing zoning in the vicinity of the site is PUD to the east, south, and west, all part of The Springs PUD. Zoning to the north is zoned PD-T, Planned Development Transition District, under the Washington Township Zoning Resolution, a district whose purpose is "...to allow for orderly growth and development Washington Township and abutting municipalities." Existing land uses in the vicinity of the site include The Falls apartments to the east, St. Mary's church to the southeast, the single-family residential component of The Springs to the south, to the west the Waterside condominiums component of The Springs, and to the north in Washington Township, Montgomery County, and the Yankee Terrace single-family residential subdivision.

Staff Recommendation

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

1. Provide plans and written documentation of two access points to the site. No Building Permits may be applied for before documentation is received.
2. Relabel plans as final development plan, not site plan.

3. Provide architectural elevation for the typical residential buildings on the site including materials, color, and scale, for inclusion on the final development record.
4. Revise landscaping plan for compliance with Chapter 1280, Landscaping, of the Planning and Zoning Code:
 - a. Landscape designer to work with staff to verify location and distribution of plantings satisfying site landscaping requirement.
 - b. Increase size of Emerald Green Arborvitae to a minimum of 6 feet.
5. Provide a photometric analysis in foot-candles verifying compliance with Chapter 1273, Exterior Lighting, of the Planning and Zoning Code for parking areas, drives, and walks. Chapter 1273 also applies to architectural lighting including wallpaks.
6. Verify proposed lighting complies with maximum 3500° Kelvin color-temperature standard.
7. Manufacturer information for the Lithonia RSX1 lighting is consistent with Chapter 1273 excluding non-horizontal installation included in submitted materials.
8. Provide details of proposed bicycle parking facilities; parking to comply with City standards for bicycle racks.
9. Plans to be signed by the owner/developed at the final approval stage of the general plan review process.
10. Provide complete site design and development standards for building placement and ancillary facilities.
11. Provide storm water/detention calculations for review.
12. Provide storm water Pollution Prevention Plan and provide mechanism for the storm water facility maintenance. Add silt fence along the south and west perimeter.
13. Post office to review the central mailbox unit location
14. Resubmit engineering construction drawings per city specifications. Sample drawings will be provided to the engineering consultant as an example.
15. Provide utility general notes (water, sewer, storm) as well as design details. Revise the drawing to make it legible, as the text print is too small.
16. Include water main, storm and sanitary sewer in same profile view.
17. Provide water meter room in each building for city water department employee access.
18. Fire hydrants to be American Darling B-52-B with 5" Storz connection. Water main to be class 52 ductile iron pipe with minimum 54" cover. Also, locate existing 12" water valve on the south side near east property line.
19. Provide street names (private).
20. Provide dumpster enclosure details.
21. Detain the storm water from the existing 42" storm pipe from the east per the original design of the apartment complex.
22. Please be advised that the Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Ohio Building Code and that all fire hydrant components shall meet those of the City of Springboro Water works.
23. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
24. Pursuant to Section 105.4.3 of the Ohio Fire Code. It shall be the responsibility of the applicant to ensure that the construction documents include all of the protection requirements and shop drawings are complete and in compliance with the applicable codes and standards. Construction documents reviewed by the fire code official in accordance with paragraph (D)(2)(a)(104.2.1) of this rule or construction documents approved with the intent that such construction documents comply with all aspects with the code. Review and approval shall not relieve the applicant of the responsibility of compliance with the code.
25. Fire Department connections for all sprinkled buildings shall be with-in 75 feet of a fire hydrant on the public water system. All fire department connections must have a 5" Storz connection with a 30 degree downturn and includes a cap attached by a cable or chain. Fire Department connections must be visible and unobstructed at all times.

26. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
27. One additional fire apparatus access road is required by the fire district due to the density and the potential for impairment of a single road into this complex.
28. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The building department will contact the fire district and advise us of date and time of testing. The Fire Marshal or district representative will witness all testing.

Discussion:

In attendance to discuss their application were Mick Oaks, PLK Communities, and Justin Verst, Viox & Viox.

Mr. Oaks reviewed the plan for the Commission. No changes have been made to the application in the last sixty days.

Ms. Iverson asked for questions or comments.

Mr. Boron corrected the staff comment #9 to state, "Final Development Plans to be signed by the owner/developer".

Mr. Pearson asked if that was to ensure the owner understands the staff recommendations.

Mr. Boron answered yes.

Mr. Thompson asked whether some of the staff recommendations had been worked through and whether they are shaved out before the final submittal.

Mr. Oaks answered yes the recommendation have been worked through.

Mr. Boron commented that staff works on the assumption that they will not have a perfect plan. Staff will look ahead and give advisory comments as they move forward. Some comments are forecasting engineering issues and building code review. The last two comments involve review by the fire department.

Mr. Thompson asked whether the City then monitors compliance.

Mr. Boron commented that staff works with the applicant to work through the comments.

Mr. Oaks commented that he has been working with Elmer Dudas, City Engineer, and 75% of the comments have been worked through.

Ms. Iverson called for a motion to approve the Final Development Plan, The Springs PUD, Planned Unit Development, apartment component with the change to staff comment #9.

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

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

B. Preliminary Review

Final Development Plan, 150 Advanced Drive, Advanced Drive PUD, Planned Unit Development, addition to industrial building

Background Information

This agenda item is a request for preliminary review of a final development plan for the proposed expansion of the Alfons Haar, Inc., located at 150 Advanced Drive in the Advanced Drive PUD, Planned Unit Development. The application was submitted by Ferguson Construction, on behalf of Alfons Haar, Co., business and property owner. The expansion includes two additions, the larger being a 9,150-square foot addition on the rear (northeast) side of building to expand the shop floor. A smaller, 810-square foot addition on the side/south side of the existing building would house two Modula units that currently occupy the shop floor. This addition would extend above the existing roofline, up to 44 feet, which is permitted by code.

The existing facility was originally approved by the Planning Commission in 2006 with the construction of a 14,400-square foot building approved by the Planning Commission with provisions to expand the facility up to 25,400 square feet. The Planning Commission approved a 6,000 square foot addition in 2013 on the rear/north side of the building to bring the site to its current configuration.

Adjacent uses include CBT to the north, Advanced Engineering Solutions to the south, and Hanover Products to the west on the west side of Advanced Drive, all located within the Advanced Drive PUD/Stolz Industrial Park. To the east is General Dynamics, accessed from South Pioneer Drive, which is zoned ED, Employment Center District.

Staff Comments

City staff has the following comments at this time:

1. Provide color rendition of proposed addition. Indicate color match to existing structure.
2. Indicate building population at build-out to determine off-street parking requirement.
3. Provide lighting plan consistent with Chapter 1273, Exterior Lighting, of Planning and Zoning Code.
4. Provide storm water/detention calculations.
5. Provide storm water pollution prevention plan.
6. The new expansion shall be tied into the existing sprinkler system.
7. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The building department will contact the fire district and advise of date and time of testing. The Fire Marshal or district representative will witness all testing.

Discussion:

In attendance to discuss their application were Brian Johnson of Alfons Haar, Inc. and Brandon Rose of Ferguson Construction.

Mr. Boron reviewed the application for the commission. He commented that the use is compliant with the zoning code and meets the setbacks. There are a small list of staff comments.

Mr. Pearson asked about the need for the 44" roofline.

Mr. Johnson explained that it is a vertical storage unit, a "vertical lazy susan" which explains the need for the higher roofline.

Mr. Boron commented that Mr. Rose can ask for a footer foundation permit in order to move ahead. Formal approval can happen as early as the July 13th meeting. He also commented the applicant should be aware of the storm water requirements.

VI. Planning Commission and Staff Comments

Mr. Boron reported that the next meeting is scheduled for July 13th.

Mr. Boron commented that a discussion of solar panels will continue at a later date.

VII. Adjournment

Mr. Thompson motioned to adjourn the June 8, 2022 Planning Commission Meeting at 6:21 pm. Mr. Davis seconded the motion.

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



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Lois Boytim, Acting Planning Commission Secretary