

City of Springboro  
320 West Central Avenue, Springboro, Ohio 45066  
Planning Commission Meeting  
Wednesday, May 12, 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: Chris Pozzuto, City Manager; Dan Boron, City Planner; Elmer Dudas, Development Director; Chad Dixon, City Engineer, Ann Burns, Planning Commission Secretary.

Also present were Larry Dillin, Dillin Development/Easton Farm Partners, Brandon Rose of Ferguson Construction, and Doug Lucas and Eric Derr with the Tooling Zone.

**II. Approval of Minutes**

**A. April 14, 2021 Planning Commission Minutes**

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

There were none.

*Mr. Thompson motioned to approve the April 14, 2021 Planning Commission minutes as submitted. Mr. Davis 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, 285 South Pioneer Drive, Tooling Zone, building addition**

**Background Information**

This agenda item is a request for site plan review approval for an addition to the existing building that houses The Tooling Zone located at 285 South Pioneer Drive. As indicated in the submitted plans, the applicant for the property and business owner, Ferguson Construction, is seeking approval to construct an 11,400-square foot addition to the existing 37,180-square foot structure. The addition will be located on north side of the property on the rear/east side of the existing building in a portion of the property currently used for parking and circulation and building access.

The 3.1668-acre subject property has vehicular access by way of an easement to South Pioneer Drive to the west through property owned and occupied by Nations Roof. The property also has frontage onto West

Factory Road on the east side of the property, however no access is available to the roadway. The majority of the property is located in the City of Springboro, however a 30-foot strip of land on the east side of the property is located in Franklin Township. The east property line coincides with the boundary between Springboro/Franklin Township on the west, and Clearcreek Township to the east.

Adjacent property to the northwest, west, and south have frontage and/or vehicular access from South Pioneer Drive and include Numed Pharma (265 South Pioneer), Nations Roof (275 South Pioneer), and a multi-tenant building located at 295-333 South Pioneer Drive. To the northeast is Master's Touch Lawn Care located at 2754 West Factory Road, and to the east are single-family residences on the east side of West Factory Road, all in Clearcreek Township.

The subject property is zoned ED, Employment Center District, a designation that permits light manufacturing, office, warehouse/distribution, and a number of other uses. The existing and proposed use are permitted in the ED District. The ED District also includes adjacent property to the north, west, and south. Property to the east located in Franklin Township is zoned R2, Two-Family Residential Zone, a zoning category that permits residential development up to three units per acre, as well as other uses. Rural Residence District; property to the east in Clearcreek Township is zoned SR-1, Suburban Residence Zone, a zoning category that permits residential development up to two units per acre when connected to a central sanitary sewer system, as well as other uses.

This item was reviewed on a preliminary basis at the April 14th Planning Commission meeting at which time the item was authorized for placement on a future agenda for formal approval.

### **Staff Recommendation**

City staff recommends APPROVAL of the site plan for 285 South Pioneer Drive subject to compliance with the following comments:

1. For the 25-foot multiuse easement, provide easement document for review by City staff and eventual recording at Warren County Recorder's office.
2. Provide revised final plan set incorporating staff comments and signed by owner or duly authorized officer.
3. The following comments have been forwarded by the Clearcreek Fire District:
  - a. The Clearcreek Fire District utilizes the provisions from the Ohio Fire Code and the Building Code. All plans, alterations to plans are required to meet the Ohio Fire Code. Omission by the author and/or the Fire Official of any detail does not eliminate the requirement for compliance with the Ohio Fire and Building Code.
  - b. All test and inspections will be scheduled through the Building Department.
  - c. A fire extinguisher plan must be submitted and approved by the fire district. Placement and installation must be completed prior to the final inspection.

### **Discussion**

Mr. Boron reviewed the background and staff comments explaining that the Tooling Zone is building an 11,400 Sq. Ft. addition to their existing 37,000 Sq. Ft. building. The addition is considered a permitting use and meets all zoning requirements. There are minimal staff comments and this addition is being recommended for approval.

Mr. Rose noted that they are in agreement with all the staff comments.

Ms. Iverson asked for a motion for approval of the Site Plan, 285 South Pioneer Drive, Tooling Zone, building addition

*Mr. Harding motioned to approve. Mr. Thompson seconded the motion.*

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

**B. Preliminary Review**

**Rezoning, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development**

**C. Preliminary Review**

**General Plan, Easton Farm, 605 North Main Street, from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use, retail and residential development**

**Background Information**

These agenda items are based on a request filed by Easton Farm Partners, Springboro, seeking rezoning and general plan approval for the Easton Farm, 103.31-acre located at 605 North Main Street. The applicant is requesting rezoning and general plan approval under the City's Planned Unit Development (PUD) process from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use. The applicant proposes to develop a mix of commercial, single-family and multi-family residential development. While included in the PUD-MU rezoning, the applicant proposes to retain the 16.82-acre historic farmstead located on the west side of the property.

The proposed rezoning/general plan appears as two separate items on the Planning Commission work session agenda. The first stage of the PUD process, rezoning and general plan review and approval, will involve two separate recommendations to City Council, and later two separate pieces of legislation considered by City Council.

These agenda items appeared on the March 10th and April 14th Planning Commission agenda for preliminary review. As with the two previous reviews, no formal approval has been requested or will be made at the May 12th Planning Commission meeting. The applicants have submitted a submission summary, use exhibit, revised general plan drawing set (sheets C3.0 through sheet C5.2), a revised illustrative plan, and a revised design guidelines booklet for the May 12th review by Planning Commission. The background information below and staff comments reflect the changed plans.

The subject property is located southwest of the intersection of Anna Drive/Little-Five Points Road and North Main Street. The subject property is presently farmed and includes two single-family residential units on the west side of the property within a historic farmstead. Vehicular access is presently provided by a single driveway from North Main Street.

The subject property is presently zoned R-1, Estate-Type Residential District. The R-1 District allows residential development at a density of 2 dwelling units per acre on 20,000 square foot lots. The R-1 District was applied to this property in 2015 as part of the implementation of the current Planning & Zoning Code. The Easton Farm was annexed into the City of Springboro in 1980. The earliest found zoning map since annexation dates to 1992. It indicates that the Easton Farm, along with what is now Village Park and Settlers Walk were zoned TR-1, Township Zoning District, a zoning district that allowed for annexed property to be incorporated into the City will continuing to enjoy the same development standards as Clearcreek Township in this case (Franklin Township was the source for other annexation in the western

portion of Springboro and those properties originally in Franklin Township were also designated TR-1 after annexation). This caretaker zoning category was applied to all annexed property through the late 1990s. In 2015 the township zoning category was eliminated so that all future development activity was under the jurisdiction of the City of Springboro's Planning and Zoning Code. The TR-1 district allows residential development at the rate of 2 dwelling units per acre.

The applicant has requested rezoning to PUD-MU, Planned Unit Development-Mixed Use, with three components: mixed-use, multi-family, and residential indicated on sheet C3.0 in the submitted materials.

Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council are required. Final development plan, similar to the City's site plan review process, review and approval by Planning Commission is the second stage in the process. Final development plan may be submitted in a number of sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process, this allowing for the subdivision of lots and the dedication of right-of-way and open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include single-family residential development to the northwest within the Hunter Springs subdivision that includes homes on Deer Trail Drive. Open space in the form of the City of Springboro's Gardner Park, office and retail development to the north within the Village Park PUD-MU, Planned Unit Development-Mixed Use, retail development to the northeast within the Marketplace of Settlers Walk shopping center, a part of the Settlers Walk PUD, northeast of the intersection of Lytle-Five Points Road and North Main Street; retail and office development to the east on the east side of North Main Street; and retail and office development to the south including a day care facility and real estate office. To the south, residential development including condominiums within Springbrook Commons/Spice Rack subdivision, and the City of Springboro's North Park. To the west is single-family residential within the Tamarack Hills and Royal Tamarack subdivisions.

Adjacent zoning includes to the north R-2, Low-Density Residential District corresponding to the Hunter Springs subdivision, and PUD-MU corresponding to the Village Park development. PUD to the northwest associated with the Settlers Walk PUD. LBD, Local Business District, O, Office District, and O-R, Office-Residential District, to the east associated with the existing pattern of retail and office development. O-R District to the south, and transitioning to PUD and R-3, Medium-Density Residential District, associated to the condominium development to the south, and then transitioning to R-2 District corresponding to the single-family area along Tamarack Trail and into North Park. This R-2 District pattern continues to the west and the Tamarack Hills/Royal Tamarack subdivisions.

The *Springboro Land Use Plan*, adopted by City Council in April 2009, 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 #3, North SR 741 Corridor, includes the subject area and land including Hunter Springs, Village Park, the non-residential portions of Settlers Walk and retail/office areas on east side of North Main Street. Preferred Land Uses identified in the plan include convenience retail, personal service, retail uses limited to a maximum of 75,000 square feet in floor area, among other uses. Residential development is preferred at an overall density of 6-8 dwelling units per acre.

The general plan, which has been revised for the May 12th meeting, includes the following elements:

- A 14.01-acre mixed use commercial component on the northeast corner of the property fronting North Main Street. This component includes the following:
  - A 113-unit independent living facility.
  - Outparcels for a fire station, restaurants and other retail facilities totaling 16,800 square feet.
  - Two commercial buildings including 37,900 square feet of space.
- A 9.99-acre multi-family residential component on the southeast corner of the property fronting North Main Street that includes multiple buildings including 270 apartments, a 9,500-square foot restaurant, and 2.82 acres of open space comprised of a storm water detention ponds.
- A 79.32-acre residential component covering the remainder of the property including the following:
  - Retaining the farmstead including 2 homes and the preserving of farm buildings.
  - 48 townhomes.
  - 224 single-family lots most served by garages accessed by private drives. The site of lots proposed for this large area ranges from large lots adjacent to the Hunter Springs neighborhood on the north end of the component to smaller lots to the south.
  - 127.24 acres of open space including two small parks, storm water detention ponds, a linear park, an expansion of North Park, and a town green-type open space abutting the mixed use and multi-family residential component.

For proposed residential development areas, a gross density of 6.05 dwelling units per acre (540 dwelling units on 89.31 acres) is proposed. This calculation does not include units in the independent living facility. Those units are not typically included in residential development calculations.

The following table provides a summary of numerical changes to the Easton Farm proposal since the last time it was reviewed by the Planning Commission on March 10th:

Table 1. Comparison of March 10th and May 12th Proposals for Easton Farm

	March 10th Proposal	Current Proposal
Mixed Use Component	18.75 acres	14.01 acres
Multi-Family Component	10.12 acres	9.99 acres
Residential Component	74.40 acres	79.32 acres
Overall Site	103.27 acres	103.32 acres
<b>Dedicated Open Space</b>	<b>15.82 acres</b>	<b>20.06 acres</b>
Dwelling Units		
Single-Family Residential	233 units	224 units
Townhomes	18 units	48 units
Apartments	324 units	270 units
<b>Total Dwelling Units</b>	<b>577 dwelling units</b>	<b>540 dwelling units</b>
Development Density by Area		
Single-Family+Townhouse	4.36 dwelling units/acre	4.26 dwelling units/acre
Multi-Family	32.02 dwelling units/acre	27.03 dwelling units/acre
<b>Overall Density</b>	<b>6.83 dwelling units/acre</b>	<b>6.05 dwelling units/acre</b>
<b>Maximum Building Height</b>	<b>4 stories</b>	<b>3 stories</b>
<b>Parking Spaces in Structure?</b>	<b>Yes</b>	<b>No</b>
Source: Easton Farm Partners		

Access to the proposed development would be provided by an extension of the existing Anna Drive through the development south to Tamarack Trail near the entrance to North Park, an extension of Fox Trail Drive from the Hunter Springs subdivision south into the interior of the site, and an access point onto North Main Street from the proposed Easton Farm Boulevard.

### Staff Comments

City staff has the following comments regarding the proposed rezoning/general plan application reviewed at the March 10th Planning Commission meeting:

1. Rename the mixed-use component of the PUD to commercial to avoid confusion with the overall rezoning request, and include private residential areas in residential acreage calculations.
2. Revise general plan documents for the next review to include the following for each component area: design and development standards including but not limited to setbacks and/or build-to lines, building heights, dwelling unit minimum sizes, minimum/maximum building sizes, maximum lot coverage, and a list of land uses proposed for each component area based on conventional zoning districts. This applies to the private residences as well. Please see examples provided previously by City staff from Village Park PUD-MU and forthcoming example from The Springs PUD. This comment includes the proposed uses of the two private residents included in the PUD.
3. While the volume of open space was increased as recommended by City staff since the March 10th review, changes to the component boundaries necessitates an additional 2.26 acres of open space to meet 25% minimum open space requirement for residential PUDs (89.31 residential development acres x 25% = 22.33 acres required; 20.06 acres provided).
4. Indicate who will manage open spaces and private roads proposed in the development on general plan exhibits.
5. For trails proposed on common areas, if any, include no restrictions for their use by any person with the exception of areas specifically set aside for the members of an association such as pool areas.
6. The trail along Anna Drive to be designed to meet AASHTO minimum standards for pavement widths, side clearance, minimum turning radii, street crossing standards, etc.
7. City to review traffic circle at the Tamarack intersection.
8. Remove 4-story designation for the apartment buildings from the general plan.
9. Sidewalks (or trail) to be located on all public streets, both sides.
10. Final locations of Central mailbox units (mail kiosks) will be reviewed by the City and Post Office and placed accordingly.
11. Road name proposals to be reviewed by City Engineer in consultation with the police and fire departments. Change the name of Red Hawk View to Easton Farm Boulevard, as Easton Farm Boulevard is continuous throughout.
12. Clarify what is proposed Common Area H. Is Noel Drive to extend into the park and through to Easton Farm Boulevard?
13. Traffic Study currently under review. To be approved prior to final approval of General Plan/Rezone by planning commission.
14. Provide a tee-turn around for alley 4. Private alley name designations to be worked out with developer.
15. Right-of-way along North Main Street to be dedicated per city specifications.
16. No construction access permitted from Tamarack Trail or Fox Trail Drive.
17. Utility easements are to be per city specifications, and not within the right of way, and not as shown on general plan or in design guidelines. In general, a 10' wide utility easement shall be provided on both sides of all public roads, as well as required for the utilities along any alleys. Remove the easement language from the guidelines and general plan typical sections.
18. Indicate proposed phasing including road connections and other improvements with surrounding developments.

19. Engineering design details to be reviewed at the Final Development Plans stage, including but not limited to utility design, storm water management plan including detention/retention design, and roadway design.
20. Road intersections to be at 90 degree angles, including Eason Farm Blvd and Anna Drive.
21. HOA documents need to be created for review.
22. The Clearcreek Fire District has submitted the following comment: Pursuant to Section 105.4.3 and 105.4.4 of the 2017 Ohio Fire Code, It shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and the 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 in all respects with the code. Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with this code.

City staff has the following comments regarding the proposed design guidelines booklet, as revised for the May 12th Planning Commission meeting, included in the rezoning/general plan submission:

1. City staff recommends a review with applicants on the intent of the design guidelines. Are they covenants or are these intended to be incorporated into the general plan approval?
2. Page 10-11, Remove utility easements language from document. Easements are to be per city specifications.
3. For landscaping provisions on page 19, provide cross reference to City requirements in Chapter 1280, Landscaping.
4. Page 22, for exterior lighting, provide cross reference to City requirements in Chapter 1273, Exterior Lighting and that these design guidelines will meet or exceed those of the Chapter. This is typical for all cross-references identified in these comments.
5. Page 23, 8. (a) – Prohibit the use of chain-link fencing with inserted slats, or plastic coated walls and/or support wood posts all together.
6. Page 27 (d) – Increase the minimum setback for off street parking along SR 741 to 35 feet.
7. Provide Public Access Easements and utility easements over alleys. Details to be worked out at a later date.
8. Page 29, 12(b) – Include cross reference to meet or exceed Sign Code, Chapter 1281.
9. For the table on page 31, for residential areas, provide a table showing minimum setbacks, minimum lot size (SF), minimum lot width, and minimum dwelling size for each housing/lot type.
10. For the same table, Footnote 1 states front porch encroachment up to 5 feet maximum is permitted. This should be removed and the table should reflect actual need/want. For which residential area does footnote 1 relate? Also, setbacks are measured to the overhang, and not face of building or garage. Revise accordingly.
11. Page 33-34, 10. (a) – Prohibit the use of chain link, barbed wire, or plain wire mesh, or rough-textured/timber or “fortress style” wood fences.
12. Beginning on page 34, explain Residential Typologies beginning on this page. Are these going to be supported by other design metrics?
13. Page 42 – Increase trail width from 8 feet to minimum of 10 feet.
14. Reviews and approvals are referenced throughout the document. Is the intent for these to be approved by City staff? Or the Planning Commission through the PUD review and approval process?

The information contained in this report is based on material provided to the City of Springboro as of Thursday, May 6, 2021 at 12:00 p.m.

## Discussion:

Ms. Iverson reviewed the order of speakers, noting that we are still in the preliminary review process and there would be no vote on this item tonight. First the City Manager, Chris Pozzuto, will provide a statement followed by Dan Boron, the Dillin-Borror team, the 14 registered speakers and then the Planning Commission members. Ms. Iverson noted that there were additional e-mails received to submit comments on the development, 15 were in support and 17 were opposed.

Mr. Pozzuto stated the he would like to focus on the information regarding the City review process and some incorrect information that has been spreading throughout the community, primarily through social media. He first reviewed the 5 criteria used by the city when reviewing a development application. They are the zoning code, master plan, public meetings, existing infrastructure and property rights. The zoning code and master plan are policy document used when considering zoning and future development as well as the legal aspects. Mr. Pozzuto explained that all property owners have the right to have a property developed and the City cannot force the owners to keep it a farm.

Mr. Pozzuto addressed comments that the City's water and sewer systems could not handle a new development. He stated that the City's wastewater system can handle 4 million gallons per day (GPD), and currently treats 2.2 million GPD therefore, it is capable of handling this development.

Mr. Pozzuto also addressed traffic concerns explaining that currently, SR741 is designed to accommodate 37,000 vehicles per day and currently it has 19,000 per day at peak times.

Mr. Pozzuto referenced a comment regarding apartments in Springboro which stated 92.3% of citizens do not want apartments according to a 2020 survey. He clarified that the actual question was "In future developments, which of the following types of housing would you like to see? (Select all that apply)". Various housing types were listed and chosen. Because apartments were not selected as many times as other choices – does not necessarily mean people are absolutely opposed to them. It may or it may not, and is a matter of interpretation.

Mr. Pozzuto stated there have been numerous questions about the impact to the schools. While the City cannot officially comment on impact of any development to the schools, because the City is not in charge of the schools, he has reached out to the Business Manager and Superintendent to ask the question about potential impact to the schools from this development. The schools had a company called Power Schools conduct an analysis on this development and the schools have been informed that this development could potentially add 200 students to the school district over a 10-year period. The Superintendent stated that all of the elementary aged students would attend Dennis Elementary and the school district can handle this amount of new students under current conditions. He also addressed questions regarding changes to the plan after it is approved. He clarified that any future changes proposed by the developer must be approved by the City.

Mr. Pozzuto stressed that the City is taking all comments, both proponent and opponent, into consideration and working hard to develop the best plans possible. After reviewing and analyzing all comments of the concerned residents, the applicant has been asked to make the following changes to the plan:

- Reduce the heights of the apartments to no taller than 3-stories;
- Reduce the number of units of the apartments;
- Remove the Assisted Living area from the plan;
- Remove the parking garage;
- Lower the Density;



- Donate or provide more acreage for the expansion of North Park and provide more open space within the plan;

Mr. Pozzuto understands that not everyone will be happy with the development, but encouraged residents to reach out by phone or e-mail to staff for information and do not rely solely on social media for information. He noted that the majority of staff are also residents and strive to find a balance between protecting property owner rights, continue to listen to ALL residents, and to continue to have the best community that we can, now and in the future.

Mr. Boron provided his phone number and e-mail address and encouraged anyone which questions or concerns to contact him during normal business hours.

Mr. Boron provided some background information on the existing Land Use Plan, the existing zoning, the PUD process, changes to the plan since the April meeting and the overall process of PUD approval.

Mr. Boron reviewed zoning of the property explaining that the property was annexed into the community in 1980 prior to being incorporated as a City, therefore, was a village at the time. According to records, the property was zone Township R-1, or (T)R-1, which acts as a holding zoning district, which was established by the City to welcome annexed property into the City. Annexed property was given this zoning to allow property owners the same rights and development standards that they had in the township. Mr. Boron explained the changes and re-classifications to the Zoning Code and Zoning Map that happened as part of the 2015 Planning and Zoning Code update, which included all (T)R-1 zoning to change to R-1, Estate-Type Residential District, which allows 2 units per acre.

Mr. Boron also explained how the Land Use Plan was updated in 2009, which replaced what was known as the Comprehensive Land Use Master Plan, which was adopted in 1998. He reviewed how the plan is used daily by many on City staff as well as Council and Planning Commission. The 2009 update was necessary due to the increasing population. This documents helps to determine the future development pattern of the community as well as the long range utility and transportation needs. The document us currently being updated this year, as it is updated typically every 10 years. Mr. Boron provided further detail on the land use plan and how it provides recommendations that impact zoning decisions. He noted that the 2009 plan is the document that defined density for future development, which is 6 to 8 units per acre for the Easton Farm and vicinity. Mr. Boron also reviewed the specifics of a Planned Unit Development (PUD).

Mr. Boron addressed the issue of independent living facilities, of which there are currently none in the City of Springboro. These facilities are treated the same as assisted living, senior housing, and convalescent care facilities, including memory care units. These uses are typically considered as business use and the City does not include them in the calculation of residential uses in regard to density. Staff has also checked with numerous neighboring communities such as Kettering, Miamisburg, Vandalia and Huber Heights, who all treat these facilities in the same light and do not count them as a residential units for the purposes of density calculations.

Mr. Boron further reviewed the three steps of the PUD process which are rezoning, or reclassification of the property's list of permitted uses, general plan, final development plan, and record plan. He provided examples of other properties that were re-zoned at the time of development such as Settlers Walk, The Springs and Village Park.

Mr. Boron reviewed the next steps of the process should it move forward. The Planning Commission recommendation will be forwarded to City Council, where a public hearing will be conducted followed by three readings of the ordinance. The next step will be for the developer to seek approval of a final development plan, which could be done in multiple sections, or phases, due to the size of the development.

Mr. Boron explained that the last step is the record plan where the subdivision of property, dedication of right-of-way, dedication of open space, and identification of easements occur.

Mr. Boron highlighted the changes that have been made to the plan since the March 10th meeting.

- Current dwelling units are 270 apartments, 224 Single Family, 48 townhomes, which reflects a reduction of 33 Units and
- Open space has been increase by 5 Acres, increasing from 15.82 to 20.06.
- Residential development density has dropped from 6.83 to 6.05 Dwelling Units/acre
- Building heights have been reduced to a 3 story maximum
- There is no parking structure

Ms. Iverson thanked Mr. Boron, and introduced Mr. Larry Dillin to address the Commission.

Mr. Dillin stated that he will also focus on the changes that Mr. Boron reviewed. He shared a slide show which illustrated the changes in the previous development plans from 2008 and 2017 compared to this current plan. He explained the use of the integrated street grid that will promote walkability and reviewed the location of the commercial sites along SR 741. Mr. Dillin showed the slides that show the changes in the dwelling units, the open space, the building height and the removal of the parking structure. He reviewed how he has worked closely with the Boron group and shared the plans to maintain the quality of the plan while reducing the apartments to 3 story.

Mr. Dillin also shared an updated virtual video of the development as well as some renderings that show the design standards of both indoor and outdoor space.

Ms. Iverson thanked him for his presentation. She announced the first speaker.

Mr. Kevin Smith of 55 Rustic Brook Court voiced his opposition to the plan. He circulated a petition in his neighborhood, and 90% of the 49 signatures were also opposed. He expressed concerns regarding the schools, the traffic, the density and the overcrowding of North Park. He believed the zoning should remain R-1 and feels the proposed residential lots are too small and he requested that the Planning Commission address their concerns. His statement is provided as part of this record.

Ms. Maria Dershem of 24 Deer Trail Drive shared her concerns regarding the plan. She thanked the 850 residents who signed the petition opposing this development. She shares all of the concerns that have already been mentioned. Ms. Dershem explained that her house sits 30 feet from the property line, so homes going into this development behind her could be 50 feet from her back door. She stated that this development will be a drastic change to the neighborhood that they have loved for 18 years, and the Fox Trail Drive connection will allow more access and increase traffic. This additional access will result in a loss of safety and security that they currently feel on their street. Her statement is provided as part of this record.

Mr. Dustin Dershem of 24 Deer Trail Drive expressed his opposition to the Easton Development. His major concerns are density, traffic and also opening up the connection at Deer Trail. He disagrees that the development is being promoted for walkability and outdoor dining since Ohio weather does not support this for half the year. Mr. Dershem does not feel that this proposal is best for the City of Springboro.

Mr. Rod Knight of 201 Deer Trail Drive expressed his concerns and opposition of the development. He did not agree with the alleys behind some of the homes, noting they would promote crime. He expressed concerns about the traffic on SR 741 and the east west crossing will be dangerous. Mr. Knight did not agree with the Deer Trail connection noting this would cause increased speeding traffic.

He questioned how many businesses have really been contacted about locating in the development. Mr. Knight had concerns about the density stating this was too many units in this development.

Mr. Rod Bradshaw of 160 Deer Trail Drive referred to the petition opposing the development with 850 signatures, asking it will be taken into consideration by the Planning Commission and Council. He voiced concerns about the density, and questioned why the independent living was not included in the calculation. Mr. Bradshaw did not believe the plans showed 25% open space, and did not feel that the 50 foot liner park was much of a park. He was concerned about Deer Trail Drive being used as a cut through if that connection is opened. He also questioned if these comments made are ever addressed by the Planning Commission.

Ms. Iverson stated that the Commission and the developer is prepared to stay late to address concerns tonight.

Mr. Don Cummings of 173 Deer Trail Drive thanked all the residents who signed the petition and also the other speakers. He expressed his anger with this plan and the fact that the comments and concerns are being ignored. Mr. Cummings does not agree with the Deer Trail Drive connection stating there will be an overwhelming increase in traffic which will result in safety issues. He feels that many of the concerns have not been addressed, and perhaps they would be if these meetings could be in person instead of a zoom call. Mr. Cummings disagreed with many of the statements made by the City Manager, especially the traffic numbers for 741. He noted that Ms. Iverson questioned the density back in 2017 of 6-8 Units per acre.

Ms. Iverson noted that Mr. Dillin will be addressing these questions later in the meeting.

Mr. Brian Poplin of 216 Deer Trail Drive noted that he is not in opposition of the development, but did share concerns about the density, setbacks and the traffic. He suggested that a connection on Tamarack Trail would alleviate the traffic concerns for Deer Trail. His statement is provided as part of this record.

Mr. Steve Houston of 208 Deer Trail Drive stated that he has lived here since 1988 and has enjoyed living near the farm. He expressed his disappointment that the same conversation keeps occurring with the developer as in the past. He shared concerns regarding density, appearance, zoning and the size of the lots. Mr. Houston noted it may not hurt property values, but feels it will hurt the quality of life. He agreed that the Tamarack connection could help with the traffic issue on Deer Trail Drive. He shared suggestions to use more than 5 acres to expand North Park, and possibly some organic farming in this area.

Ms. Linda Nelson of 221 Deer Trail Drive noted that several of her questions have been addressed, but did have a few concerns. She expressed concerns about the actual acreage and the density and the use of green space. She feels it is abuse of zoning and is very concerned about Deer Trail Drive becoming an arterial road if it is opened up. She stated they are safe and happy on their street and feels a PUD will forever change the feel of their subdivision. Residents have always known it could be developed, but want to see it developed properly.

Mr. Justin Weidle of 164 Deer Trail Drive stated that he is not in full opposition of the development and feels the Dillin/Borror team has done a great job of developing a very attractive proposal. He did expressed concerns regarding density, and does not agree with the calculations. He feels the independent living should be considered and including the 16 acres for the homestead is misleading. Mr. Weidle noted his calculation for density would be closer to 9 units per acre, which is actually more than the proposal in 2017. He also expressed concerns about green space, speeding and safety if the Fox Trail Drive connection is not completed. Mr. Weidle thanked the staff and the development team for all their work on this project.

Mr. David Beckman of 168 Deer Trail Drive confirmed that he was permitted to use his wife's 5 minutes, and the Commission did grant this. Mr. Beckman reviewed numerous points that have been presented to promote this development such as variety of housing, attracting young professionals, a great destination and the fact that it is a growing community. He expressed disagreement with many of these points and feels they are not accurate or valid reasons to support this development. Mr. Beckman shared concerns regarding density, aggressive growth, overcrowded schools and apartments, and feels these concerns are not being addressed. He stated that the rezoning request likely violates Section 1266.03 of the codified ordinances, noting that the PUD should not exceed 2 units/acre. He feels the apartments will create a more transient community and reduce support for school levies. Mr. Beckman stressed that this is not the right plan for this property and should not come at the expense or welfare of the existing residents. His statement is provided as part of this record.

Mr. Jim Milthaler of 132 Deer Trail Drive stated that they are very happy to be living on Deer Trail Drive next to this farm, and are close to many amenities and businesses. He expressed concerns about this development and feels it does not belong in the middle of an R-1 residential area. Mr. Milthaler shared additional concerns about the density, apartments, traffic and pollution. He suggested that Fox Trail Drive could be restricted to bikes, pedestrians and emergency vehicles only. He hopes everyone can work together to maintain light growth, R-1 zoning and light commercial along SR 741. He thanked the development team for the changes that have been made.

Ms. Iverson thanked the guests for all their comments, and reassured them, as well others who only submitted written comments, that the Planning Commission does review them and take them all into consideration.

Ms. Iverson address comments that were made by her back in 2017 regarding the density of the plan being no more than 6-8 units/acre. She clarified that at that time, she misunderstood the density issue, and at this time, she is neither supporting nor opposing the current plan. She also noted that her bigger issue with the 2017 plan was the location of the apartments and the vagueness of the plan. Ms. Iverson also reiterated that the plan was withdrawn by the developer before it ever came up for a vote.

Ms. Iverson stated that the Planning Commission members are also residents and are just as concerned about the development. She opened the meeting up to comments from the Planning Commission members.

Mr. Davis asked for clarification on the cut through to Tamarack Trail which was referenced several times tonight.

Mr. Boron first clarified that the farmstead is open space and is included in the PUD. He explained that the existing property owner has objected to the connection in that area of Tamarack where they continue to live. He stated that the road is stubbed and the cost associated with making that connection are significant. The connection between Foliage and North Park does exist for a bike trail, however, the full connection would involve many engineering challenges.

Mr. Dudas confirmed that there would be many challenges, and they feel the other 4 connections to the development are sufficient.

Mr. Harding assured the citizens they are listening to the concerns about the Deer Trail Drive connection. He pointed out that one of the issues with the 2017 proposal was the location of the 4 story apartments on the back of the property near Deer Trail. Mr. Harding asked about the possibility of not opening the access at Fox Trail Drive, and keeping it closed off.

Mr. Boron confirmed that Fox Trail could remain a stub, but could require some additional traffic study.

Ms. Iverson agreed that this could help address some of the concerns on Deer Trail Drive.

Mr. Sillies stated he was in agreement with this, and thanked Mr. Dillin for the updated video. He also asked for further consideration on the 40 foot setbacks for the homes adjacent to Deer Trail Drive.

Ms. Iverson also asked for clarification that the PUD would allow them to make that change.

Mr. Boron explained that a 40 foot setback is an R-1 District setback, which assumes a very large lot. The lots that are being proposed are somewhat of a mix between the lot sizes on Deer Trail Drive, which are zoned R-2 District, and the existing R-1 District zoning on the site. He also noted the required buffer area which is defined in the Land Use Plan. One example of this buffer area is the Sawgrass Pointe development. Mr. Boron stated he will work closely with the Planning Commission, staff, property owners and the developer to resolve this issue.

Mr. Sillies also questioned if the property owners are willing to reduce their acreage in order to meet the 25% open space.

Mr. Pearson expressed agreement to this suggestion.

Mr. Dillin apologized for a miscalculation of the open space, noting that they did have a conversation with the property owners and will be presenting a plan to trim their acreage a little more in order to comply with the open space requirement. Mr. Dillin also thanked Ms. Dershem for bringing the setback issue to their attention and the team will be reviewing this and plan to come back with a proposed solution.

Mr. Harding asked for clarification on the zoning and setbacks on the existing Deer Trail Drive lots.

Mr. Boron explained they are zoned R-2 District with a 25-foot rear setback which are established by the Planning and Zoning Code. He also wanted to address the comment about falling short of the green space requirement. He did not recall any reference or request to waive this requirement, and believed it to be an honest mistake on the part of Mr. Dillin and his team.

Mr. Pearson asked if there were sidewalks in front of the alley-fed units, and is there parking in front.

Mr. Dillin confirmed there are sidewalks and there is also designated parking along the streets for visitor parking.

Mr. Dimmitt noted he did not agree that the independent living is not calculated in the density, and also asked if the homestead was included in the density calculation in the 2017 plan.

Mr. Boron explained it was not counted in the units per acre, nor was in counted in the PUD.

Mr. Dimmit asked if the quality of the plan has been reduced with the change to 3 story apartments.

Mr. Borror explained how they redesigned the buildings by eliminating the parking garage and moving a restaurant site which allowed them to have the budget to maintain all of the amenities that were originally planned.

Ms. Iverson asked for more detail on the parking for the apartments.

Mr. Borror explained they have allowed 1-½ cars per unit, which meets all required codes.

Mr. Sillies asked if there would be any car charging stations.

Mr. Borrer stated there are plans for charging stations with the next 2 years.

There was additional discussion and review of the details of the development including parking, alleys and green space.

Mr. Pearson asked if retention ponds can be counted as green space.

Mr. Boron confirmed that yes, it is permitted, explaining that of the 20.06 acres, 54% are in dedicated open space parks and the remainder is in retention, which is permitted in the code. He also noted that the quality of the open space is superior to the 2017 plan, where much of the green space was in between buildings.

Mr. Harding asked for another review of the total acreage and how the density is calculated.

Mr. Boron reviewed that the property is a total of 103 acres, which does not include the mixed use piece for the open space requirement. The residential portion is 89.31 acres of which 69.25 acres is developed, 20.06 acres remaining as open space. If you divide 20.06 into 89.31 = 22.33% of open space, which falls short of the 25% minimum requirement.

The development density is calculated by the 542 dwelling units divided into 89.31 acres, or 6.05 units/acre.

Mr. Boron further explained that if you remove the 16 acre homestead from the calculation, the density would be at 7.34 units/acre.

Ms. Iverson asked Mr. Dillin for some detail on the market research.

Mr. Dillin referred the question to Mr. Borrer who has done a lot of study on the multi-family market.

Mr. Borrer explained that they are confident there is a market for the multi-family units and have performed both multi- and single-family studies. They feel the studies show a significant need for the apartments and they are willing to take the risk.

Mr. Dillin also noted they have performed third party market analysis which supports the need for the independent senior living facilities and the appeal of the full service amenities such as meal plans and transportation services.

Mr. Sillies agreed this could be a good facility for Springboro.

Ms. Iverson thanked the developer for their updates, and feels that many of the questions and concerns have been addressed. She wanted to confirm that the members were comfortable with the density issue, and the increased green space from the Hall's homestead property.

Mr. Thompson was curious why the assisted living facility is not counted in density, but if that is standard practice, he is OK with that. He is also thinks the added green space from the Hall's portion of the property is positive, and will be anxious to see the revised plan.

Mr. Sillies noted he was OK with the numbers as long as it is consistent with the Master Plan, which it appears to be.

Mr. Pearson stated he was not happy with the plan back in 2017, but the density and the reduction to a 3 story apartment building are positive changes to this plan.

Mr. Pearson stated that he agrees with these positive changes and can see the vision of the development. He also thinks the issue of overcrowding schools should not be an issue with the estimate of only 200 students over 10 years.

Mr. Davis compared the changes to the 2107 plan and feels the numbers fall within requirements of a mixed use development, and was glad to see the setback issue addressed.

Mr. Dimmit agreed that if the density is between 6-8 units per acre it stays in compliance with the requirements. He did question if the City will have any control of the Hall's homestead portion of the property should they sell or want to develop it in the future.

Mr. Boron explained that since it is part of the PUD, the Planning Commission has the control to address the plans as part of the PUD review process. If there is a major change, it will also be required to go back to the Planning Commission as well as the public hearing process, which includes notification of nearby property owners.

Ms. Iverson asked if the City could have the option to purchase if it should go up for sale, for a possible expansion of North Park.

Mr. Boron confirmed that was correct.

Ms. Iverson stated these changes all seem positive, the new virtual video was very helpful, noting that the apartments could be a good alternative with the housing market right now.

Mr. Boron noted that staff will need direction on the lot sizes and appearance of the rear lots along Deer Trail, on the north side of Red Hawk, due to the changes in the setbacks.

Mr. Sillies asked if a pedestrian bridge across 741 could be a possibility in the future.

Mr. Boron can look into this.

Mr. Thompson noted there appeared to be some locations where sidewalks are missing, and asked if that impacts the calculation of the green space.

Mr. Boron explained that they do not.

Mr. Thompson would like to see the sidewalks in the missing locations on the rear lots near Fox Trail, Avery and Red Hawk.

Mr. Dillin confirmed there will be a trail around the pond and sidewalks within the lots.

Mr. Dillin noted they will be working on improving the rear lots with the revised setback and will coordinate a discussion with staff.

#### **IV. Guest Comments**

There were no guest comments.

## V. Planning Commission and Staff Comments

Mr. Boron stated that next meeting is scheduled for June 9, and look forward to moving ahead with this process.

### Adjournment

*Ms. Harding motioned to adjourn the May 12, 2021 Planning Commission Regular Meeting at 9:06 p.m. Mr. Pearson seconded the motion.*

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

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Becky Iverson, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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Ann Burns, Planning Commission Secretary



# REGISTRATION TO SPEAK AT PLANNING COMMISSION

ZOOM MEETING – MAY 12, 2021

	NAME	ADDRESS	EMAIL
1.	Kevin Smith	55 Rustic Brook Ct.	<a href="mailto:Ksmith4achallenge@yahoo.com">Ksmith4achallenge@yahoo.com</a>
2.	Maria Dershem	224 Deer Trail	<a href="mailto:mdershem@icloud.com">mdershem@icloud.com</a>
3.	Dustin Dershem	224 Deer Trail	<a href="mailto:dglendale@me.com">dglendale@me.com</a>
4.	Rod Knight	201 Deer Trail	<a href="mailto:Retiredyoung2havefunn@yahoo.com">Retiredyoung2havefunn@yahoo.com</a>
5.	Rod Bradshaw	160 Deer Trail	<a href="mailto:Rod.bradshaw@sbcglobal.net">Rod.bradshaw@sbcglobal.net</a>
6.	Donald Cummings	173 Deer Trail	<a href="mailto:Dcummings2385@gmail.com">Dcummings2385@gmail.com</a>
7.	Brian Poplin	216 Deer Trail	<a href="mailto:bkpoplin@gmail.com">bkpoplin@gmail.com</a>
8.	Steve Houston	208 Deer Trail	<a href="mailto:steve@houstonmachine.com">steve@houstonmachine.com</a>
9.	Linda Nelson	221 Deer Trail	<a href="mailto:Mark4725@sbcglobal.net">Mark4725@sbcglobal.net</a>
10.	Mark Nelson	221 Deer Trail	<a href="mailto:Mark4725@sbcglobal.net">Mark4725@sbcglobal.net</a>
11.	Justin Weidle	164 Deer Trail	<a href="mailto:Justin.wiedle@gmail.com">Justin.wiedle@gmail.com</a>
12.	David Beckman	168 Deer Trail	<a href="mailto:theusualshady@gmail.com">theusualshady@gmail.com</a>
13.	Kristie Beckman	168 Deer Trail	<a href="mailto:kristiebeckman@gmail.com">kristiebeckman@gmail.com</a>
14.	Jim Milthaler	132 Deer Trail	<a href="mailto:Jamthaler1@gmail.com">Jamthaler1@gmail.com</a>
15.			
16.			
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20.			

## DAVID BECKMAN STATEMENT-5-12-2021

Over the last few months I've heard the following arguments in support of the development, some I've also heard in these planning meetings:

- The sellers are great people and have contributed so much to the city, they should be able to do what they want with their land.
- People can do what they want with their land, no one can tell them what to do. Don't tread on anyone.
- We need young professionals
- We need more housing variety
- It is going to develop eventually
- The developer has made so many compromises, it is going to be great
- It is going to have such great amenities
- The development is going to be such high quality and so beautiful
- We have a great vision for Springboro
- This is going to create a destination and make a statement
- This is a growing city and we need to keep growing
- And lastly, I've found there are individuals that support the plan because they stand to benefit or profit from the development (such as a business owner or realtor)

All of these points are either not accurate or valid reasons to support this development. I'll address each one: This process is about the plan, not the sellers. We respect the seller's right to sell their land and we know it will be developed. We expect it to be developed as it is zoned - that is only fair to the residents that have invested in their lives in the surrounding neighborhoods. We all know the city and residents have a voice in what development goes on any land - it is why we are here today. Market research proves young professionals want single family homes, not apartments. 9.3% of Springboro's housing market is already multifamily rental units. We have variety. While this land will develop, as the planning commission stated in 2017, it has to be the right plan, and this isn't the right plan. The developer's compromises are marginal - just a 4% reduction in density which remains 41% greater than the 2017 plan and 380% greater than current zoning. There are no significant or unique amenities in this plan that will benefit the city or existing residents. The quality of the development is important, but not relevant to a density or zoning discussion. The city of Springboro is already a destination - it is the 5th best rated city in Ohio. What the city is doing is working - we don't need to change our city's identity by creating a destination development. The city is, in fact, a slowly growing city. This plan would create more new housing than the last 14 years of growth in Springboro. Springboro's small town charm is what brought many current residents here in the first place.

We've demonstrated the city does not want this type of growth and density.

- Over 700 residents and growing, nearing referendum strength, have signed a community wide petition opposing this rezoning and plan. We have canvassed only 5% of the city's households and only scratched the surface of the opposition to this plan. An average of 90% of contacted households throughout the city oppose this plan.
- Five surveys over the last 12 years from 3,266 residents show that over 90% of the city does not want aggressive growth. These surveys include more residents than the total

city voters in the school levy this month. If fewer residents can determine the tax rate for the city, why would we not listen to more residents' wishes through surveys? To date, the planning commission has listened. Growth has been slow and steady, evident by a low number of annual building permits. Why stop listening now?

- The first land use plan survey in late 2020 showed 92.3% of respondents don't want apartments. Over 76% want single family homes. How can this overwhelming feedback be ignored especially since this is feedback for the new master land use plan.
- In May 2021 the second Master Plan survey results revealed that residents want the city to protect our parks, protect our schools, limit growth and control traffic and provide housing selection, mostly single family, townhomes and senior living, but not apartments. This development plan is the opposite of what the community wants in every way possible.

We've demonstrated the data doesn't support this growth, density or rezoning:

- The planning commission clarified in 2017 the density definitions in the land use plan by stating that any single area is not allowed to have over 6-8 units per acre. This plan has 27 unit/acre and 11 unit/acre sections and none of the governing documents have changed since 2017. Why is this plan seemingly exempt from these rules?
- This rezoning request very likely violates section 1266.03 of the codified ordinances, Paragraph (B) states that "A PUD shall not exceed the gross density permitted in the conventional zoning district on which it is based for the portion of the PUD." The zoning upon which it is based is R-1 @ 2 units/acre, therefore the density of the PUD should not exceed 2 units/acre. There are exceptions to this rule listed, but this development does not have any extraordinary qualities or circumstances to qualify for any of the exceptions.
- 71 out of the 103 total acres (69%) in the parcel is surrounded on its perimeter by R-2 housing, R-2 zoned R-1 housing, and city owned park land. This parcel is firmly ingrained in residential neighborhoods. The land use plan requires conformance with existing housing stock and the city code requires PUD density, as I stated before, to not exceed the density of the zoning district on which it is based. Therefore, at a minimum, the western-most 71 acres of the development should remain R-1 and we should only be debating a PUD-MU on roughly 30 acres to the east along 741. This is in line with how existing land is developed up and down 741 and fair to surrounding neighborhoods.
- The density calculation submitted by the developer is incorrect and violates Springboro's code, which states: "All densities are to be determined on the basis of gross dwelling units per acre, excluding such acreage as is used for nonresidential purposes." If calculated correctly, the actual density is 8.93 units per acre. This density not only violates current zoning and my previous point above about PUD density, it exceeds the land use plan even if we exclude the 2017 clarifications.
- Market research by the National Association of Realtors, the gold standard in realty data, shows that young professionals aren't buying apartments. They were 6-10 years ago but times have changed and millennials are growing up. They want single family homes and have been the largest home buying demographic for the last six years. The pandemic

has accelerated this trend. If the city wants to attract young professionals, build quality houses in quality neighborhoods. The developer keeps quoting market research - well, where is it? How could it differ from the national authority in housing market data?

We've demonstrated existing residents won't benefit. There aren't any amenities to justify the cost and decreases resident's general welfare.

- The increase in traffic and thoroughfare in adjacent neighborhoods will reduce quality of life, safety and general welfare for existing residents and will turn these local secondary roads into local primary roads. The traffic from this development should be contained in this development. If all stub streets won't be connected, then none should have to be connected or should only be for emergencies. Why should existing residents suffer a reduction in health, safety and general welfare for the traffic from this development?
- Increasing the population of the city by over 8% on 1.4% of the city's land is a recipe for congestion and runs contrary to the planning commission's charter of "avoidance of congestion in the streets" and will compound existing congestion along the 741 corridor.
- The plan includes no amenities for existing residents. The plan only offers traffic, noise, congestion, crowded parks and schools. 5 acres of additional park space for an estimated 1200 more people is a drop in the bucket. North park will be over-crowded. The problem isn't just how much green space there is, it is the density of folks that will use that greenspace. How is this beneficial to the general welfare of existing residents?
- Apartments will create a more transient community, reducing local school levy support, creating more challenges in the classroom and changing the fabric of a community with nearly 90% home ownership. Higher density development = more kids in the classroom than a normal density development. The schools are deficit spending, the class size will only get larger, we are already the 7th-to-last in student spending in the State of Ohio - this all adds up to the detriment of existing residents.
- Most people moved here for the small town feel, the good schools, or the spacious and safe neighborhoods, according to community surveys. I did too. This development is none of that. This development will hurt residents who have invested their lives and their life savings into this city. It will change the character of the city. It'll create a city within a city. This is an inflection point and your decision will determine the look and feel of this city for generations to come and the plight of existing residents.

The planning commission's purpose, per section 1240.03 of the city code, is to "protect and preserve the health, safety and general welfare of the community" and to ensure "beneficial development of the community", "the avoidance of congestion in the streets" and to "protect and conserve the value of land throughout Springboro and the value of buildings." This plan fails on all accounts. We have demonstrated this plan will reduce the safety in adjacent communities and negatively impact the welfare of the community's existing residents. This plan does not include any significant amenities in quantity or quality that are beneficial to the community. This plan will create congestion in the streets and exponentially increase thoroughfare to existing neighborhoods. Lastly, this development with its impact on congestion, traffic, safety and

character will harm the value of homes and land for all residents near the development. A vote for this plan violates the very tenets the planning commission was created to protect and preserve.

Are you listening to us? We've demonstrated this is still not the right plan. This land will eventually be developed, but it shouldn't come at the expense or the welfare of existing residents and the character of the city. A vote for this rezoning is a vote against the thousands of taxpaying residents who have consistently voted against high density growth, it is a vote against over seven hundred residents, and growing, across the city petitioning for you preserve the character of our city and uphold the city's zoning and it is a vote in contrast to many of the very tenets this planning commission was created to uphold per the city code. I respectfully request you deny this rezoning.

## Ann Burns

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**From:** Maria Dershem <mdershem@icloud.com>  
**Sent:** Saturday, May 01, 2021 8:03 AM  
**To:** Ann Burns; Lori Martin  
**Subject:** Re: Easton Farm Development Plan  
**Attachments:** Easton Farm Development letter.docx; ATT00001.htm

Hello, as promised ... I am sending a new letter. This is for the planning commission. Please delete last one and submit this one instead... it has been updated and corrected. Thank you, MD

## Ann Burns

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**From:** Maria Dershem <mdershem@me.com>  
**Sent:** Sunday, April 25, 2021 9:20 PM  
**To:** Ann Burns  
**Subject:** May 12 Planning Commission meeting

Hello Ann...

I would like time to speak at the next Planning Commission Meeting on May 12

Thank you,

Maria Dershem

May 1, 2021

Dear Members of the Planning Commission,

My name is Maria Dershem. I live in 224 Deer Trail Drive. My house sits closest to the Easton Farm property line.

I would like to invite you to come and see for yourselves how close and intrusive the development plan being proposed would be to our family.

My house sits 30 feet from property line and this plan recommends single homes to be built 20 feet from property line. I have a very small back yard (10 feet from pool fence to property line). So basically, our new neighbors would be approximately 50 feet from our back door and only 30 feet from our pool fence! I realize that, if approved, there will be a minimum of a 10-foot buffer on their side of the Deer Trail/Easton Farm property line, and landscaping should be installed at the rate of 1 tree for every 40 feet of frontage. However, at that distance and even if we install a privacy fence, our new neighbors would be looking down at us from their second floor over the privacy fence/landscaping/trees/etc. ... in other words ... no privacy!

Under the current R-1 zoning for the Easton Farm property, the rear setback is 40 feet ... one suggestion is that the 40 feet plus 10 feet buffer is honored. Mr. Boron also pointed out that the setbacks for the R-2 zoning district that overlays Deer Trail Drive/Hunter Springs is as close as 25 feet to any rear property line. However, please keep in mind that we chose to move to this particular street and this particular home because we didn't want to have our neighbors that close to us. We chose this particular home because it offered us what we were looking for and now we are faced with a potential drastic change, which we would have never opted for when we were looking for a home 18 years ago.

I have been in communication with the Dillin Co, and they indicated that they would have some suggestions to alleviate this situation.

I would appreciate you would consider how this plan affects us, and I am looking forward to any ideas from you and/or the developer.

Thank you for your time ...

Maria Dershem





## Ann Burns

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**From:** Kevin Smith <ksmith4achallenge@yahoo.com>  
**Sent:** Monday, May 03, 2021 10:02 AM  
**To:** Ann Burns  
**Cc:** Dan Boron  
**Subject:** Request to voice opposition to the Easton Farm Urban Development Plan on May 12th.

Good Morning, Ann:

I hope all is well.

When you have an opportunity please register my name Kevin B. Smith as a speaker opposing the apartments proposed in the Urban Development plan at Easton Farm for the meeting scheduled for Wednesday, MY 12th..

Ann, here is a brief background as a Springboro resident in Sycamore Springs since 1999:

- VP HOA at Sycamore Springs
- Running Club Volunteer for the 5th & 6th Grade Students at Springboro Intermediate
- Regular visitor to North Park since 2000 with such activities with my children, walking the dogs and running exercises.
- Still actively going to North Park 2-3 times a week.
- Currently petitioning against the building of 3 and 4 story apartment buildings referenced in the Easton Farm Urban Development proposal. 259 (1) bedroom apartments will not be attractive for long term residency and will have high turnover rates.
- Would like to present factual issues related to the negative impact of adding 324 apartments to the Springboro area.
- In favor of continued R1 housing code development at the Easton Farm location that will ensure long term residency in the Springboro community.

Please confirm my requested registration to voice my concerns on Wednesday, May 12th has been accepted and processed.

Best Regards,

Kevin B. Smith

Best Regards,

Kevin B. Smith

## Ann Burns

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**From:** Patrick Highley <patrickhighley@hotmail.com>  
**Sent:** Wednesday, May 05, 2021 4:53 PM  
**To:** Ann Burns  
**Cc:** Michelle Highley  
**Subject:** New Development Concern

I am emailing you with concerns about the proposed development along 741:

1. What is the plan to elevate the additional traffic that will occur through the downtown area (SR741 from SR73 to the schools and Austin Landing to W Lytle-Five Points Rd.).
2. Can our school system accompany that many more students and remain a good/great school system? Not a Tipp City, Centerville School System.
3. Why not approve a plan with 1/3 the amount of housing units? Set limits?

Lastly, my opinion: We moved to the Dayton area after I retired from the Army because it had great schools with a small-town feel. By adding this many more homes, it will feel like Centerville, Beavercreek, etc. I hope this proposal gets denied and less than 1/3 of the housing units are allowed. We have the ability to shape our community for the better and a PUD design seems to be for the worse.

Patrick Highley  
765-506-7780

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Thursday, May 06, 2021 7:50 PM  
**To:** A Marquart  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farm Project support

Amanda,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** A Marquart <amarquart87@gmail.com>  
**Sent:** Thursday, May 06, 2021 7:11 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm Project support

I support the Easton Farm Project moving forward. I love the look of the concept videos that were shared and think it's a great addition to the area, as well as providing more diverse housing options. I love that it works to make the community more walkable and connected. We have plenty of single family homes and I'm glad that's not the focus of the plan.

Amanda Marquart  
369 Park Ln  
Springboro, OH 45066

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Thursday, May 06, 2021 7:51 PM  
**To:** Heather Waldock  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Support for Easton Farm development

Heather,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Heather Waldock <heatherjwaldock@gmail.com>  
**Sent:** Thursday, May 06, 2021 7:13 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Support for Easton Farm development

Good evening,

I support the Easton Farm rezoning and development bringing new businesses, housing, and growth to Springboro. The proposed development is beautifully designed and will be an asset to the community.

Heather Payne-Waldock  
20 E Pugh Dr, Springboro, OH 45066

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Thursday, May 06, 2021 7:52 PM  
**To:** Katrina Yunt  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farms Project

Katrina,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

And please thank your husband for his service to our country!

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



-----Original Message-----

From: Katrina Yunt <katrina\_yunt@yahoo.com>  
Sent: Thursday, May 06, 2021 7:25 PM  
To: Chris Pozzuto <Pozzuto@cityofspringboro.com>  
Subject: Easton Farms Project

To whom it may concern,

My name is Katrina Yunt, and my husband David and I live in Settlers Walk, Estates (105 Thomas Drive, specifically) and would both like to express our support of the new proposed plan at the Easton Farms site. My husband is a retired disabled veteran and we have had the privilege of living all over the world. We chose Springboro to retire in because of the projects we saw happening as we looked for houses. We were hoping that trend was going to continue and are now concerned the a small vocal minority seems opposed to progress and growth in this town. Having lived in so many places, we know that a town that stops growing, is destined to lose its prestige and place on the map. We would hate for that to happen to Springboro. Please know that growth is necessary and this project at Easton Farms would be a welcomed addition in our eyes.

Sincerely,  
Katrina and David Yunt

Sent from my iPhone

## Ann Burns

---

**From:** Chris Pozzuto  
**Sent:** Thursday, May 06, 2021 7:52 PM  
**To:** Heather Powell  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE:

Heather,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Heather Powell <msheatherpowell@gmail.com>  
**Sent:** Thursday, May 06, 2021 7:31 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:**

Heather Powell  
35 Terradyne Trace

Hello,  
I support the Easton Farm Project moving forward. The Halls have put together a beautiful plan to have the private land they are selling developed. It is classy and will bring businesses and people to Springboro. It is time to approve this project so it can move forward.

~Heather Powell  
Pronouns: she/her/hers

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Thursday, May 06, 2021 7:53 PM  
**To:** Ashley Rupp  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farm Project

Ashley,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Ashley Rupp <rupp.ashley@gmail.com>  
**Sent:** Thursday, May 06, 2021 7:40 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm Project

Hello,  
I support the Easton Farm project moving forward. This kind of positive community development should be embraced and will bring new vitality to the area, not to mention possible local businesses to support, depending on where the project goes. I've been disheartened to see all of the disinformation, and sometimes downright lies, being knowingly spread. This project would help keep our community moving forward and will help Springboro be seen positively by other local communities.

**Ashley Rupp**  
9914 Scotch Pine Dr, Springboro 45066  
937.470.9634  
[rupp.ashley@gmail.com](mailto:rupp.ashley@gmail.com)



## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Friday, May 07, 2021 7:45 AM  
**To:** Sarah Garrette  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farm

Sarah,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Sarah Garrette <sarahlgarrette@gmail.com>  
**Sent:** Thursday, May 06, 2021 9:22 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm

Hi Mr. Pozzuto,

My name is Sarah Garrette. I am a seven year resident of Springboro. My husband and I have two young sons (3 & 5). I am writing you in support of the Easton Farm Project. We are very excited about the proposed development and that it is within walking distance from our home in Settlers Walk (40 Lownes Ct).

Our family can't wait to have more restaurants and shopping nearby and a reason to spend our money in Springboro instead of surrounding towns! We know this type of development will continue to raise property values and attract young professionals!

Thank you,  
Sarah (and Jeff, Gavin and Spencer)

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Sarah

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Friday, May 07, 2021 7:46 AM  
**To:** Lynn Keen Greenberg  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farm

Lynn,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Lynn Keen Greenberg <lynnk1246@yahoo.com>  
**Sent:** Friday, May 07, 2021 12:13 AM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm

Dear Mr Pozzuto;

I am writing to let you know that I support the Easton Farm Project moving forward. I believe Springboro is in another stage of growth that is good for our community. Based on what I have seen in Wright Station, I believe the project planned on Easton Farm fits with what other developments are happening in Springboro.

Thank you for your time,  
Lynn Greenberg  
225 E Manor Dr.  
Springboro OH 45066

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Friday, May 07, 2021 7:47 AM  
**To:** Dan Boron; Ann Burns  
**Subject:** FW: Easton Farm Project

**From:** Chris Pozzuto  
**Sent:** Friday, May 07, 2021 7:46 AM  
**To:** 'Gregory Dinsmoor' <gdinsmoor@gmail.com>  
**Subject:** RE: Easton Farm Project

Gregory,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Gregory Dinsmoor <gdinsmoor@gmail.com>  
**Sent:** Thursday, May 06, 2021 9:55 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm Project

Dear City of Springboro Officials,

I would like to express my support for the Easton Farm Project moving forward. My family and I have lived near North Park for 17 years, and the expansion of neighborhoods, paths, and shopping in the adjacent area would be a great enhancement to the community.

Thank you very much for taking this perspective into consideration.

Regards,  
Gregory Dinsmoor  
150 Caraway Drive  
Springboro, OH 45066  
[gdinsmoor@gmail.com](mailto:gdinsmoor@gmail.com)

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Friday, May 07, 2021 7:47 AM  
**To:** MONICA SMITH  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farm Project SUPPORT

Monica,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro

-----Original Message-----

From: MONICA SMITH <ssmithshlby2@aol.com>  
Sent: Friday, May 07, 2021 12:24 AM  
To: Chris Pozzuto <Pozzuto@cityofspringboro.com>  
Subject: Easton Farm Project SUPPORT

Dear City of Springboro, I feel that it is my responsibility to show my support to the families of Easton Farm and their desire to sell and share in the development of this great project. It saddens me to see all the disinformation being sent to the good people of Springboro. This "little town" hasn't been little for awhile. Many big projects started from pig farms. This will be tastefully done and hope you will try to give facts to those spreading bad info. I wholeheartedly support this project for my 6&3 yr old grands and all the kids, young and old. Please put me down for the support of this wonderful family and how much detail and work they have put into making it a nice project for the town.  
Sincerely, Monica Smith, 70 Clearview, Springboro Ohio Sent from my iPhone

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Friday, May 07, 2021 8:13 AM  
**To:** chris@christopherritter.com  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: I support the development of Easton Farms

Christopher,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Christopher D. Ritter <christopherritter@gmail.com>  
**Sent:** Friday, May 07, 2021 8:06 AM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** I support the development of Easton Farms

Hello Mr. Pozzuto,

My name is Christopher Ritter. I live at 420 Fairway Drive in Springboro.

I am writing this email to inform you of my support for Easton Farms. I sincerely believe that Springboro grows richer and diverse when more people are able to move into the City. The apartments and multi-family homes in the Easton Farms proposal looks like an excellent plan to not only grow our community but provide more opportunity within walking distance.

Thank you,

Christopher D. Ritter  
User Experience Designer

[chris@christopherritter.com](mailto:chris@christopherritter.com)  
[www.christopherritter.com](http://www.christopherritter.com)

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Friday, May 07, 2021 9:27 AM  
**To:** Dorie Watts  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farm

Dorie,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Dorie Watts <doriewatts@gmail.com>  
**Sent:** Friday, May 07, 2021 9:12 AM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm

Mr. Pozzuto,

I am writing to express my **support** for the current plans for development of Easton Farm under consideration by the City Commission. This thoughtful plan for continued growth of the community in a controlled manner is forward thinking and welcomes new families and demographics to the area, something sorely needed.

As much as it would be nice to continue to enjoy the undeveloped land in Springboro, we all know that is no longer a possibility for the family, and I would much rather see a well-executed neighborhood with planned green space and logical growth than yet another sprawling community of homes that look exactly the same, or worse, a strip mall. I appreciate the thoughtfulness that has gone into this plan by both the sellers and the developers and urge you and the city commissioners to approve the zoning change and this plan for our city's future.

Dorie Watts  
7360 Stoneham Circle  
Springboro, OH 45066

## Ann Burns

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**From:** Dan Boron  
**Sent:** Saturday, May 08, 2021 12:12 PM  
**To:** Ann Burns  
**Cc:** Chris Pozzuto  
**Subject:** FW: Easton firm development

Ann please add this to the comments for the 5/12 Planning Commission meeting.

Address is 5 Villa Pointe Drive, Springboro.

-----Original Message-----

From: Christine Thompson <thompson4355@outlook.com>  
Sent: Saturday, May 8, 2021 11:31 AM  
To: Chris Pozzuto <Pozzuto@cityofspringboro.com>; Dan Boron <danb@cityofspringboro.com>; Lori Martin <lori@cityofspringboro.com>  
Subject: Easton firm development

Please accept this email in support of the proposed development at the Easton Farm in Springboro, Ohio.

I have been retired from the City of Springboro since 2017 , however, after serving the City for 28 years I do feel that this development is critically important to the continued growth of our community in a responsibly planned way. The complaints I have seen are consistent with the same things that residents 30 years ago were concerned about and many of the people complaining came here because this is the kind of community they desire and because of the responsible planned growth we have experienced. There are issues to be negotiated with the current proposal of course, but Springboro has been stagnant on residential growth for the past 10 years and the township is growing up around us. The 741 Corridor needs a shot in the arm to create infill on Gardner Drive and in the marketplace at settlers walk to insure that Springboro remains and will always be a great community!

Our community is great but without continued vision and growth we will cease to move forward !

Christine A Thompson  
thompson4355@outlook.com

Sent from my iPhone

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Sunday, May 09, 2021 12:26 PM  
**To:** David Vomacka  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farms

David,

Thank you for the email. And yes, I know you well, and am not surprised one bit you have some concerns. ☺

These will be forwarded to the Planning Commission members, included in the record and taken under consideration as the process moves forward.

Hope all is well!

Thanks,  
Chris

**From:** David Vomacka <davidvomacka@outlook.com>  
**Sent:** Friday, May 07, 2021 9:59 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farms

Chris,

The currently proposed development of Easton Farms is a quality plan that will add to the magic of Springboro. It is not cookie-cutter development such as had previously been mentioned for that location. The mix of residential types is consistent with what I feel the community needs for future growth. The inclusion of limited commercial will flesh out the development at this end of town. That the design discourages fast-food drive-thru is positive. While I support the plan, I have a couple of concerns (nobody who knows me will be at all surprised by these).

First, while Springboro could use some buildings that are higher than currently permitted, a substantial block of four-story units is excessive, particularly if they are slab-fronted and back up to North Main St. No more than three stories and stepped-back design is preferred.

Second, exercise caution that parked vehicles are not visible from North Main St. The parking areas and turnaround/drop-off for the proposed commercial and assisted living facilities between Anna Dr. and Easton Farms Blvd. need dense vegetation and mounding sufficient to shield the headlights of a pickup truck from being visible on North Main.

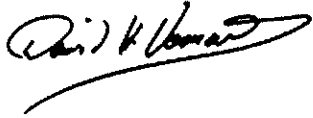
Third, there does not appear to be sufficient usable green space for a development of this magnitude. Neither the legacy farmstead nor the wetlands should count toward meeting the requirement.

Fourth, be certain that the HOA is responsible for the maintenance of the trees in the tree lawn. If individual property owners are responsible there will be endless disputes when tree need to be maintained or replaced. I say this from experience in my own HOA.



Fifth, outdoor lighting, including on individual homes, needs to be consistent with the 1273 requirements, particularly downlighting fixtures and a maximum of 3500 degrees Kelvin (I don't think 1273 applies to individual homes but select requirements could be imposed through the HOA or Design Guidelines). The full requirements of 1273 are excessive for homeowners, but Dan could develop a simplified set.

Have fun,

A handwritten signature in black ink, appearing to read "David H. Vomacka", with a stylized, flowing script.

David H. Vomacka  
65 Mill Run Lane  
Springboro, OH

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Sunday, May 09, 2021 12:27 PM  
**To:** Amy Tyler  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Support for Easton Farm Project

Amy,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro

-----Original Message-----

From: Amy Tyler <amymtyler@hotmail.com>  
Sent: Friday, May 07, 2021 2:43 PM  
To: Chris Pozzuto <Pozzuto@cityofspringboro.com>  
Subject: Support for Easton Farm Project

I am writing to indicate my support for the ongoing development of the Easton Farm Project. I am in favor of the project as I feel it will bring new shopping/dining opportunities, employment opportunities, and a variety of housing options to our city. I feel that this commercial growth will allow Springboro to become an even greater entertainment destination for residents and non-residents. The housing/apartment options will hopefully allow Springboro to grow and flourish as a diverse community.

Sincerely,  
Amy Tyler  
260 W. Pugh Dr  
Springboro, OH 45066

## Ann Burns

---

**From:** Chris Pozzuto  
**Sent:** Sunday, May 09, 2021 12:27 PM  
**To:** Dan Boron; Ann Burns  
**Subject:** FW: Easton Farm Project

**From:** Chris Pozzuto  
**Sent:** Sunday, May 09, 2021 12:27 PM  
**To:** 'Emily Dyer' <emilyhdyer@yahoo.com>  
**Subject:** RE: Easton Farm Project

Emily and Jeremy,

Thank you for your email. It will be included in the official record and will be distributed to the Planning Commission members.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Emily Dyer <emilyhdyer@yahoo.com>  
**Sent:** Friday, May 07, 2021 2:43 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm Project

To whom it may concern. My husband and I live in Richard's Run and we are excited to see the plans for Easton Farm. We fully support this project! The investment in the city will no doubt draw additional residents as well as shoppers. Both of which will infuse additional revenue into our beautiful city. We can't wait to see the plans come to fruition.

Sincerely,  
Emily and Jeremy Dyer  
292 Triple Crown Circle, Springboro

Sent from Yahoo Mail on Android

## Ann Burns

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**From:** amy Shivener <amyshivener@yahoo.com>  
**Sent:** Sunday, May 09, 2021 11:24 PM  
**To:** Ann Burns; info@dillincorp.com  
**Subject:** Easton Farm Proposal

Good evening,

My name is Amy Shivener, my husband and our children reside at 5 Fox Trail Dr. in the Hunter Springs subdivision. I want to voice my concerns regarding the current Easton Farms Proposal. I have lived at this address for over 8 years. I have been a resident of Springboro for over 20 years. I have raised 5 children here. I have lived at my current address for over 8 years. I absolutely love my neighborhood and the quiet street we live on. Since the opening of Paddock Trail, there has been a significant increase in traffic through our neighborhood with the only purpose being is to a cut through to Pennyroyal. I have witnessed several drivers not stop at the stop sign or just roll through the stop. I do not want this to occur at Fox Trail. There is no reason for vehicles to cut through Fox Trail unless they live in our neighborhood. There are so many families that live here with young children that play, ride bikes etc. We are such a small community that we all know who has young kids at play and slow down even more when approaching those homes. Opening up Fox Trail would create a significant safety risk. I urge the planning commission to reconsider only opening up Fox Trail to pedestrians only if the development is approved. If opening Fox Trail to vehicle traffic is an absolute must, then I would ask the city to put in not only stop signs but speed bumps along Deer Trail to slow drivers down.

Privacy: My next concern is the building of the homes along our property line, I was told the homes would match our lot sizes and were going to be built 20 ft from our property line. The newly developed homes would be way to close to our property as we have a pool in our back yard and our new neighbors would be looking down from their windows directly into our pool. This invasion of our privacy is very worrisome to me. I suggest a lining of trees, hedges and green space be created along the property line to provide some privacy to myself and my neighbors.

Density: The density as it is currently proposed is way to high.....655 total units. I do not understand why this is even a consideration when the proposal for 463 units in 2017 was disputed by the planning commission due to what I believe was a density concern. We are not in opposition to development and progress. We want Springboro to grow and it needs more single family homes. We are opposed to the 3-4 story apartment buildings and the next to nothing lot sizes with homes so close to each other that you can talk to your neighbor through your window. Springboro needs more single family homes and they will sell, people are trying to move here but there are no houses to buy. Build the houses not all the other stuff. We are a suburban community and I for one do not want an urban development in my backyard. I have spoke to many other Springboro residents that feel the same way.

Sincerely,

Amy Shivener  
5 Fox Trail Dr.  
937-830-3213

## Ann Burns

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**From:** Brian <bkipoplin@gmail.com>  
**Sent:** Monday, May 10, 2021 7:29 AM  
**To:** Ann Burns; Dan Boron  
**Subject:** May 12th Planning Meeting

Hi Ann,

I would like to register to speak at the Wednesday May 12th planning commission meeting. I have concerns about the following:

- 1) Density of the planned development
- 2) Lack of a connection to the stub on Tamarack Trail. I believe a connection here would alleviate the traffic concerns for Deer Trail Dr.
- 3) Property setbacks for new residential areas abutting existing residences do not appear to follow the guidelines set forth in the codified ordinance.
  - a. Minimum rear setback should be 25 feet according to 1280.04 table 15, row 1 column 1
  - b. A buffer of 10 feet has not been added to residential properties abutting the proposed rezoned area: 1262.02 table 4, rows 1 and 2

Dan,

If you could comment on #3 above, I would appreciate it. I want to make sure I understand the ordinances before speaking about them during the meeting.

Best regards,  
Brian Poplin  
216 Deer Trail Dr, Springboro, OH 45066

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Monday, May 10, 2021 8:08 AM  
**To:** Sterling  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Development

Sterling and Bert:

Hope all is well.

Thank you for the email. It will be forwarded to the Planning Commission members and added to the official record.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro

-----Original Message-----

From: Sterling <Sterlingwg@aol.com>  
Sent: Sunday, May 09, 2021 10:03 PM  
To: Chris Pozzuto <Pozzuto@cityofspringboro.com>  
Subject: Easton Development

Greeting Chris,

Sure hope you're doing well and that you are staying healthy along with family.

I'm writing in regards to support for the Easton Development that is now under review by the City of Springboro and the planning commission. This beautiful rolling acreage could have been developed 25 to 50 years ago and it would have happened with very little media attention. We hope residents of Springboro will recognize that this family has a right to finally enjoy some of the fruits of their labor after farming this acreage for all these many years. The time is NOW for them to have the support of Springboro City Council so that they will be allowed to move forward with this next chapter of their life. Approval of this project will allow for an incredible opportunity for the City Of Springboro to continue to build the tax base that allows for the quality of life that has been achieved by our leadership for our residents!

Thank you most sincerely for consideration of this endorsement for the Easton project.

Sterling W. Gardner  
Burt F. Correll  
Owners, Jonathan Wright Founder's Home  
Wright House Bed and Breakfast

## Ann Burns

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**From:** Chris Pozzuto  
**Sent:** Monday, May 10, 2021 4:43 PM  
**To:** Brian Frock  
**Cc:** Dan Boron; Ann Burns  
**Subject:** RE: Easton Farm Proposed Development

Brian,

Thank you for your email. This will be forwarded to the Planning Commission members and entered into the official record.

Thanks,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Brian Frock <brian.frock@gmail.com>  
**Sent:** Monday, May 10, 2021 11:50 AM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm Proposed Development

Chris Pozzuto:

I approve of the most recent plan for the development of the Easton Farm as outlined in the Monday, May 10, 2021 issue of the Dayton Daily News. I believe that the reduction in height of the tallest buildings from four stories to three stories, the addition of more park land and the removal of the senior living facilities results in a plan that will help make the City of Springboro a more desirable place to live.

Sincerely,  
Brian Frock  
30 Thistledown Lane  
Springboro, Ohio

(937) 789-6913

▪

## Ann Burns

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**From:** Justin Wiedle <justin.wiedle@gmail.com>  
**Sent:** Monday, May 10, 2021 10:15 PM  
**To:** Ann Burns; Dan Boron; Lori Martin  
**Cc:** David Beckman  
**Subject:** Easton Farm Proposal - Scanned Petitions  
**Attachments:** Petition Cover Letter 10 MAY.pdf; petition\_signatures\_jobs\_28449349\_20210511000316.pdf; petition\_comments\_jobs\_28449349\_20210511000320.pdf; 12 APR 2021 Petitions.pdf; 10 MAY 2021 Petitions.pdf

Hi Springboro Team,

Please find attached a Cover Letter describing the other attachments. We request that you share this complete package with the planning commission ahead of the meeting.

Thank you!  
Justin Wiedle  
164 Deer Trail Dr



10 MAY 2021

ATTN: Springboro Planning Commission and Springboro City Council

Re: Petition Opposing the Easton Farm Rezoning and Development Plan

Attached are signed paper and online petitions from residents city wide opposing the 2021 Easton Farm rezoning request and development plan - 437 more signatures than presented for the April 2021 planning commission meeting. The petitions represent citizens from the neighborhoods of Hunter Springs, Springbrook, Wrenwood, Royal Tamarack, Royal Springs, Royal Meadows, McCray Farms, and Sycamore Springs as well as many other neighborhoods throughout the city. Opposition to this plan isn't localized to the immediate surrounding area. We continue to find that 85%-95% of households contacted signed the petition and oppose this development. These signatures represent a limited in-person effort, word-of-mouth and social media assisted distribution of an online petition. We have just scratched the surface of the volume of opposition: we have canvassed less than 5% of the city's households on foot and are growing rapidly toward the number required for a referendum. These signatures represent the will of the people of Springboro in opposition to this high density development.

Very Respectfully,  
710 Taxpayers of Springboro

**Attachments:**

1. Twenty-five pages of online signatures, totaling 417 Springboro resident signatures (non Springboro residents not counted)
2. Two pages of comments from the online petition
3. 42 pages of signed petitions, containing 273 signatures. Previously submitted in April 2021
4. 3 pages of signed petitions, containing 20 signatures. First Submission.

**change.org**

Recipient: City of Springboro Planning Commission and City Council

Letter: Greetings,

Stop the Rezoning and Development Plan for Easton Farm

# Comments

Name	Location	Date	Comment
Justin wiedle	Springboro, OH	2021-04-22	"This development doesn't fit in this space."
Abigail Kamalian	US	2021-04-24	"I want to keep Springboro beautiful and safe!"
Ryan Applegate	Springboro, OH	2021-04-25	"Not a good fit for a small city."
Jonelle Cripe	Springboro, OH	2021-04-25	"This is not good for our schools or our community"
Shelley Pisula	Springboro, OH	2021-04-25	"I think it not the right location for this plan. Would be a better fit close to Austin Landing, AND, it's too much for that small area."
Jennifer Caprio	Springboro, OH	2021-04-25	"We moved here from NYC 5 years ago. One of the main reasons we moved here was the fact that there was almost no traffic driving around town. We love the feel of the small town, especially being from a big city. Growth is great, overcrowding is not."
Renee Garbark	Springboro, OH	2021-04-25	"I feel this will change the small town feel of Springboro. I prefer something similar to Gervasi Vinyard in Canton. Maybe a farm to table community feel. Please see their website or my post."
Rachel Parks	springboro, PA	2021-04-25	"easton farms are a big part of springboro and provide a lot of the community ecologically and agriculturally"
Trudy Bechtolt	Springboro, OH	2021-05-02	"Trudy bechtolt"
Amy Smith	Springboro, OH	2021-05-03	"I want to keep a small town feel to springboro"
Anne Stremanos	Springboro, OH	2021-05-03	"I support the Hall's right to sell their land, but feel the apartments and parking garage are not a good fit for our community."
Renee Glenn	Springboro, OH	2021-05-08	"Renee M Glenn"
Gregory Garland	Dayton, OH	2021-05-10	"My wife and I just moved here because we liked the small town feel of the community of Springboro. We are not happy with the rezoning of the sale of the Easton Farm property. There are plenty of alternative"
Gregory Garland	Dayton, OH	2021-05-10	"Alternative plans and opportunities available in the area such as opposite Austin Landing."

**change.org**

Recipient: City of Springboro Planning Commission and City Council

Letter: Greetings,

Stop the Rezoning and Development Plan for Easton Farm

# Signatures

Name	Location	Date
David Beckman	US	2021-04-19
Jim Milthaler	Springboro, OH	2021-04-19
Kevin Gustin	Detroit, MI	2021-04-21
Audra Mckinnon	Springboro, OH	2021-04-21
Bradley Beers	Springboro, OH	2021-04-21
Drew Wade	Springboro, OH	2021-04-21
Patricia Hammett	Springboro, OH	2021-04-21
Rebecca Webber	Springboro, OH	2021-04-21
Lori Klens	Springboro, OH	2021-04-21
Emily Colvin	Springboro, OH	2021-04-21
Jordan Colvin	Springboro, OH	2021-04-21
Theresa Kamalian	Springboro, OH	2021-04-21
Gary Schrader	Springboro, OH	2021-04-21
Mike Hemmert	Springboro, OH	2021-04-21
John Klens	Springboro, OH	2021-04-21
Jennifer Downs	Springboro, OH	2021-04-21
MATTHEW NIXON	Franklin, OH	2021-04-21
Rick Hoback	Springboro, OH	2021-04-21
Nolan Bradshaw	Springboro, OH	2021-04-21
Rachelle Tyler-Johnson	Springboro, OH	2021-04-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jason Terry	Springboro, OH	2021-04-21
Michael Skelton	Springboro, OH	2021-04-21
Josh Moulton	Springboro, OH	2021-04-21
Jack Klens	Springboro, OH	2021-04-21
gabe giles	Minneapolis, MN	2021-04-21
Dennis Eldridge Sr.	Springboro, OH	2021-04-21
Adam Kaluba	Burleson, US	2021-04-21
Tracy Savin	Springboro, OH	2021-04-21
Tricia Price	Springboro, OH	2021-04-21
Greg Chaney	Springboro, OH	2021-04-21
Abbey Proctor	Springboro, OH	2021-04-21
Kirstin Cross	Miamisburg, OH	2021-04-21
Emily Chaney	Springboro, OH	2021-04-21
Kyle Cross	Springboro, OH	2021-04-21
William Price	Springboro, OH	2021-04-21
Anita Hudock	Springboro, OH	2021-04-21
Emily Yates	Springboro, OH	2021-04-21
Amy Phillips	Springboro, OH	2021-04-21
Jack Bruhn	Springboro, OH	2021-04-22
Suzanne Grissinger	Indianapolis, OH	2021-04-22
Doug Powell	Springboro, OH	2021-04-22
Samuel Reese	Springboro, OH	2021-04-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Debra Harris	Springboro, OH	2021-04-22
Jay Sitzman	Springboro, OH	2021-04-22
Kristen Gogel	Springboro, OH	2021-04-22
Curtis Gogel	Springboro, OH	2021-04-22
Justin wiedle	Springboro, OH	2021-04-22
Brett Yates	Springboro, OH	2021-04-22
Samuel Jennings	Centerville, OH	2021-04-22
Sharon Sigler	69 Royal Birkdale Drive, OH	2021-04-22
Parese Blake	8753 Withersfield Ct Springboro, OH	2021-04-22
Rebecca Lee	Fort Lee, US	2021-04-22
Dale Geisel	Springboro, OH	2021-04-23
Michael Webber	Springboro, OH	2021-04-23
Nick Hirth	Springboro, OH	2021-04-23
Melissa Swartz	Springboro, OH	2021-04-23
PHIL KOSIER	Springboro, OH	2021-04-23
Alisa Handy	Springboro, OH	2021-04-23
Azaniya Smith	Elkins Park, PA	2021-04-23
Jame Sparks	Newark, US	2021-04-23
Karen Prindle	Newton Falls, US	2021-04-23
Jennifer Lambert	Springboro, OH	2021-04-24
Jane Behari	Springboro, OH	2021-04-24
Suma Rao	Houston, US	2021-04-24

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kelly Ronyak	Springboro, OH	2021-04-24
john parise	Springboro, OH	2021-04-24
Amy Richardson	Springboro, OH	2021-04-24
Ryan Boles	Springboro, OH	2021-04-24
Brandi Pollard	Indianapolis, US	2021-04-24
Kelli Albert	Springboro, OH	2021-04-24
Abigail Kamalian	US	2021-04-24
Teresa Baker	Springboro, OH	2021-04-24
Jill Scherer	Springboro, OH	2021-04-24
Cheryll Bennett	Springboro, OH	2021-04-24
Michele Weldon	Springboro, OH	2021-04-25
Charlotte Kappen	Springboro, OH	2021-04-25
Ryan Applegate	Springboro, OH	2021-04-25
Amanda McGlothen	Springboro, OH	2021-04-25
Robb Ervin	Springboro, OH	2021-04-25
Beth Schultz	Chicago, IL	2021-04-25
Melissa Miller	Springboro, OH	2021-04-25
Judy Bally	Lebanon, OH	2021-04-25
Melanie Calcaterra	Springboro, OH	2021-04-25
Haley Petitjean	Springboro, OH	2021-04-25
Joanna Ratliff	Dayton, OH	2021-04-25
Arreon Butler	Springboro, OH	2021-04-25



<b>Name</b>	<b>Location</b>	<b>Date</b>
Rebecca Sharp	Springboro, OH	2021-04-25
James Metcalf	Springboro, OH	2021-04-25
Lindsay Schonsheck	Springboro, OH	2021-04-25
Sally Kessie	Springboro, OH	2021-04-25
Jamie Hurchanik	Springboro, OH	2021-04-25
Kristina Culbertson	Springboro, OH	2021-04-25
Candice Honious	Springboro, OH	2021-04-25
Lyndsey S	Springboro, OH	2021-04-25
William Angell	Springboro, OH	2021-04-25
Erik Hurchanik	Springboro, OH	2021-04-25
Melissa Hiti	Springboro, OH	2021-04-25
Brett Mcnerney	Springboro, OH	2021-04-25
Sara Vogel	Springboro, OH	2021-04-25
Julie Conley	Springboro, OH	2021-04-25
Shannon Seipel	Springboro, OH	2021-04-25
Delise Sparks	Springboro, OH	2021-04-25
S Rimer	Springboro, OH	2021-04-25
Melissa Herby	Springboro, OH	2021-04-25
John Heck	Springboro, OH	2021-04-25
Stacie Dudley	Springboro, OH	2021-04-25
James Allen	Springboro, OH	2021-04-25
Samaira Salas	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lindsey Neese	Springboro, OH	2021-04-25
Megan Kneidl	Dayton, OH	2021-04-25
Deb Akers	Springboro, OH	2021-04-25
Nola Geise	Springboro, OH	2021-04-25
Michelle Rasor-Dillsaver	Springboro, OH	2021-04-25
Mitchell Savin	Springboro, OH	2021-04-25
Kevin McGuire	Springboro, OH	2021-04-25
Alison Hunt	Springboro, OH	2021-04-25
Jonelle Cripe	Springboro, OH	2021-04-25
Bryan Music	Springboro, OH	2021-04-25
Gary Shaffer	Springboro, OH	2021-04-25
Sylvia Delgado	Springboro, OH	2021-04-25
Debra Kimbler	Springboro, OH	2021-04-25
Sarah Allen	Springboro, OH	2021-04-25
Douglas Hill	Springboro, OH	2021-04-25
Katie Griest	Springboro, OH	2021-04-25
Samuel Manning	Springboro, OH	2021-04-25
David Huss	Mchenry, IL	2021-04-25
Sabrina Turpen	Springboro, OH	2021-04-25
Katherine Deitemeyer	Springboro, OH	2021-04-25
Andy Weaver	Springboro, OH	2021-04-25
Jose Vazquez	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
dawn russell	Springboro, OH	2021-04-25
Andria Damron	Springboro, OH	2021-04-25
Lindsay Reinhard	Springboro, OH	2021-04-25
Elizabeth Thornhill	Springboro, OH	2021-04-25
Jill Johnson	Springboro, OH	2021-04-25
Danielle Dunaway	Springboro, OH	2021-04-25
Rob Bowles	Springboro, OH	2021-04-25
William Lawton	Springboro, OH	2021-04-25
Andrew Reust	Hamilton, OH	2021-04-25
Courtney Taylor	Springboro, OH	2021-04-25
Nicole Albrecht	Springboro, OH	2021-04-25
Lori Salyers	Springboro, OH	2021-04-25
Kimberly Leber	Springboro, OH	2021-04-25
Carolyn Cusumano	Springboro, OH	2021-04-25
Christie Hinderer	Springboro, OH	2021-04-25
Sarah Wyenandt	Cincinnati, OH	2021-04-25
Doug Drigel	Springboro, OH	2021-04-25
Shane Drigel	Springboro, OH	2021-04-25
Megan Kelley	Springboro, OH	2021-04-25
Abby Halderman	Springboro, OH	2021-04-25
Kathleen Patrick	Springboro, OH	2021-04-25
Nathan Fehr	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Emily Pack	Springboro, OH	2021-04-25
Burke Halderman	Springboro, OH	2021-04-25
Jennifer Massie	Springboro, OH	2021-04-25
Michael Prophater	Springboro, OH	2021-04-25
Tiffany Carlisle	Springboro, OH	2021-04-25
Meg Saulters	Franklin, TN	2021-04-25
Edward Carlisle	Springboro, OH	2021-04-25
Sarah Green	Springboro, OH	2021-04-25
Judy Massa	Springboro, OH	2021-04-25
Courtney Angell	Springboro, OH	2021-04-25
Peyton Teter	US	2021-04-25
Kate Sander	Springboro, OH	2021-04-25
Ashley Berberich	Springboro, OH	2021-04-25
Rita Detmer	Springboro, OH	2021-04-25
Courtney Tehoke	Springboro, OH	2021-04-25
Christopher Williams	Sanford, US	2021-04-25
Cynthia McDermott	Springboro, OH	2021-04-25
Nathan Bechtel	Springboro, OH	2021-04-25
Kristine Farrell	Springboro, OH	2021-04-25
Tonya Buerschen	Springboro, OH	2021-04-25
Anna Schockman	Springboro, OH	2021-04-25
Alec Shanahan	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Michael Morris	Springboro, OH	2021-04-25
Cher Greene	Springboro, OH	2021-04-25
Melissa Martin	Springboro, OH	2021-04-25
Amanda Day	Springboro, OH	2021-04-25
Sarah Adams	Springboro, OH	2021-04-25
Scott Moody	Springboro, OH	2021-04-25
Heather Belanich	Springboro, OH	2021-04-25
ellen dungjen	Springboro, OH	2021-04-25
Todd Romantini	Springboro, OH	2021-04-25
Dara Demaree	Springboro, OH	2021-04-25
Cynthia Montgomery	Dayton, OH	2021-04-25
Kyle Ralston	Springboro, OH	2021-04-25
Lyndsey Romantini	Springboro, OH	2021-04-25
Ethane Perry	Springboro, OH	2021-04-25
Ed Staples	Springboro, OH	2021-04-25
Susan McIntosh	Springboro, OH	2021-04-25
Britny Brown	Dayton, US	2021-04-25
Mary Hernandez	Springboro, OH	2021-04-25
Thomas Cooper	Springboro, OH	2021-04-25
Janine Spinks	Springboro, OH	2021-04-25
Jill Heil	Springboro, OH	2021-04-25
Robert Christman	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kathryn Schwab	Springboro, OH	2021-04-25
Shauna Acquavita	Springboro, OH	2021-04-25
Steven Jones	Rockville, MD	2021-04-25
Buddy Rogers	Springboro, OH	2021-04-25
John Hagan	Springboro, OH	2021-04-25
Adam Ervin	Beavercreek, OH	2021-04-25
krista shirley	Springboro, OH	2021-04-25
Deborah Johnson	Springboro, OH	2021-04-25
Brody Carpenter	Springboro, OH	2021-04-25
Kelly Schaefer	Springboro, OH	2021-04-25
Ellie Heck	Springboro, OH	2021-04-25
Aaron Nicley	Springboro, OH	2021-04-25
Renee Craycraft	Springboro, OH	2021-04-25
Susan Duening	Springboro, OH	2021-04-25
Mike Antill	Springboro, OH	2021-04-25
Rhea Botschner	Springboro, OH	2021-04-25
Ryan Clark	Springboro, OH	2021-04-25
Abigail Smith	Springboro, OH	2021-04-25
James Johnson	Springboro, OH	2021-04-25
Lili Coffin	Springboro, OH	2021-04-25
rachel gulczynski	Springboro, OH	2021-04-25
Woody Arnold	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Anna Black	Springboro, OH	2021-04-25
Debora Emmons	Springboro, OH	2021-04-25
Glen Fourman	Springboro, OH	2021-04-25
Connie Sizemore	Springboro, OH	2021-04-25
Tomi Newman	Springboro, OH	2021-04-25
Shelley Pisula	Springboro, OH	2021-04-25
Mariena Passidomo	Springboro, OH	2021-04-25
Jennifer Caprio	Springboro, OH	2021-04-25
Jody Huss	Springboro, OH	2021-04-25
Kellye Watt	Springboro, OH	2021-04-25
Brent Spille	Springboro, OH	2021-04-25
Megan Ramps	Springboro, OH	2021-04-25
Melissa Ralston	Dayton, OH	2021-04-25
Christopher Fares	Springboro, OH	2021-04-25
John Acquavita	Springboro, OH	2021-04-25
REBECCA SCACCHETTI	Springboro, OH	2021-04-25
Philo Rizk	Springboro, OH	2021-04-25
Christopher Watt	Springboro, OH	2021-04-25
Jamie McArdle	Springboro, OH	2021-04-25
Christopher Mitchell	Springboro, OH	2021-04-25
Whitney Moore	Springboro, OH	2021-04-25
Kelly Mazurek	Southfield, MI	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Emily Freimuth	Springboro, OH	2021-04-25
Philip Heck	Springboro, OH	2021-04-25
Lisa Hettinger	Springboro, OH	2021-04-25
Cathy Rager	Springboro, OH	2021-04-25
Ryanne Gingerich	Springboro, OH	2021-04-25
Carole Merkel	Springboro, OH	2021-04-25
Robert McCall	Springboro, OH	2021-04-25
Heather Wagoner	Springboro, OH	2021-04-25
Renee Garbark	Springboro, OH	2021-04-25
John Haught	Springboro, OH	2021-04-25
James Gresham	Springboro, OH	2021-04-25
Britt Hood	Springboro, OH	2021-04-25
James Junker	Springboro, OH	2021-04-25
Eric Freimuth	Springboro, OH	2021-04-25
Scott Jacobs	Springboro, OH	2021-04-25
Kelly Perry	Springboro, OH	2021-04-25
Christina Longworth	Springboro, OH	2021-04-25
Molly hakanson	Springboro, OH	2021-04-25
David Diemunsch	Springboro, OH	2021-04-25
Brad Bodey	Springboro, OH	2021-04-25
Grant Thoma	Springboro, OH	2021-04-25
Amy Wardlow	Springboro, OH	2021-04-25



<b>Name</b>	<b>Location</b>	<b>Date</b>
Jennifer Cavinder	Springboro, OH	2021-04-25
Annika Lykins	Miamisburg, OH	2021-04-25
Katie Gonzalez	Plain City, OH	2021-04-25
Kristin Hoover	Springboro, OH	2021-04-25
Brian Hoover	Springboro, OH	2021-04-25
Rachel Parks	springboro, PA	2021-04-25
Joshua Staeuble	Dayton, OH	2021-04-25
Matthew Armstrong	Springboro, OH	2021-04-25
barbara bethel	lebanon, OH	2021-04-25
Katherine Looney	Springboro, OH	2021-04-25
Nick Scott	Springboro, OH	2021-04-25
Brandon Cross	Springboro, OH	2021-04-25
Teresa Sciarretta	Springboro, OH	2021-04-25
Theresa Gebhardt	Springboro, OH	2021-04-25
Julie Cunningham	Springboro, OH	2021-04-25
Casey Holliday	Springboro, OH	2021-04-25
Samantha Zimmerman	Franklin, OH	2021-04-25
Stacy Grile	Dayton, OH	2021-04-25
Lindsey Scott	Springboro, OH	2021-04-25
Jeremy Speidel	Springboro, OH	2021-04-25
Darlene Crothers	Springboro, OH	2021-04-25
Susan Junker	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jennifer Pelgen	Cincinnati, OH	2021-04-25
Ed Klene	Seven Mile, OH	2021-04-25
Anita Hudock	Dayton, OH	2021-04-25
Abigail Galbraith	Springboro, OH	2021-04-25
Vonnie DuBro	Cincinnati, OH	2021-04-25
Megan McGuire	Jacksonville, FL	2021-04-25
Kristen Donay	Springboro, OH	2021-04-25
Ashley Harper	Springboro, OH	2021-04-25
Christina Orzechowski	Springboro, OH	2021-04-25
Matt Allen	Miamisburg, OH	2021-04-25
Tina Morrison	Springboro, OH	2021-04-25
Thomas Ferris	Springboro, OH	2021-04-25
Michele Meyer	Springboro, OH	2021-04-25
Lesley Nevers	Springboro, OH	2021-04-25
Lynn Houston	US	2021-04-25
Ashley McGeorge	Springboro, OH	2021-04-25
Stephanie Barr	Springboro, OH	2021-04-25
Anita Craighead	Springboro, OH	2021-04-25
Jessica Sun	Springboro, OH	2021-04-25
Lauren Anderson	Springboro, OH	2021-04-25
Elizabeth Pate	Dayton, OH	2021-04-25
Ted LOWMAN	Springboro, OH	2021-04-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Katelyn Gramza	Dayton, OH	2021-04-25
Ed Hettinger	Springboro, OH	2021-04-25
Morgan Gregston	Newtonsville, OH	2021-04-25
Doreen Miller	Springboro, OH	2021-04-25
Patricia Jones	Springboro, OH	2021-04-25
Jennifer Wisvari	Springboro, OH	2021-04-25
Diana Chappelle	Springboro, OH	2021-04-25
Rick Jones	Springboro, OH	2021-04-25
Renee Parrett	Springboro, OH	2021-04-25
Stacie Collier	Springboro, OH	2021-04-25
Chris Phillips	Springboro, OH	2021-04-25
Anne Felts	Springboro, OH	2021-04-25
Heidi Judd	Springboro, OH	2021-04-25
Kimberly Zech	Chicago, IL	2021-04-25
Patrick Highley	Springboro, OH	2021-04-25
Michelle Highley	Springboro, OH	2021-04-25
Andrea Burkart	Springboro, OH	2021-04-26
Melissa Key	Springboro, OH	2021-04-26
Sarah Geise	Springboro, OH	2021-04-26
Nancy Slezak	Springboro, OH	2021-04-26
Chloe Ross	San Diego, CA	2021-04-26
Jeff Pelgen	Springboro, OH	2021-04-26

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jaliza Lasala	Wilmington, OH	2021-04-26
Julia Molina	Springboro, OH	2021-04-26
Elise M	Springboro, OH	2021-04-26
Jennifer Ballard	Springboro, OH	2021-04-26
Jennifer Bostick	Springboro, OH	2021-04-26
Julie Moster	Springboro, OH	2021-04-26
Leo Lasala	Springboro, OH	2021-04-26
Ja Lasala	Springboro, OH	2021-04-26
Heather Powell	Springboro, OH	2021-04-26
Marshall Brown	Springboro, OH	2021-04-26
Blake Vanover	Springboro, OH	2021-04-26
Amanda Savage	Springboro, OH	2021-04-26
Heather Borders	Lebanon, OH	2021-04-26
Matthew Goettke	Springboro, OH	2021-04-26
Jodi Schaaf	Springboro, OH	2021-04-26
Shawna Stoff	Springboro, OH	2021-04-26
Megan Gillett	Springboro, OH	2021-04-26
Andrew Mitchell	Springboro, OH	2021-04-26
Pamela Kock	Springboro, OH	2021-04-26
Aaron Lambert	Dayton, OH	2021-04-26
Lauren Kock	Springboro, OH	2021-04-26
Gretchen Kragenbrink	Springboro, OH	2021-04-26

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ronnie Yates	Springboro, OH	2021-04-26
Marty Lipscomb	Springboro, OH	2021-04-26
Jill Miller	Dayton, OH	2021-04-26
Katie Rhodus	Springboro, OH	2021-04-26
D. Ward Allen	Greenville, SC	2021-04-27
Kristen OBryan	Springboro, OH	2021-04-27
Jodi Clark	Lebanon, OH	2021-04-27
Jillian Ballard	Springboro, OH	2021-04-27
Brittany Carolus	Springboro, OH	2021-04-27
Kathy Lowe	Franklin, OH	2021-04-27
Angela Burson	Springboro, OH	2021-04-27
Alyce Haren	Springboro, OH	2021-04-27
Benjamin Ballard	Springboro, OH	2021-04-27
Sara Kopittke	Springboro, OH	2021-04-27
Heidi Jaski	Springboro, OH	2021-04-27
Benjamin Jaski	Springboro, OH	2021-04-27
Nicholas Phillips	Springboro, OH	2021-04-27
Brian Meyer	Springboro, OH	2021-04-27
Sheila Brown	Springboro, OH	2021-04-27
Tyler Ross	Springboro, OH	2021-04-27
Joseph Gulick	Springboro, OH	2021-04-27
Cynthia Sebesy	Springboro, OH	2021-04-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Debra Ballard	Springboro, OH	2021-04-28
Heather Phillips	Springboro, OH	2021-04-28
Dawn Neslen	Springboro, OH	2021-04-28
Karen Wheeler	Springboro, OH	2021-04-28
Griffon Stewart	Springboro, OH	2021-04-28
Greg Orr	Springboro, OH	2021-04-28
Zack Kaiser	Dayton, OH	2021-04-28
Cathy Compton	Dayton, OH	2021-04-28
John Coyle	Springboro, OH	2021-04-28
Kate Eddy	Springboro, OH	2021-04-28
Joseph Roth	Springboro, OH	2021-04-28
Peggy Querner	Dayton, OH	2021-04-28
Rickee Dooley	Springboro, OH	2021-04-28
Bryan Dooley	Springboro, OH	2021-04-28
Jenni Harrold	Springboro, OH	2021-04-28
Jeff Cooney	Springboro, OH	2021-04-28
Nicole Will	Springboro, OH	2021-04-28
Gerald Dow	Springboro, OH	2021-04-29
Nicholas Ripplinger	Springboro, OH	2021-04-29
Carrie Scott	Dayton, OH	2021-04-29
Greg ReinhardGregR	Springboro, OH	2021-04-29
Ashley Pooock	Centerville, OH	2021-04-29

<b>Name</b>	<b>Location</b>	<b>Date</b>
Nick Thoma	Springboro, OH	2021-04-29
Jonathan Duck	Springboro, OH	2021-04-29
Adam Thoma	Springboro, OH	2021-04-29
Christine Dow	Springboro, OH	2021-04-29
Nancy Robie	Springboro, OH	2021-04-29
Christina Brademeyer	Franklin, OH	2021-04-30
Ben Haws	Dayton, OH	2021-04-30
Michelle Newland	Springboro, OH	2021-04-30
Erik Hoffman Hoffman	Brooklyn, NY	2021-04-30
Chris Brademeyer	Dayton, OH	2021-04-30
Amanda Steele	Springboro, OH	2021-04-30
Brian Ross	Fort Walton Beach, FL	2021-04-30
Diana Brademeyer	Loveland, OH	2021-04-30
Michelle Cella	Philadelphia, PA	2021-04-30
Kathy Smith	Springboro, OH	2021-05-01
Sarah Looney	Middletown, US	2021-05-01
John Davenport	Lewis Center, US	2021-05-02
Kate rottmayer	Springboro, OH	2021-05-02
Becky Seymour	Springboro, OH	2021-05-02
Amy Brown	Springboro, OH	2021-05-02
Kelly Christman	Springboro, OH	2021-05-02
Doug Wiedeman	Springboro, OH	2021-05-02

<b>Name</b>	<b>Location</b>	<b>Date</b>
Christine Summerour	Springboro, OH	2021-05-02
Vanessa Dixon	Springboro, OH	2021-05-02
Matthew Seymour	Springboro, OH	2021-05-02
Ishman Boles Jr.	New Orleans, US	2021-05-02
Trudy Bechtolt	Springboro, OH	2021-05-02
Brent Bielefeldt	Springboro, OH	2021-05-02
Melissa Koch	Springboro, OH	2021-05-02
Ryan Brown	Springboro, OH	2021-05-02
Thomas Margraf	Springboro, OH	2021-05-02
Amanda Margraf	Springboro, OH	2021-05-02
Barry Johnson	Springboro, OH	2021-05-02
Geoff Orr	Springboro, OH	2021-05-03
Tom Diehl	Springboro, OH	2021-05-03
Wendy Woodson	Springboro, OH	2021-05-03
Stephanie Gifford	San Angelo, TX	2021-05-03
Natalie Woodring	Springboro, OH	2021-05-03
Nicole Morris	Springboro, OH	2021-05-03
Amy Smith	Springboro, OH	2021-05-03
David White	Springboro, OH	2021-05-03
Anne Stremanos	Springboro, OH	2021-05-03
Joseph Fluty	Springboro, OH	2021-05-03
Trisha Fares	Springboro, OH	2021-05-03



<b>Name</b>	<b>Location</b>	<b>Date</b>
Gavin Dzienna	Camp Hill, US	2021-05-03
Osama Baghdady	Cincinnati, US	2021-05-03
Marian Langley	Springboro, OH	2021-05-03
Christine Parlett	Franklin Township, OH	2021-05-03
Kris O'Connor	Springboro, OH	2021-05-03
Erika Rines	Springboro, OH	2021-05-03
Lori Lees	Springboro, OH	2021-05-03
Josh Glascock	Springboro, OH	2021-05-03
Shirley Coulter	Dayton, OH	2021-05-03
michelle velasquez	Port Clinton, US	2021-05-03
Ralph Minamyers	Springboro, OH	2021-05-04
Robert Burt	Springboro, OH	2021-05-04
Corey Leggett	Springboro, OH	2021-05-04
Diane South	Odessa, US	2021-05-04
Patricia Drake	Springboro, OH	2021-05-04
David Drake	Springboro, OH	2021-05-04
Sam Hollon	Springboro, OH	2021-05-04
Christine Dempsey	Springboro, OH	2021-05-04
Ritchie Markovski	Hillsdale, US	2021-05-04
Lisa Strand	Carbondale, US	2021-05-04
Joseph Smithson	South Lebanon, US	2021-05-04
Khara Michaels	Lakeville, US	2021-05-04

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sara Newton	Orem, US	2021-05-05
Grayson Camp	US	2021-05-05
John Stalcup	Springboro, OH	2021-05-05
Susan Ulloa	Crestline, US	2021-05-05
Lynn Clark	Springboro, OH	2021-05-06
Chris Perkins	Springboro, OH	2021-05-06
John Kramer	Marshfield, US	2021-05-06
Evan Jones	Springboro, OH	2021-05-06
Patti Hancock	Springboro, OH	2021-05-07
Katie Abramson	Springboro, OH	2021-05-07
jodi acton	Springboro, OH	2021-05-07
Andrew Balzer	Hamilton, OH	2021-05-07
Tom Jones	Springboro, OH	2021-05-08
Jessica DiTommaso	Springboro, OH	2021-05-08
Danielle Pilette	Springboro, OH	2021-05-08
Lisa Walters	Springboro, OH	2021-05-08
Jenni Harlow	Franklin, OH	2021-05-08
Shabana Creter	Miamisburg, OH	2021-05-08
Becky Fluty	Dayton, OH	2021-05-08
Amanda Burks	Springboro, OH	2021-05-08
Abby D'Imperio	Springboro, OH	2021-05-08
Amy Vorpe	Springboro, OH	2021-05-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kim Haggerty	Springboro, OH	2021-05-08
Renee Glenn	Springboro, OH	2021-05-08
Kim Weber	Springboro, OH	2021-05-08
Mark Schubert	Springboro, OH	2021-05-08
Lori Tullis	Louisville, KY	2021-05-08
Jim Stephens	Springboro, OH	2021-05-08
JULIE MCCARTHY	Springboro, OH	2021-05-08
Donna Kauffman	Springboro, OH	2021-05-08
Amanda Albright	Springboro, OH	2021-05-08
Javan Albright	Springboro, OH	2021-05-09
Ashley Martin	Springboro, OH	2021-05-09
Cheyenne Rogers	Springboro, OH	2021-05-09
Kory Collins	Springboro, OH	2021-05-09
Cassie Gutt	Springboro, OH	2021-05-09
Erik Smith	Dayton, OH	2021-05-09
Lisa Roth	Springboro, OH	2021-05-09
Julie Young	Springboro, OH	2021-05-09
Brad Savin	Springboro, OH	2021-05-09
Abby Savin	Springboro, OH	2021-05-09
Bailey Hammond	Cincinnati, OH	2021-05-09
Elaine Coy	Springboro, OH	2021-05-09
Patrick Monnin	Springboro, OH	2021-05-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Peggy Monnin	Springboro, OH	2021-05-10
Debra Garland	Springboro, OH	2021-05-10
Erik Smith	Springboro, OH	2021-05-10
Kristin Miller	Springboro, OH	2021-05-10
Julie Starr	Springboro, OH	2021-05-10
Judith Frederick	Springboro, OH	2021-05-10
cathy zimmerlin	Trenton, NJ	2021-05-10
Tamara Walker	Cincinnati, OH	2021-05-10
Gregory Garland	Dayton, OH	2021-05-10

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*SPRINGBORO RESIDENTS\*\*\***

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Michele Werle	Michele Werle	140 Heston Dr	4/25/2021
Jennifer Hoban	Jennifer Hoban	440 Curry Drive	4/25/2021
Lynda Bowman	Lynda A. Bowman	145 Caraway Dr	4/25/2021
Carla Parra	Carla Parra	430 Renwood Pl	4/25/2021
Robert Perry	Robert Perry	330 Fairway Dr	4/25/21
Todd Pickthorn	Todd Pickthorn	30 Sesame St	4/25/21
Carla Pickthorn	Carla Pickthorn	30 Sesame St	4/25/21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION  
 \*\*\*OTHER SPRINGBORO RESIDENTS\*\*\*

[illegible]

[illegible]

12 APR 2021

ATTN: Springboro Planning Commission and Springboro City Council

Re: Petition Opposing the Easton Farm Rezoning and Development Plan

Attached are signed petitions covering select northern Springboro neighborhoods opposing the 2021 Easton Farm rezoning request and development proposal. The petitions represent citizens from the neighborhoods of Hunter Springs, Springbrook, Wrenwood, Royal Tamarack, Royal Springs, Royal Meadows, McCray Farms, and Sycamore Springs. While we were not able to visit every house in each neighborhood, nor did all houses answer their door, between 85%-95% of households contacted signed the petition, depending on the neighborhood. This includes 93% of occupied houses in Hunter Springs. We have visited less than 5% of the city's households; if extrapolated, the 273 signatures in this small sample represent a significant opposition throughout the City of Springboro to the rezoning and development plan to the Easton Farm.

Very Respectfully,  
Hunter Springs Residents

**Attachments:** 42 pages of signed petitions, containing 273 signatures



28 MAR 2021

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*HUNTER SPRINGS RESIDENTS\*\*\***

**ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.**

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For these reasons, we, the undersigned, **OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.**

Name	Signature	Address	Date
Maria Dersheim	[Signature]	224 Deer Trail	3/29/21
Dustin Dersheim	[Signature]	224 Deer Trail Dr.	3-29-21
Brian Replin	[Signature]	216 Deer Trail Dr.	3/29/21
Mark Nelson	[Signature]	221 Deer Trail Dr.	3/29/21
LINDA NELSON	[Signature]	221 Deer Trail Dr.	3/29/21
Rob [unclear]	[Signature]	213 DEER TRAIL	3/29/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*HUNTER SPRINGS RESIDENTS\*\*\***

Name	Signature	Address	Date
DIANE MOON	[Signature]	213 DEER TRAIL	3/29/21
RODNEY KNIGHT	[Signature]	201 DEER TRAIL DR	3/29/21
LESLIE SCHROCK	[Signature]	205 DEER TRAIL DRIVE	3/29/21
CHAD SCHROCK	[Signature]	205 DEER TRAIL DRIVE	3/29/21
DALE SIEFFERTEN	[Signature]	12 FOX TRAIL DRIVE	3/29/21
CURT SIEFFERTEN	[Signature]	10 FOX TRAIL DRIVE	3/29/21
STACEY KLAN	[Signature]	167 DEER TRAIL	3/29/21
JAMES CANE	[Signature]	167 DEER TRAIL DRIVE	3/29/21
JENNIFER LAMBERT	[Signature]	121 DEER TRAIL DR	3/29/21
WASH SAMANA	[Signature]	136 DEER TRAIL DR	3/29/21
DILL CAMPBELL	[Signature]	136 DEER TRAIL DR	3/29/21
GREY MORAN	[Signature]	116 DEER TRAIL DR	3/29/21
KATHY JESTER	[Signature]	112 DEER TRAIL DRIVE	3/29/21
RICHARD JESTER	[Signature]	112 DEER TRAIL DR	3/29/21
KERRY BROWN	[Signature]	105 PADDOCK TRAIL	3/29/2021
MARIE MORAN	[Signature]	116 DEER TRAIL DR	3/29/2021
JOHN KOCH	[Signature]	149 DEER TRAIL DR	3/29/2021
STACEY KOCH	[Signature]	149 DEER TRAIL DR	3/29/2021
MARGARET KNIGHT	[Signature]	201 DEER TRAIL DR	3/29/2021
DENNIS MUNDI	[Signature]	220 DEER TRAIL DR	3/29/2021
SANDIE WILLIAMS	[Signature]	220 DEER TRAIL DR	3/29/21
KELLY PAPIR	[Signature]	216 DEER TRAIL DR	3/29/21
SANDRA FLOYER	[Signature]	225 DEER TRAIL DR	3/29/2021

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*HUNTER SPRINGS RESIDENTS\*\*\***

Name	Signature	Address	Date
David Beckman	[Signature]	168 Deer Trail Dr.	3/29/21
Donald Cummings	[Signature]	173 Deer Trail Drive	3/29/21
Adrienne Sluga	[Signature]	173 Deer Trail Dr.	3/29/21
Kristie Beckman	[Signature]	168 Deer Trail Dr.	3/29/21
Carol J. Glaser-Atkins	[Signature]	144 Deer Trail Dr.	3/29/21
David Glaser-Atkins	[Signature]	"	3-29-21
Joey Glaser-Atkins	[Signature]	"	3-29-21
Jim Miltzaler	[Signature]	132 Deer Trail Dr.	3-29-2021
Lisha Harris	[Signature]	128 Deer Trail Dr.	3-29-2021
Robb Ervin	[Signature]	124 Deer Trail Dr.	3-29-2021
Rhonda Ervin	[Signature]	124 Deer trail Dr.	3-29-2021
Chris Kempin	[Signature]	124 Deer Trail Dr.	3-29-2021
Amber Finkelstein	[Signature]	121 Deer Trail Dr.	3-29-21
Brian Summers	[Signature]	108 Deer Trail Dr.	3/29/21
April Lynn Brown	[Signature]	105 Paddock Trail	3/29/21
Christy Chapman	[Signature]	110 Paddock Trail	3/29/21
Barbara Gerbs	[Signature]	129 Deer Trail	3/29/21
Roderick Miltzaler	[Signature]	132 Deer Trail	3-29-21
MICHAEL OLIVER	[Signature]	125 DEER TRAIL	3/29/21
Elizabeth Olivier	[Signature]	125 Deer Trail	3/29/21
Kerry Houston	[Signature]	208 Deer Trail Dr.	3/29/21
STEVE Houstoun	[Signature]	208 Deer Trail Dr.	3/29/21
Ethan Dow	[Signature]	70 Paddock Trl	3/30/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*HUNTER SPRINGS RESIDENTS\*\*\***

Name	Signature	Address	Date
Don Clark	Don Clark	65 Deer Trail Drive	3-30-21
<del>Don Clark</del>			
Amber Downs	Amber Downs	143 Deer Trail	3-30-21
Matt Scheimann	Matt Scheimann	101 Deer Trail	3-30-21
Jennifer Scheimann	Jennifer Scheimann	101 Deer Trail	"
Cara Koogler	Cara Koogler	75 Deer Trail	3-30-21
Cathy Koogler	Cathy Koogler	75 Deer Trail	"
Doug Koogler	Doug Koogler	75 Deer Trail	3-30-21
Jeff Orr	Jeff Orr	45 DEER TRAIL	3/30/21
Jessica Orr	Jessica Orr	55 Deer Trail	3/30/21
Marcia Coddington	Marcia Coddington	30 Deer Trail	3/30/21
EDIE FISHER	Edie Fisher	40 Deer Trail	3/30/21
Lynn White	Lynn White	60 Deer Trail	3/30/21
Amy Shiveren	Amy Shiveren	5 Fox Trail Dr.	3/30/21
Dore Shiveren	Dore Shiveren	5 Fox Trail Dr.	3/30/21
Patty Clark	Patty Clark	65 Deer Trail Dr.	3/31/21
Justin Wiedle	Justin Wiedle	164 Deer Trail Dr.	4/2/21
Erica Wiedle	Erica Wiedle	164 Deer Trail Dr.	4/2/21

# PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION

**\*\*\*HUNTER SPRINGS RESIDENTS\*\*\***

[illegible]

28 MAR 2021

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*HUNTER SPRINGS RESIDENTS\*\*\***

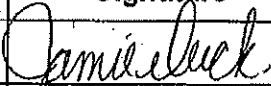

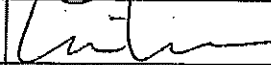
ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

This petition is in reference to Warren County Parcel ID number 0414227005, located at the intersection of Anna/Little-Five Points Rd and North Main St., also known as Easton Farm, tax mailing address of 605 N Main St., Springboro, Ohio, 45066. This property is currently zoned R-1, Estate Type Residential District. The Dillin Corporation and the Borror Group have requested a rezoning classification to PUD-MU.

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We acknowledge some modification of the R-1 zoning will be necessary along North Main St to allow business development. However, the density in the proposed plan - 11 commercial buildings, 324 apartments, 110 independent living, and around 250 single family homes, for nearly 690 total units - is excessive. Not a single lot in the plan aligns with the R-1 density definition, completely abandoning the spirit of the original zoning. Four and three story apartment buildings are not consistent with the character of Springboro and will erode the small town charm that attracted current residents to Springboro. This high density plan presents grave issues with traffic, park use and schools and conflicts with community views on growth.

For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Jamie Duck		172 Deer Trail Dr <sup>Springboro OH 45066</sup>	4-12-21
Erin Weimer		152 Deer TR Dr <sup>Springboro OH 45066</sup>	4-12-21
Eric Weimer		152 Deer Trail Dr <sup>Springboro OH 45066</sup>	4-12-21

PLANNING COMMISSION SECRETARY  
ann.burns@cityofspringboro.com

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING  
COMMISSION

\*\*\*TAMARACK TRAIL/ ROYAL TAMARACK RESIDENTS\*\*\*



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Name	Signature	Address	Date
Elsaine Coy		27 Tamarack TR	4/3/21
Loran Coy		27 Tamarack TR	4/3/21

PLANNING COMMISSION SECRETARY  
ann.burns@cityofspringboro.com

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING  
COMMISSION

\*\*\*TAMARACK TRAIL / ROYAL TAMARACK RESIDENTS\*\*\*

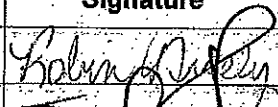
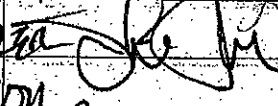
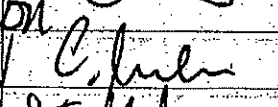
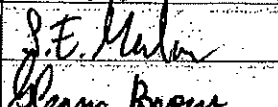
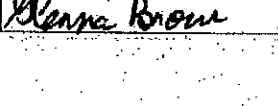

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Name	Signature	Address	Date
Robin Nicely		32 Tamarack	4-3-2021
Tony Sherza		42	4-3-2021
Robt. Kumpson		52	4-3-2021
Cindy Malon		86 Tamarack Trail	4-3-2021
Sophie Malon		86 Tamarack Trail	4-3-2021
Glenna Brown		68 Tamarack Trail	4-3-2021





**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*SPRINGBROOK RESIDENTS\*\*\***

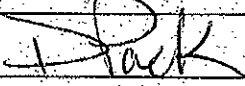
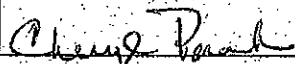
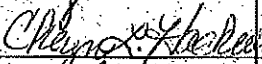
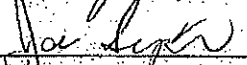
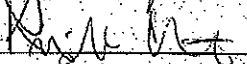
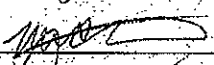
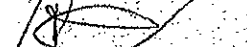
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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Dale Pack		150 TAMARACK TRAIL	4/3/21
Cheryl Pack		150 Tamarack Trail	4/3/21
CHERYL HACKBARTH		335 RENWOOD PL.	4/3/21
Jay Seipel		425 Renwood Pl.	4/3/21
Kristina Culbertson		205 Renwood PL	4/3/21
MACK Culbertson		"	"
Christa Gerber		310 Bayberry Drive	4/3/21

\*\*\*SPRINGBROOK RESIDENTS\*\*\*

2

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING  
COMMISSION

(SETTLERS WALK) OR \*\*\*OTHER SPRINGBORO RESIDENTS\*\*\* <sup>OR</sup> (THE COVE)

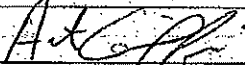

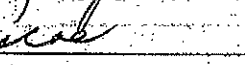
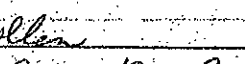
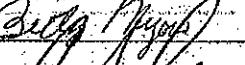

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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Art Griffin		72 TAMARACK	4-3-21
LINDA JOHNSON		11	4-3-21
Barbara Pierce		62 TAMARACK	4-3-21
Lavonna Mockler		560 Basil St.	4-3-21
Becky Myers		540 Basil St.	4-3-21
Jordan Clare		530 Basil St	4-3-21

**\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\***

2

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING

COMMISSION

(SETTLERS WALK) OR \*\*\*OTHER SPRINGBORO RESIDENTS\*\*\* OR (THE COVE)

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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Bruce J Blume	Bruce J Blume	615 Basil St	4-3-2021
Janette Noman	Jan Noman	535 Basil St	4-3-2021
CHARLES EDGAR	CE	525 BASIL ST	4-3-21
Shawn Sparks	Shawn Sparks	515 Basil St	4-3-21
Elizabeth Tindal	Elizabeth Tindal	210 Park Ln	4-3-21
Lora Derkson	Lora Derkson	230 Park Ln	4-3-21

Rust, Wyzant Park Hwy 260 Park Lane 84-3-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING  
 COMMISSION

\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\*

Name	Signature	Address	Date
WILBUR	Willie Clark	250 Park Lane	4/3
Rita Elder	Rita Elder	250 Park Lane	4-3-21
DANIEL B. OSIKA	Daniel B. Osika	318 PARK LANE	4/3/21
Corrora Osika	Corrora Osika	318 Park Lane	4-3-21
Greg Fett	Greg Fett	326 Park Ln	4-3-21
Jenny Fett	Jenny Fett	326 Park Ln	4-3-21
Bridget Eldred	Bridget Eldred	382 Park Ln	4-3-21
Joshua Stephens	Joshua Stephens	387 Park Ln	4/3/21
Jason Kimerting	Jason Kimerting	342 Park Ln	4/3/21
Sarah Kimerting	Sarah Kimerting	342 Park Ln	4/3/21
Kate Widmeyer	Kate Widmeyer	334 Park Ln	4/3/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\***

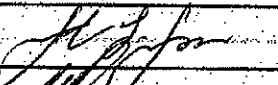
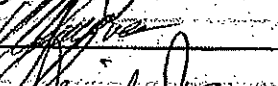
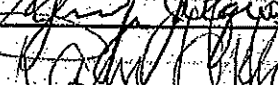
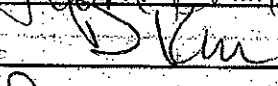
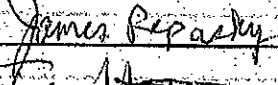
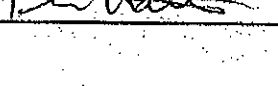

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For these reasons, we, the undersigned, **OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.**

Name	Signature	Address	Date
John Jones		605 Royal Springs	3/30/2021
Michael Jacques		585 Royal Springs Dr	3-30-2021
DENNIS JACQUES Dennis Jacques		585 Royal Springs Dr	3/30/21
A. Chris [unclear]		565 Royal Springs Dr	3/30/21
PAUL [unclear]		545 Royal Springs	3-30-21
JAMES REPASKY		515 Royal Springs	3-30 PM
Tim [unclear]		585 Queens Rd	3/30/2021



**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\***

[illegible]

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*TAMARACK TRAIL / ROYAL TAMARACK RESIDENTS\*\*\***

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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Name	Signature	Address	Date
Verlene Guthrie	<i>Verlene Guthrie</i>	725 Evergreen	3/30/21
ROY STREETZ	<i>Roy K. Streetz</i>	710 EVERGREEN	30-MAR-21
Ko van der Embke	<i>Ko van der Embke</i>	640 Evergreen	3/30/21
Carl Mantia	<i>Carl Mantia</i>	595 Evergreen Dr	3/30/21
Dave Cornell	<i>Dave Cornell</i>	589 Evergreen Dr	3/30/21
William Nunko	<i>William Nunko</i>	535 FOLIAGE LN	4/5/21
Sandra Nunko	<i>Sandra Nunko</i>	535 Foliage Ln	4/5/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*TAMARACK TRAIL / ROYAL TAMARACK RESIDENTS\*\*\***

Name	Signature	Address	Date
Debbie Henson	Debbie Henson	515 Foliage Lane Springboro 45066	4/5/21
Bradley Henson	Bradley Henson	515 Foliage Lane	4/5/21
Scott Sanford	Scott Sanford	255 FOLIAGE LN.	4/5/21
CHRIS BROWNBRUGH	Chris Brown	295 Foliage Lane	4/5/21
PAT GOFF	Pat Goff	155 FOLIAGE LN	4/5/21
CHRIS MANNING	Chris Manning	145 FOLIAGE LN	4/5/21
JOY MANNING	Joy Manning	145 FOLIAGE LANE	4/5/21
Kristen Morris	Kristen Morris	110 Foliage Lane	4/5/21
Steve Morris	Steve Morris	110 Foliage Lane	4/5/21
JIM MARSH	Jim Marsh	160 FOLIAGE LANE	4/5/21
Penny Protheroe	Penny Protheroe	230 Foliage Lane	4/5/21
Rene Lamb	Rene Lamb	1100 Evergreen DR	4/12/21
Michael Lamb	Michael Lamb	1100 Evergreen DR	4/12/21
Lois K. Eley	Lois K. Eley	190 Evergreen Dr.	4-12-21
Adam Turner	Adam Turner	210 Evergreen Dr	4-12-21
Kimberly Turner	Kimberly Turner	210 Evergreen Dr.	04/12/2021
David Dwyer	David Dwyer	220 Evergreen	4/12/21
Mark Ashby	Mark Ashby	230 Ever Green	4/12/21
		200 Evergreen Dr	4/12/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\***

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Name	Signature	Address	Date
Tracy Savin	Tracy Savin	150 Redbud Dr	3-30-21
Heidi Van Zandt	Heidi Van Zandt	570 Royal Springs Dr	3-30-21
Dave Van Zandt	Dave Van Zandt		
Katrina Van Zandt	Katrina Van Zandt	570 Royal Springs Dr	3-30-21
Ronald Grant	Ronald Grant	560 Royal Springs Dr	3-30-21
Josh Breyni	Josh Breyni	550 Royal Springs Dr	3-30-21
Fred Dersham	Fred Dersham	520 Royal Springs Dr	3-30-21

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Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains. The *Agrobacterium* strains were grown in YEA medium for 24 h at 28 °C. The cell concentration of the strains was adjusted to 1.0 × 10<sup>8</sup> cells/ml. The cell suspension was then diluted with distilled water to obtain the desired concentration. The cell suspension was then mixed with the plant tissue and the transformation efficiency was determined. The results are shown as the mean ± SD of three independent experiments. The data were analyzed by one-way ANOVA. The differences between the strains were significant at the 0.05 level.

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\***

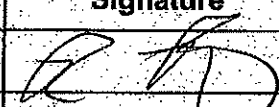



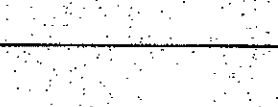

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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Robert Rutledge		260 Tamarack Trail	4-5-21
Jean Donaghy		290 Foliage Lane	4-5-2021
Marshall Quebeley		280 Foliage Lane	4-5-2021
Jeff Newton		260 Foliage Ln	4/5/21
BRYAN FURUBST		280 FOLIAGE LANE	4/5/21
Randy Tardis		250 FOLIAGE LANE	4-5-21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\***

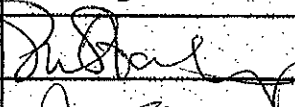
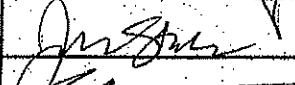
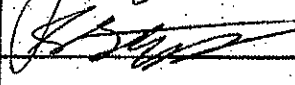
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For these reasons, we, the undersigned, **OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.**

Name	Signature	Address	Date
Susan Stalcup		130 Pasture Ct	4/11/21
John Stalcup		130 Pasture Ct	4.11.21
Steven Stalcup		130 Pasture Ct	4.12.21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\***

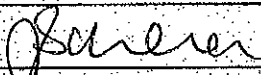

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For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Jill Scherer		165 Farr Dr. Springboro	4-9-21
PAUL SCHERER		165 FARR DR Springboro	4-9-21



**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*THE SYCAMORE SPRINGS RESIDENTS\*\*\***

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

This petition is in reference to Warren County Parcel ID number 0414227005, located at the intersection of Anna/Lytle-Five Points Rd and North Main St., also known as Easton Farm, tax mailing address of 605 N Main St., Springboro, Ohio, 45066. This property is currently zoned R-1, Estate Type Residential District. The Dillin Corporation and the Borrer Group have requested a rezoning classification to PUD-MU.

The purpose of zoning, is to "regulate and restrict the location of [...] residences, recreation and other land uses and the location of buildings, to [...] limit the height, bulk, number of stories and size of buildings and to [...] limit the amount of lot area which may be occupied [...] size of yards and [...] the density of [the] population [in] Springboro, Ohio [...]. Residents depend on zoning to indicate current and future land uses to preserve their quality of life and protect their investment in the City. R-1 zoning is restricted to "low density residential neighborhood" and "single-family dwellings". source: *Springboro Codified Ordinances, sections 1261.01, 1261.08.*

We acknowledge some modification of the R-1 zoning will be necessary along North Main St to allow business development. However, the density in the proposed plan - 11 commercial buildings, 324 apartments, 110 independent living, and around 250 single family homes, for nearly 690 total units - is excessive. Not a single lot in the plan aligns with the R-1 density definition, completely abandoning the spirit of the original zoning. Four and three story apartment buildings are not consistent with the character of Springboro and will erode the small town charm that attracted current residents to Springboro. This high density plan presents grave issues with traffic, park use and schools and conflicts with community views on growth.

For these reasons, we, the undersigned, OPPOSE THE PROPOSED REZONING AND THE PROPOSED DEVELOPMENT PLAN.

Name	Signature	Address	Date
Kevin B. Smith	Kevin B. Smith	55 Rustic Brook Court	4/3/2021
Maranda B. Smith	Maranda B. Smith	55 Rustic Brook Ct.	4/3/21
Annalisa Smith	Annalisa Smith	55 Rustic Brook Ct	4/3/21
BEN WEDWICH	B. Wedwich	30 Rustic Brook Ct	4/3/21
Marty Carrasani	Marty Carrasani	15 Rustic Brook Ct	4/3/21
EUGENE BALLMANN	Eugene R. Ballmann	20 Rustic Brook Ct	4/3/21
Kathleen Ballmann	Kathleen Ballmann	20 Rustic Brook Ct	4/3/21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*THE SYCAMORE SPRINGS RESIDENTS\*\*\***

Name	Signature	Address	Date
AKALIN COSKUN	[Signature]	425 Sycamore Springs	4/3/2021
Jones, Rosanne	Rosanne Jones	130 Sycamore Springs	4/3/2021
Farnett, ASHLEY	Ashley Farnett	505 Sycamore Springs	4/3/2021
Paul Hendrix	Paul Hendrix	250 Sycamore Springs	4/3/2021
LESTER SARNIGUIT	Lester Sarniguit	150 Sycamore Springs	4/3/2021
Betty SARNIGUIT	Betty Sarniguit	150 Sycamore Springs	4/3/2021
Harriet Brenneke	[Signature]	35 Rustic Brook	4/5/21
Scott Hooley	[Signature]	25 Rustic Brook	4/5/21
Barry Mohr	[Signature]	510 SYCAMORE SPRINGS	4/5/21
Carla Pennings	[Signature]	155 Sycamore Springs Dr	4/5/21
Jeff Wolfe	Jeff Wolfe	125 Sycamore Springs Dr.	4/5/21
Kim Ludfe	Kim Ludfe	210 Lakeside Drive	5-5-21
LISA CATHAM	[Signature]	210 Lakeside Dr.	5/5/21
BIRBAUGH	[Signature]	60 RUSTIC BROOK CT	4-5-21
Ann Hood	Ann Hood	60 Rustic Brook Ct	4-6-21
Benjamin Hood	Benjamin Hood	165 Sycamore Springs	4-6-21
Ron Orderko	[Signature]	165 Sycamore Springs	4-6-21
Paul Roy	[Signature]	70 ARTESIAN CT	4-6-21
Melody Hoem	Melody Hoem	90 Artesian Ct	4-6-21
BILLIE BOLAN	Billie Bolan	35 Rustic Brook Ct	4-12-21
RAY BOLAN	Ray Bolan	45 Rustic Brook Ct	4-12-21
BRAD PURSNER	[Signature]	45 Rustic Brook Ct	4-12-21
		430 Sycamore Springs Dr.	4-12-21

**PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION**  
**\*\*\*THE SYCAMORE SPRINGS RESIDENTS\*\*\***

Name	Signature	Address	Date
Stacy Townsend	ST Townsend	430 Sycamore Springs	4/12/21
Mark Schubert	Mark Schubert	105 Sycamore Springs Dr	4/12/21
Mary Schubert	Mary Schubert	405 Sycamore Springs Dr	4/12/21
Jenny Mazzola	Jenny Mazzola	15 Artesian Ct	4/12/21
Robert Mazzola	Robert Mazzola	15 Artesian Ct	4-12-21
Linda H. Niehoff	Linda H. Niehoff	290 Sycamore Springs	4-12-21
Robert Niehoff	Robert Niehoff	290 Sycamore Springs	4-12-21
Jessica Arney	J Arney	110 Woodstream Dr	4-12-21
Brett Arney	B Arney	110 Woodstream Dr	4-12-21
Richard Salwan	R Salwan	15 Lakeview Ct	4-12-21
Cathy Ward	Cathy Ward	15 Lakeview Ct	4/12/21
Stephen Mohr	S Mohr	115 Sycamore Springs	4/12/21
Jacqueline Mohr	J Mohr	115 Sycamore Springs	4-12-21
Robert Reichman	R Reichman	515 Sycamore Springs	4/12/21
Margo Reichman	Margo K. Reichman	515 Sycamore Springs	4/12/21
Jill Yacovazzi	J Yacovazzi	40 Rustic Brook Ct.	4.12.21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION  
\*\*\*OTHER SPRINGBORO RESIDENTS\*\*\*

ATTENTION: SPRINGBORO CITY COUNCIL, SPRINGBORO PLANNING COMMISSION.

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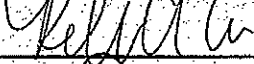
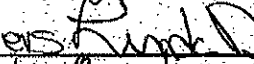
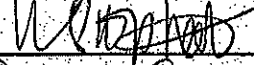
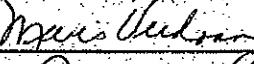
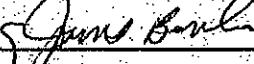
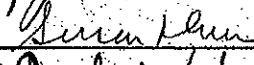
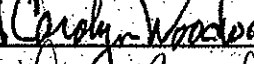

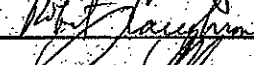

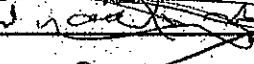
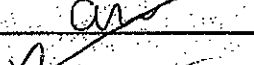
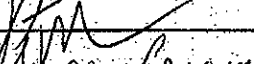
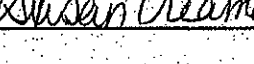
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Name	Signature	Address	Date
Barbara Heidreich	[Signature]	145 Farr Dr.	4.12.21
ED HEIDENREICH	[Signature]	145 Farr Dr	4.12.21
Arny Kees	[Signature]	30 Tamarack Trail	4-12-21
Don Wredema	[Signature]	330 Wellington Way	4-12-21
Cheryl Wredema	[Signature]	330 Wellington Way	4-12-21
Deborah Switzer	[Signature]	470 Thomas Dr.	4-12-21
Greg Switzer	[Signature]	470 Thomas Dr	4-12-21

PETITION TO THE CITY OF SPRINGBORO CITY COUNCIL AND PLANNING COMMISSION  
 \*\*\*OTHER SPRINGBORO RESIDENTS\*\*\*

Name	Signature	Address	Date
Austin Switzer		470 Thomas Dr. Springboro OH	4/12/2021
Tom Cronin		475 Thomas Dr. Springboro OH	4/12/2021
Belca Cronin		475 Thomas Dr. Springboro OH	4/10/21
Linda Desrosiers		275 Tanglewood Springboro OH	4/11/2021
Lorna Prophater		305 Englewood Dr	4/12/21
Mavis Verdoorn		345 Tanglewood Dr.	4/12/2021
James Bowling		15 N. Park	4/12/2021
SUSAN W. DAVIN		60 Oak Hill	4/12/2021
Carol Woodward		30 OAK HILL	4/12/2021
Lesia Caughron		150 Tanglewood	4/12/2021
Robert Caughron		150 Tanglewood	4/12/2021
Tracy Murchison		155 TORY PINES	4/12/21
FORAL D. DREW		100 TORY PINES	4-12-21
An Phan		130 TORY PINES	4-12-21
Philip Creamer		70 FRY CT	4/12/21
Susan Creamer		70 Fry Court	4-12-21

## Ann Burns

---

**From:** Jennifer Spraggs <jenniespraggs@gmail.com>  
**Sent:** Tuesday, May 11, 2021 8:01 AM  
**To:** Ann Burns  
**Cc:** Chris Pozzuto  
**Subject:** Letter FOR the re-zoning of Easton Farm for the May 12, 2021 Springboro Planning Commission Meeting

Jennifer S. Meyer

258 Woodstream Dr

Springboro, OH 45066

jenniespraggs@gmail.com

May 11, 2021

Attn: Springboro Planning Commission

Ann Buns, Planning Commission Secretary

[ann.burns@cityofspringboro.com](mailto:ann.burns@cityofspringboro.com)

Dear Planning Commission,

I am writing to express my **approval** regarding the development proposed for Easton Farm. Springboro needs a development like this to connect the North and South portions of the city. Also, because there is very little retail and housing space presently available, this development is an ideal step to meet the needs of our growing community.

There is a concentrated effort by residents to block this development, but many of their comments on the Springboro Residents United Facebook group are self-serving and seem to be unfairly targeting the family. Many of the residents leading this charge have long-enjoyed the privacy of backing up to a farm, so I understand why they're trying to stop this development from happening.

A commonly expressed concern regarding this development is the height of the structures. Frankly, the developer has already agreed to drop from 4-stories to 3-stories, so it appears the concerns have been addressed. It seems inconsistent and unfair to let the height of

the apartment structure hold this development up, especially given there are already 3-floor condos on the other side of Gardner Park. Why could those condos be approved, but these structure should not?

Lastly, Springboro is not a “small agricultural community” as some have previously stated. This is a city with a farm stuck in the middle. It’s time to let this family develop their land. I’ve read the City of Springboro 2009 Land Use Plan. This development is consistent with the recommendations.

Sincerely,

Jennifer Spraggs Meyer

## Ann Burns

---

**From:** Chris Pozzuto  
**Sent:** Tuesday, May 11, 2021 8:12 AM  
**To:** Jenny Wright  
**Cc:** Ann Burns; Dan Boron  
**Subject:** RE: Easton Farm Project

Jennifer,

Thank you very much for the email. This will be forwarded to the Planning Commission Members and will be included in the official record.

Sincerely,  
Chris

Chris Pozzuto  
City Manager  
City of Springboro



**From:** Jenny Wright <smilesjenjen@yahoo.com>  
**Sent:** Monday, May 10, 2021 9:59 PM  
**To:** Chris Pozzuto <Pozzuto@cityofspringboro.com>  
**Subject:** Easton Farm Project

My name is Jennifer Wright ( I am the daughter of long time supporter of Springboro Don Wright) I reside at 524 North Main St. and am the mother of 4 ( 2 who reside here in Springboro) My son Caeden is autistic and lives with me and is a part of Springboro schools. My daughter lives at 445 South Main St. and her boys are apart of Springboro and currently her oldest is a 2nd grader at Dennis Elementary!

I moved here in the 70's with my family and lived in Tamarack. I had the best childhood in Tamarack participating in swim team for Tamarack, my Dad being an announcer there and also running back and forth coaching baseball in Springboro for atleast a decade!

I remember at a young age being introduced to the Hall family at the pool! Their daughter Robin was a powerhouse for our swim team and in many relay races she would out lap the competition when it was my turn as the free style anchor..... I had such an easy win because she had pushed so far ahead!

The Hall family would cheer us all on and immediately felt like family to every member for years!! They were just kind and loving to all they met!

The Hall's are people who always cheered on Springboro throughout the years for every event, game, chamber project , business opening , new development, rebuilding of the downtown, festival and you name it anything positive to do with this town!



I 100% am behind their project at Easton Farm because I know it's about leaving a legacy for our city , it's not selfish in any way and it certainly isn't about money!

I know they are aging and it's time to give up farming .... I also know their only daughter is not well herself ( not well to manage a farm) .... they want what's best for this city .... they always have and they always will! I have only known these people for 4 decades and they have always been honest to goodness kind, loving and great people!!

I live directly across from the farm and I'm so anxious to see the development, see the positive it brings our city, the homes where my daughter hopes to buy from and the blessings it will bring all of our small businesses in town!

Thank you kindly for your time,  
Jennifer Wright  
513-567-3189

Sent from Yahoo Mail for iPhone

## Ann Burns

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**From:** Terry <tdudley1@woh.rr.com>  
**Sent:** Tuesday, May 11, 2021 12:19 PM  
**To:** Ann Burns  
**Cc:** Dan Boron  
**Subject:** Proposed resoning and development of Easton Farm

Ann,

As long-time residents of Springboro (48 years), my wife and I have witnessed and been actively involved in its transition from village – to town – to city status. The “small town” feel was a major factor (and still is) in our move to the area to live and raise our family (which now includes grandkids!). We had the pleasure of knowing Noel and Anna Easton during our early years here, and still have the pleasure of knowing Ted and Rebecca (Becky) Hall. They, too, have been actively involved in maintaining the historical heritage of the Springboro area during this transition.

We knew that changes in the Springboro area would happen; that’s inevitable, as we have witnessed. We’ve reviewed the latest plan for a potential development on the Easton Farm area and understand the concerns being expressed by our residents. We do know that this latest plan DOES NOT reflect any effort based on “greed and profit” by the Halls. As conscientious stewards of the Easton Family Trust, they shoulder the burden of striving for this last significant transition in the Springboro area to be the right step to take. By continuing the positive support from the City and our residents (i.e.: Master Plan and Land Use Plan), we can possibly ease their burden. We will stay interested and involved.

Thank you,

Terry and Patty Dudley  
415 S Main St

## Ann Burns

---

**From:** Zachary Palmer <zppalmer90@gmail.com>  
**Sent:** Tuesday, May 11, 2021 3:04 PM  
**To:** Ann Burns  
**Subject:** Comments for Planning Commission May 2021

Ann,

I would like to submit the following comments for the Planning Commission's meeting tomorrow, regarding the Easton Farms Proposal.

--

Regards,

Zachary Palmer  
321 Park Ln, Springboro, OH 45066

To whom it may concern:

We have been following the development of the Easton Farms proposal. We are happy to see that the plans are changing based on feedback from the Planning Commission and resident comments. We appreciate that the public can also submit comments, and we hope that our comments prove helpful as this development process is undertaken.

At the April 2021 Planning Commission meeting, the developer discussed all of the amenities being added in terms of restaurants and businesses. This contrasted with residents who spoke at the meeting. Residents stated they are proud of and would like to see more traditional park-type amenities (playgrounds, tennis courts, etc) in Springboro. We understand that the future use of North Park is currently being discussed and may include some of these items. However, it would be a good gesture and may help sway local residents if the plans showed some of these types of amenities being added within the development.

The donation of 5 acres of park land for North Park by the developer is a good gesture. However, the park land that is donated is shown as a retention basin that expands past the donated land into the existing park. This existing park area has been recognized by the city as needing to be expanded for the summer concerts at the amphitheater. Putting a retention basin here would essentially convert the area to water and possibly a walking trail instead.

We recognize the likely need for stormwater management in the general area as a large part of the site drains in this direction. If the retention basin were replaced with an underground detention system, the amount of park area that could be used for concerts and amenities would increase. As this would be expensive and on donated land, perhaps the city could partner with the developer to help ease the cost burden if this option is considered.

Finally, we note that the plans call for a roundabout for the connection to Tamarack Trail. What is the developer's reasoning for choosing a roundabout? One of our concerns from the start has been an increase of cut-through traffic along Park Lane. Using the streets along this road would allow drivers to avoid at least 3 existing traffic signals. Is a roundabout meant to help deter cut-through traffic, or is it to slow and control the increased traffic at the intersection?

Thank you for allowing us to submit comments on the plans. We look forward to seeing the continued development of this proposal, and hope that our comments help foster improvement.

Respectfully,

Zachary Palmer

321 Park Ln



Virus-free. [www.avast.com](http://www.avast.com)

## **Ann Burns**

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**From:** Christopher Watt <watt.chris.l@gmail.com>  
**Sent:** Tuesday, May 11, 2021 3:09 PM  
**To:** Ann Burns  
**Subject:** Easton Farm Proposal  
**Attachments:** image002.png

To whom it may concern,

I am writing you in regards to the Easton Farm Development plans. As a homeowner that shares a border with the farm, I have major concerns over the proposal and would like to voice my concerns at the May 12th meeting. While I recognize that this proposal has made improvements over the prior one submitted, it still falls short in my opinion.

### **Traffic**

As mentioned by numerous others in the community, traffic is a major concern with the proposed plan. I live on Tamarack Trail and the newest proposal is to have Anna Drive connect right into Tamarack and form a roundabout. This design will substantially increase the already busy Tamarack Trail. Having 2 small children it concerns me having this much traffic on our street when my kids are outside playing. The proposal plans to add 540 dwellings to the area, which would likely add 1,000+ cars in the general vicinity.

### **Schools/Parks**

Another area that is concerning is with our schools. You are adding a significant amount of homes, which in turn will bring more kids into the school systems that are already crowded. The additional revenue brought in by the additional dwellings will not make up for the added costs to the City to expand its schools. This will diminish our highly ranked schools, a major selling point to attract new families to Springboro in the first place.

North Park is already overcrowded a lot of the time and adding 540 dwellings within walking distance is only going to increase the amount of people. The playground is not large enough for the number of people that visit it.

### **Property Maintenance**

It has been stated that the Borror Group would be the ones that maintain the properties after they are built. After a quick google search and reviewing the comments that several residents have left, I am alarmed at the trends I

see. In the meetings they discuss wanting to be a destination to attract high end restaurants, yet they have a 1.8 star rating on google. There are an overwhelming amount of comments about the lack of maintenance done on the properties. Is this how we want the Easton Farms development to look in 5-10 years?

The second part of this is the Borrer Group comparing properties they build in Columbus to Springboro. I am originally from Columbus and in no way is Springboro comparable to Downtown Columbus. The Short North in Columbus is a hot spot for young professionals. There are tons of activities within walking distance and it's not far from Ohio State's campus. Springboro is a suburb and would be more closely compared to the likes of a Columbus Suburb. In addition, the School systems are not comparable. Columbus City Schools and Springboro Schools are vastly different. All of these things lead to a much different target market.

# BORROR

986 N High St #200, Columbus, OH

Write a review

1.8 ★ ★ ★ ★ ★ 72 reviews



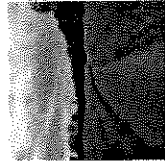
Lori Cornell

5 reviews · 1 photo

★ ★ ★ ★ ★ 8 months ago

Critical: Professionalism, Quality, Responsiveness, Value

The common areas in the subdivision The Pines are absolutely disgusting. Our so called walking path is overrun by a field of Ragweed. They claim they are only mowing this once a year. Fleas, snakes, and grasshoppers have taken over this space. Coyotes have been seen hiding in the tall weeds. This path is dangerous and it sits in a community of homes in the 400,00 & 500,00 price range. The trash has not been removed from our park since March. When you call the office nobody answers the phone or responds to email. Our HOA fees are way to expensive for the lack of care to the community.



Thank you for the opportunity to voice my concerns.

**Chris Watt**

**220 Tamarack Trail**



## Ann Burns

---

**From:** Steve Houston <steve@houstonmachine.com>  
**Sent:** Tuesday, May 11, 2021 2:59 PM  
**To:** Ann Burns  
**Cc:** Kerry Houston  
**Subject:** 12 May Planning Commission comments

To Whom it May Concern;

We are Steve and Kerry Houston of 208 Deer Trail Drive, Springboro. We have lived in Springboro since 1987-88 and have lived on Deer Trail over 25 years.

We have enjoyed the Easton Farm as our rear neighbors and enjoyed the cattle and then the farming that has occurred. We still go outside to watch the tractors pass and to wave to the Operator. We knew this could end and will miss the changes driven by the growing season's.

We are sad and disappointed that the community of Springboro is in the same conversation with the City and a Developer that transpired a few years ago related to the Easton Farm development design, including density and appearance / height.

Simply put, this cycle needs to end. It appears that the City has been aware that these Developers have been working with the land owners as the Springboro Mayor pointed out in print this Winter that "there is exciting news coming related to the Easton Farm." The City and Planning Commission should stop the madness and the significant waste of money's by all parties and tell potential developers that they need to abide by the rules on development and density. No other development in Springboro has tried and succeeded to test or change the City Plan so radically.

I assume the Springboro or her elected officials would like to build their income tax base. Don't do that by building so many homes or buildings that it forever changes the community feel of Springboro and our back yard.

We always expected like sized lots to be our eventual neighbors that replaced the farm but this proposal calls for small lots with equal to larger homes. We can't know how that will affect our property value's but assume it won't be negatively affected. We do, however, think our quality of life will be negatively affected with the planned density to include home, people and vehicles. We hope that does not happen!

As a suggestion, could we please maintain the original zoning and / or density? Can we consider using the Tamarack Trail spur to the west of the farm as another entrance to a potential development. This might reduce the traffic that will surely fall onto Deer Trail. The opening of a spur off of Deer Trail to the front of our neighborhood into Gardener Park area has increased cut through drivers probably trying to avoid the stop lights of 741. Please work to insure we don't get cut through drivers from North Park to Pennyroyal Road.

Has the City considered buying some or all of the Easton Farm for an expansion of the Park system or a learning farm situation where maybe the City or Schools could foster an Organic Farm as a learning and growing environment? We would vote for that Levy!

Thank you for your consideration and please don't let big money talk or walk its way through Springboro. We have a great community that needs our leadership to lead.

Steve and Kerry Houston  
208 Deer Trail Drive  
Springboro  
937.748.1241

## Ann Burns

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**From:** Zachary Palmer <zppalmer90@gmail.com>  
**Sent:** Tuesday, May 11, 2021 3:04 PM  
**To:** Ann Burns  
**Subject:** Comments for Planning Commission May 2021

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At the April 2021 Planning Commission meeting, the developer discussed all of the amenities being added in terms of restaurants and businesses. This contrasted with residents who spoke at the meeting. Residents stated they are proud of and would like to see more traditional park-type amenities (playgrounds, tennis courts, etc) in Springboro. We understand that the future use of North Park is currently being discussed and may include some of these items. However, it would be a good gesture and may help sway local residents if the plans showed some of these types of amenities being added within the development.

The donation of 5 acres of park land for North Park by the developer is a good gesture. However, the park land that is donated is shown as a retention basin that expands past the donated land into the existing park. This existing park area has been recognized by the city as needing to be expanded for the summer concerts at the amphitheater. Putting a retention basin here would essentially convert the area to water and possibly a walking trail instead.

We recognize the likely need for stormwater management in the general area as a large part of the site drains in this direction. If the retention basin were replaced with an underground detention system, the amount of park area that could be used for concerts and amenities would increase. As this would be expensive and on donated land, perhaps the city could partner with the developer to help ease the cost burden if this option is considered.

Finally, we note that the plans call for a roundabout for the connection to Tamarack Trail. What is the developer's reasoning for choosing a roundabout? One of our concerns from the start has been an increase of cut-through traffic along Park Lane. Using the streets along this road would allow drivers to avoid at least 3 existing traffic signals. Is a roundabout meant to help deter cut-through traffic, or is it to slow and control the increased traffic at the intersection?

Thank you for allowing us to submit comments on the plans. We look forward to seeing the continued development of this proposal, and hope that our comments help foster improvement.

Respectfully,

Zachary Palmer

321 Park Ln



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## **Ann Burns**

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**From:** Lisha Bowden <lisha.bowden@gmail.com>  
**Sent:** Tuesday, May 11, 2021 4:30 PM  
**To:** Ann Burns  
**Subject:** Easton Farms Comments for Planning Meeting 5/12

To whom it may concern,

**I am writing today to voice my disagreement with the current plan to develop Easton farms. I have been a resident of Springboro for most of my adult life, and have always felt that the city did a good job of balancing the need to develop land with the desire to remain a small town. I don't believe that the current Easton Farms proposal fits with either of those. Not only is it more dense than the previous proposals turn down by the city, it also presents many traffic, utility, and school issues.**

**Over the past few decades Springboro residents have expressed their desire not to have apartments and high density housing developed in the city even though a small number of residents take part in the surveys, over 90% of that small part stated multiple times that they did not want this type of housing.**

There are many other reasons why I feel this development is not a good fit for Springboro and it's residents but I'm sure that those of been stated by multiple people at this point. So I will simply say, all of my life I've heard that Springboro is a bedroom community and that there are certain things that we don't want in the city because of that. I can certainly understand the appeal of that much revenue for the city however I would urge the committee not to treat their current residents like the cable company treats their current customers. You know, that feeling you get when the cable company sends out a great deal that applies only to new customers even though you've been faithfully paying your bills for the past three years you are not eligible for that deal. It seems as though data from three different surveys done at three different periods of time speaks pretty loudly as to what your current residence desire.

Thank you for your time I am unable to attend the meeting tomorrow night as it is during my son's T-ball game but if possible I would like to give my time to David Beckman who I believe has also registered to speak.

Thank you!

Lisha Harris  
128 Deer Trail Dr

Sent from my iPhone with little or no spell check and hopefully not while driving or during a meeting.