

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, October 13, 2021

I. Call to Order

Vice-Chair Chris Pearson 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 and John Sillies. Absent, Mark Davis and Becky Iverson

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

Mr. Harding motioned to excuse Mr. Davis and Ms. Iverson. Mr. Dimmitt seconded the motion.

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

II. Approval of Minutes

A. September 9, 2021 Planning Commission Minutes

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

Mr. Harding motioned to approve the September 9, 2021 Planning Commission minutes. . Mr. Dimmitt seconded the motion.

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

III. Agenda Items

A. Final Approval, Site Plan Review, 1345 Lytle-Five Points Road, The Ravine at Settlerspointe assisted living facility

Background Information

This agenda item is a request for site plan review approval, filed by James Alt, representing Seva Group LLC, property owner, seeking approval to construct a 32,770-square foot, 48-bed assisted living facility on property located at 1345 Lytle-Five Points Road. The proposed assisted living facility is proposed immediately to the south of the existing BeeHive Homes facility. That facility was reviewed and approved by the Planning Commission in 2017 with construction completed in 2018. The subject property is zoned O-R, Office Residential District, a zoning designation that allows assisted living facilities as a permitted use. The proposed building is permitted under the O-R District provisions. The O-R District places no limitations on the maximum size of buildings. The proposed site plan is consistent with all design and development standards including but not limited to setbacks, building heights, and lot coverage.

The proposed Ravine at Settlerspointe assisted living facility will use the same access drive to Lytle-Five Points Road as the existing one to the north. That drive terminates with a turnaround at the northwest corner of The Ravine property.

Adjacent land uses include single-family residential in Clearcreek Township to the east on East Tamarron Court and in the City of Springboro on Westchester Court, both located within the Woodland Greens subdivision. The property at the western terminus of Westchester Court, and immediately abutting the southeast corner of the subject property, is a detention pond owned by the City of Springboro. To the south is undeveloped land, to the west a retention pond serving retail development at the southeast corner of North Main Street and Lytle-Five Points Road (Keybank, Settlers Station shopping center) as well as a vacant parcel fronting Lytle-Five Points Road. To the north is the existing BeeHive facility.

Adjacent zoning includes Clearcreek Township R-1, Rural Residence District and City of Springboro R-1, Estate-Type Residential District to the east corresponding to the Woodland Greens subdivision. To the south is O-R District, and to the west, is O-R District and LBD, Local Business District corresponding to the Settlers Station shopping center and adjacent development.

This item was reviewed on a preliminary basis at the July 14, 2021 Planning Commission meeting at which time this item was approved to be placed on a future agenda for formal approval.

This agenda item appeared as BeeHive Homes in the meeting materials for the July 14, 2021 Planning Commission with an address of 1325 Lytle-Five Points Road.

The Planning Commission's review of this site plan is to following the provisions of Section 1284.08, Site Plan Review Criteria Applicable to All Land Uses that is included here:

1284.08 Site Plan Review Criteria Applicable To All Land Uses.

The Planning Commission shall review the site plan and the reports of City staff at a meeting on a preliminary basis subject to submission of an application consistent with the deadlines established by the Director of Planning (see Figure 10 at the end of this chapter). At the preliminary review, the Planning Commission shall determine if formal review of the site plan is appropriate at its next meeting if all of the following requirements are met and/or recommend modifications thereof to the applicant or landowner if any of the following requirements are not met:

- (a) The application shall be fully and accurately completed;
- (b) The substance of the plan shall conform to the provisions of this chapter and any other Municipal ordinance or state or federal law, or provide an explanation of why any nonconformity should be allowed;
- (c) The plan shall provide adequate parking, loading and vehicle stacking facilities, open space, and lighting systems. Permitted parking shall be separated by buildings or properly designed walkways, trees, greenspace or by other comparable techniques;
- (d) The plan shall provide for adequate pedestrian and vehicular circulation within the development and adjacent public right-of-way;
- (e) The plan shall access the public roadway via curb cuts shared with adjacent uses to the maximum extent feasible, consistent with sound traffic engineering standards;
- (f) The plan shall provide adequate utility, waste disposal or sanitary services;
- (g) The plan shall create a satisfactory and harmonious relationship between the development of the site and the existing and prospective development of contiguous land and adjacent neighborhoods;

- (h) The plan shall include all dedications of easements and rights-of-way, and all public improvements, to conform to and implement municipal plans for utilities, streets and open space preservation and development;
- (i) The plan shall include landscaping and screening in conformance with municipal ordinances, administrative standards or other reasonable criteria;
- (j) The plan shall eliminate any existing conditions hazardous to health or safety, shall not create such conditions, and shall not create a nuisance;
- (k) The plan shall include all design elements and expressly state all operational limitations recommended by the Commission which are reasonably related to the public health, safety and general welfare and which are desirable to serve the premises or minimize the adverse effects of the plan on the neighborhood or community;
- (l) Walkway/bikeways fronting on public roads shall be designed and integrated with the screening and landscaping in a manner conforming to the relevant renderings provided in the City's Bicycle Pedestrian Plan; and
- (m) Walkway/bikeway design, landscaping and plant material selection, and screening techniques shall not only relate to the development of the subject site but also coordinate with the existing and prospective development of adjacent sites and public facilities. (Ord. 0-15-4. Passed 2-19-15.)

The City is in receipt of an objection from representatives of the Woodland Greens Homeowners Association regarding the July 14, 2021 review of this agenda item. That documentation is included in the meeting materials.

Staff Recommendations

City staff recommends APPROVAL of the site plan for The Ravine at Settlerspointe located at 1345 Lytle-Five Points Road subject to compliance with the following comments:

1. Verify rear and side setbacks comply with 40-foot minimum at the overhang.
2. Update sheet A102A so that it matches the stated scale (1/8 inch equals 1 foot), and so that exterior color key matches elevations.
3. Indicate plans for screening of dumpster facilities. Also indicate if other screening matches that of the adjacent BeeHive facility at 1325 Lytle-Five Points Road in terms of color, materials, and appearance.
4. City staff recommends permitting up to 36 parking spaces on the site plan, consistent with ITE Parking Generation, 5th Edition, that requires a minimum of 1 parking space for each 2 rooms/occupancy. City code allows a maximum of 150% of that figure. The site plan shows 38 spaces.
5. Signage for the proposed use subject to review by the City of Springboro Zoning Inspector.
6. For proposed landscaping plan on sheet L-1, the following comments apply:
 - a. Shade trees to be a minimum 2.5 inches DBH, ornamental trees to be 2 inches DBH, and evergreens 6 feet in height per Chapter 1280, Landscaping, of Planning and Zoning Code.
 - b. City staff recommends accepting preservation of existing trees on site for use on south property line adjacent to undeveloped O-R lot, and site landscaping requirements.
7. Revise lighting plan accordingly for compliance with Chapter 1273, Exterior Lighting:
 - a. Use only fixtures with color-temperature of 3500° Kelvin or less (4500° indicated on plans).
 - b. Photometric analysis exceeds 4:1 average to minimum and 10:1 maximum to average ratios.
 - c. Include lighting specifications for wall pack and under-canopy lighting, if applicable, and include in photometric analysis.
 - d. Verify no light trespass onto adjoining detention pond, residential area to east.
8. Provide information verifying that the existing detention facility is designed for the proposed site.

9. Add note stating 6" sanitary sewer lateral to be SDR 35 or SCH 40 material.
10. Add note stating 6" water main to be class 52 ductile iron pipe.
11. Water meter to be located inside building with remote reader.
12. On grading plan, bold the proposed grading lines to stand out from existing grades.
13. Provide temporary stone construction entrance as noted on plans.
14. Dimension the parking lot setback to north property line to verify the required minimum 9 foot setback.
15. Identify benchmark.
16. 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.
17. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
18. 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.
19. All test of systems shall be scheduled through the Springboro Building Department 48 hours prior to testing. The Building Department will contact the fire department and advise us of date and testing. A fire department representative will witness all testing.
20. We will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
21. 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" Stortz 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.
22. A fire extinguisher plan must be submitted to the fire department. Placement and installation must be done prior to final building inspection.
23. All monitored fire systems shall have a remote annunciator panel at the main entrance to the building for fire department use.

Discussion:

Mr. James Alt and Mr. Steve Butler from Alt Architecture were present to discuss their application. Mr. Alt explained that they have reviewed all 23 staff comments, and only need to ask for consideration on item #4 regarding parking spaces. Mr. Alt requested consideration for 2 extra parking spaces, which would be a total of 38.

Mr. Harding noted there could be additional caretakers at the facility throughout the day, and did not feel that 2 extra spaces was unreasonable.

Mr. Alt noted that with a greater number of people seeking this level of care, there is a need to provide some parking for residents as well as daytime visitors.

Mr. Dimmitt asked if the site plan will still meet landscape requirements with the 2 additional spaces.

Mr. Alt assured him that it would.

Mr. Sillies asked if there have been any more problems with noise from cars and horns beeping.

Ms. Angi Sharp, Administrator from The Beehive, explained they have instructed staff to keep this at a minimum, and she has not observed any excessing noise from cars.

Mr. Boron noted comments #18-22 from the fire department due to the nature of the facility.

Mr. Alt explained that all of his consultants have no problem complying with these comments and the facility is highly regulated.

Mr. Harding wanted to confirm that all the landscape requirements have been met.

Mr. Boron explained that they were approved for The Beehive back in 2018 during the first phase, and staff has confirmed that all existing landscape requirements have been met at the time of installation and the trees are still on the site.

Mr. Alt reviewed plans that are similar to the first phase which includes minimal disturbance to the existing tree line as well as additional trees that exceed the minimum requirements.

Mr. Dimmitt expressed concerns that a 32,000 square foot building in addition to the existing building may be too large for the area.

Mr. Harding noted that the original plan included three separate building which has been reduced to just these two buildings. He asked for clarification that the current O-R District does not have any size limitations for the buildings, rather it is determined by the size of the lot.

Mr. Boron confirmed that was correct and further explained that a combination of the size of the building, storm water management, and parking also sets size limitations for site development.

Mr. Dimmitt noted that this will be a very large building in the middle of a residential area.

Mr. Pearson does not see any issues with the size if it meets the code requirements. He also asked if this is also regulated by the Master Plan.

Mr. Boron explained that the O-R District provides setbacks and minimum standards and all of these have been met.

Mr. Sillies asked what percentage of the property will be covered with the building.

Mr. Butler stated that the actual percentage of lot coverage by building, parking, and other incidentals is 52.2%, which is well under the maximum 75% for the O-R District.

Guest Comments:

Mr. Pat Janis, attorney representing the Woodland Greens Homeowners Association (HOA), shared concerns of the HOA that the size of the building is too large. He stated that even the first Beehive facility has already increased the noise, congestion and traffic in the area. Mr. Janis stated that this additional building will increase these problems even further. He referred to the packet that was submitted which included a state of objections to this proposed addition, noting that it would be detrimental to the community and it is not appropriate for the O-R District. Mr. Janis requested that the Commission vote to deny this application.

Ms. Jan Van Maldeghem, 1860 West Tamarron Court expressed her concerns about this addition as well. She agreed that this was not an appropriate building for this neighborhood, noting that it will result in increased noise and traffic.

Mr. Paul Van Maldeghem, 1860 West Tamarron Court, also expressed his opposition to this proposed building. He stated there were trees that were never put back after completion of the first building, there will be additional reduction to the landscape and there would be a negative impact to the neighborhood.

Mr. Boron noted that the handout provided by the HOA's attorney did not include the size of a building in the O-R District, 630 North Main Street, occupied by Cardinal Health, which is 24,000 square feet. There have been other buildings that were approved in the O-R District that are in the same size range including at 245 . This proposed building is a permitted use within the O-R District and has been since 2015.

Mr. Pearson asked for a motion to approve the Site Plan for 1345 Lytle Five Points Rd., the Ravine at Settlers Pointe, assisted living facility

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

Vote: Harding, yes; Sillies, yes; Dimmitt, no; Pearson, yes; Thompson, yes (4-1)

Members of Planning Commission left the dais and reconvened at the round table in Council Chambers and continued the meeting.

B. Preliminary Review, Final Development Plan, Advance Drive PUD, Planned Unit Development, commercial building

Background Information

This agenda item is a request for preliminary review 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. The subject property is located approximately 600 feet northeast of the terminus of Advance Drive. The proposal was submitted by Cincinnati Commercial Contracting, property owner and developer.

The applicant is proposing to construct a one-story, 20,000-square foot flexible space commercial building for a future user. The plan for the site provides for expansion at a future date and subject to Planning Commission review. 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 3.55 acres of undeveloped land; the property owner plans to develop their remaining 11.775 acres of undeveloped land as soon as practicable.

The subject property has frontage on Advanced Drive. Adjacent land includes other properties in the Stolz Industrial Park are occupied by the following businesses: to the north Hanover Products at 125 Advanced Drive, to the northeast Alfonse Haar at 130 Advanced Drive, to the east and southeast 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 is zoned Franklin Township R-1, Rural Residence District.

Staff Comments

City staff has the following comments regarding this agenda item.

1. Indicate number of employees projected at maximum shift for the purposes of determining the off-street parking requirement for the proposed building/site.
2. Indicate proposed exterior building materials proposed for building.
3. For final review of landscaping plan address the following:
 - a. Indicate all existing vegetation 4 inches DBH or larger to remain on site for credit against requirements of Chapter of the Planning and Zoning Code. This may reduce the number of plantings required as described below.
 - b. A total of 6 trees, including 3 evergreens, to be provided on Advanced Drive frontage.
 - c. Landscaped buffer required on north and south property lines at rate of 1 tree per 40 feet of frontage within a 10-foot buffer area.
 - d. Indicate long-range plans for the west end of the property in light of buffering requirements and credit that may be provided by existing vegetation.
4. For final review of lighting plan address the following:
 - a. Verify with City staff proposed lighting locations on photometric analysis sheet.
 - b. Provide average to minimum and maximum to minimum ratios for photometric analysis sheet.
 - c. Photometric analysis indicates 16.0 foot-candle reading. A maximum foot-candle level of 6.0 is permitted for such installations.
5. Add 6" gate valve at the 6" x 12" water tap on the existing main.
6. Construction requirements within the pipeline easement area to be worked out with pipeline company.
7. Locate existing sanitary manhole on sheet C-3.1.
8. Add note stating 6" water main to be class 52 ductile iron pipe.
9. Water meter to be located inside building with remote reader.
10. Add note stating existing curb and gutter to be removed and replaced by depressed ODOT Type 2 curb and gutter and provide details.
11. Identify benchmark.
12. Detention calculations are currently under review.
13. The Clearcreek Fire District has no comments at this time.

Discussion:

Mr. John Westheimer and Mr. Christian Stone, Cincinnati Commercial Contracting, were present to discuss their application.

Mr. Boron referred to the background information reviewing details of the 2 parcels of land located on the west side Advanced Drive in the Stolz Industrial Park. This is the third spec building brought to us by Cincinnati Commercial Contracting, the first being the Matrix5 at 105 Advanced Drive, Atlantic Emergency at 260 Advanced Drive. He noted that an address will be assigned later as the project progresses. He explained that the majority of the necessary information was provided for this preliminary review, and he is confident any other issues can be worked out with staff.

Mr. Pearson asked if there are plans for doing a lot split for this 11-acre parcel.

Mr. Westheimer explained they plan to keep it as one lot at this time.

Mr. Dudas noted that if they do decide to split it in the future, the right-of-way is already established, so a record plan is not necessary.

Mr. Stone stated that they have no problems with any of the staff comments and plan to meet all the necessary requirements, including landscaping. He also asked for clarification on a few other comments regarding the photometric analysis and fixtures and specification of building materials.

Mr. Sillies asked about access to the building if they would split the lot in the future.

Mr. Westheimer explained that there are easements that should be fairly easy to deal with and can cross them with a driveway.

Mr. Pearson stated that the plan seems fairly straightforward.

Mr. Boron explained that this can be submitted for formal approval of the November 10th meeting.

IV. Guest Comments

None.

V. Planning Commission and Staff Comments

Mr. Boron stated that next Planning Commission meeting is scheduled for November 10th and the deadline is Friday, October 22, 2021.

Adjournment

*Mr. Harding motioned to adjourn the October 13, 2021 Planning Commission Meeting at 7:00 pm
Mr. Dimmitt seconded the motion.*

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



Becky Iverson, Planning Commission Chairperson



Dan Boron, Planning Consultant



Ann Burns, Planning Commission Secretary