

Agenda
City of Springboro Planning Commission Meeting
Wednesday, February 9, 2022, 6:00 p.m.

- I. Call to Order
- II. Approval of Minutes
 - A. January 19, 2022 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building #4
 - B. Preliminary Review, Final Development Plan, 765 West Central Ave., PUD, Planned Unit Development, LaComedia Dinner Theatre, construction of accessory structure
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information, Staff Comments & Recommendations
City of Springboro Planning Commission Meeting
Wednesday, February 9, 2022, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Review

Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building #4

Background Information

This agenda item is a request for final approval of a final development plan for the construction of a speculative commercial building on the west side of Advanced Drive in the Stolz Industrial Park. This is the fourth such approved requested by the property owner and developer, Cincinnati Commercial Contracting since 2020. This item was reviewed on a preliminary basis at the January 19th Planning Commission meeting. At that time the Planning Commission authorized this item to be placed on a future meeting agenda for approval.

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

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

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

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

Staff Recommendation

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

1. Parking lot plans may need to be adjusted when end user is identified. Coordinate with Zoning Inspector and City Planner when a Certificate of Zoning Compliance is applied for the end user.
2. For proposed lighting plan, revise accordingly to comply with Chapter 1273, Exterior Lighting:
 - a. Confirm all lighting meets 3500° Kelvin color-temperature maximum.
 - b. Replace proposed wall pack fixture with one that complies with cut-off design and other requirements.
3. To complete review of proposed landscaping plan's compliance with Chapter 1279, Landscaping, please provide the following:
 - a. Indicate developed portion of 6.72-acre remainder to include this property and the number of trees 4 inch DBH or greater in that area.
 - b. Provide landscaping along proposed southeast property line at the rate of 1 tree/40 linear feet of frontage.
 - c. Landscaping to be used to screen mechanical equipment if applicable on site.
4. Construction requirements within the existing pipeline easement area to be worked out with pipeline companies.
5. Provide design details for the storm sewer construction at the entrance, such as pipe type, connection details, elevations, profile view, inverts, manhole size, etc... as well as the deflection of the proposed 6" water main under the storm sewer.
6. Is it the storm sewer construction at the entrance to be privately owned and maintained? If not, provide a public storm sewer easement. If lot is split, provide private storm sewer easement across property.
7. Provide details on road crossing for 6" water tap, such as saw cut, pavement & curb removal/replacement.
8. Provide % slope for all storm sewers.
9. Storm sewers at drive entrance shall match existing materials. Coordinate details with City Engineer.
10. Indicate location of Benchmark.
11. Detention basin calculations under review. Make changes per review comments, if any.
12. Final revised and approved site plan shall be submitted to include all comments by staff and planning commission to have signature of the owner or duly authorized officer and stamped certified by a professional engineer.
13. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
14. The Clearcreek Fire District has no comments at this time.

B. Preliminary Review

Final Development Plan, 765 West Central Avenue (SR 73), accessory building for LaComedia Dinner Theater

Background Information

This agenda item was filed by App Architecture, Englewood, on behalf of LaComedia Dinner Theater, property and business owner, located at 765 West Central Avenue (SR 73). This item appeared on the December 8th meeting agenda as a preliminary review item. At that time the proposed building size was a 16,200-square foot, two-story accessory building. Since that time the applicants have reassessed their space needs and are now proposing a 32,150-square foot, two-

story accessory building on the southeast corner of the site. The building will be used to house costumes in a climate controlled environment and provide for other theater storage.

Given the proposed changes to the building scope, this agenda item remains in preliminary review. This item may be placed on a future Planning Commission meeting agenda following preliminary review at the February 9th meeting.

The dinner theater has been in operation since 1975. There is no record of the theater's original approval; that predated the City's incorporation in 1987 and our present Building Department (plans were reviewed by Warren County prior to that date). The property was rezoned to PUD, Planned Unit Development, in September 1997 to provide flexibility to the property owner to develop the property with greater flexibility in light of setbacks. No record of the setback has been found by City staff. In 1999 the Planning Commission approved plans for the expansion of the theater building, and later that year the construction of a dormitory.

The proposed accessory building will be located in the vicinity of two accessory buildings that will be removed. The proposed building will be as close as 6 feet from the east property line and 15 feet from the south property line. These figures are similar to other buildings on the site including the main theater building relative to the east property line (less than 5 feet), and the dormitory relative to the south property line (15 feet). The proposed setbacks are the same as those presented at the December 8th meeting.

Adjacent land uses include the recently completed McDonald's at 775 West Central Avenue to the northwest; on the north side of West Central Avenue the two shopping centers owned by the now-closed Edwards Furniture on either side of Tahlequah Trail, the shopping center at 625-725 West Central Avenue that includes the former and newly renovated Kroger; and to the south, fronting and with access from Pleasant Valley Drive, a number of commercial and light industrial buildings including VST (650 Pleasant Valley Drive).

Staff Comments

City Staff has the following comments regarding the proposed accessory structure:

1. Provide details of proposed exterior building materials.
2. Relocate the existing private utilities from underneath the proposed building, for safety and maintenance reasons.
3. Provide the setback from the attached external stairs to the lot lines.
4. Provide a 10-foot sanitary sewer easement along the rear property line.
5. Provide water and sewer lateral information. Water to be minimum 1" K copper with remote reader inside of building and sanitary sewer lateral to be min 6" SDR 35 or SCH 40 material at 2% slope minimum.
6. Conduct a field survey to verify all utilities, elevations and contours. Elevations and contours shall be based upon USGS datum and identify the benchmark utilized.
7. Provide the pervious/impervious change on the site due to the new building and associated construction. Storm water on the additional impervious areas to be detained.
8. The Clearcreek Fire District has no comments at this time.

The information contained in this report is based on material provided to the City of Springboro as of Tuesday, February 1, 2022 at 12:00 p.m.

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

☐ REZONING/GENERAL PLAN

☒ FINAL DEVELOPMENT PLAN

☐ RECORD PLAN

☐ VARIANCE

The undersigned requests the approval identified above. Approvals subject to expiration provided for in Chapter 1266 of Planning & Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

☒ Owner **APPLICANT NAME:** CHRISTIAN STONE
☐ Agent
☐ Lessee Address 4779 REDBANK EXPRESSWAY
☐ Signed Purchase Contract CINCINNATI, OH 45227

Telephone No. (513) 561-6633x107

Fax No. ()

Email Address CSTONE@CINCIGROUP.COM

PROPERTY OWNER NAME (IF OTHER): SPRINGBORO ADVANCE LLC

Address: 4779 REDBANK EXPRESSWAY

CINCINNATI, OH 45227

Telephone No. (513) 561-6633x107

Property Address or General Location: WEST OF ADVANCED DRIVE

Parcel Number(s): 0703321

Acreage: 6 AC

PUD Category: ☐ Residential ☐ Retail ☐ Office ☒ Manufacturing ☐ Mixed Use

If Mixed Use, Acreage in Each Category:

For Residential Proposed Density Number of Residential Units

Proposed Use: SPECULATIVE USE

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

Christian Stone
(Signature of Applicant and/or Agent)

12/27/2021
(Date)

CHRISTIAN STONE

Printed Name



GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF SPRINGBORO SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE ADVANCED DR., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF SPRINGBORO.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

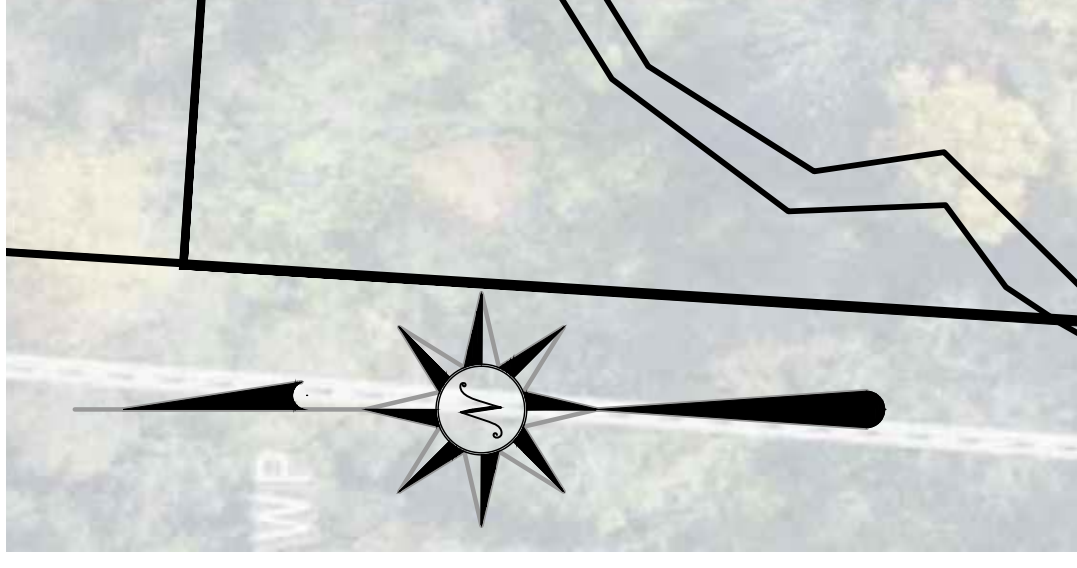
ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

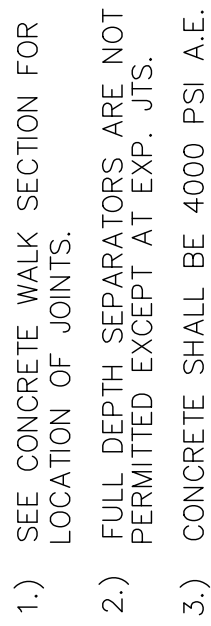
USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE ([HTTP://WWW.AGRI.OHIO.GOV/EAB/](http://www.agri.ohio.gov/EAB/)).

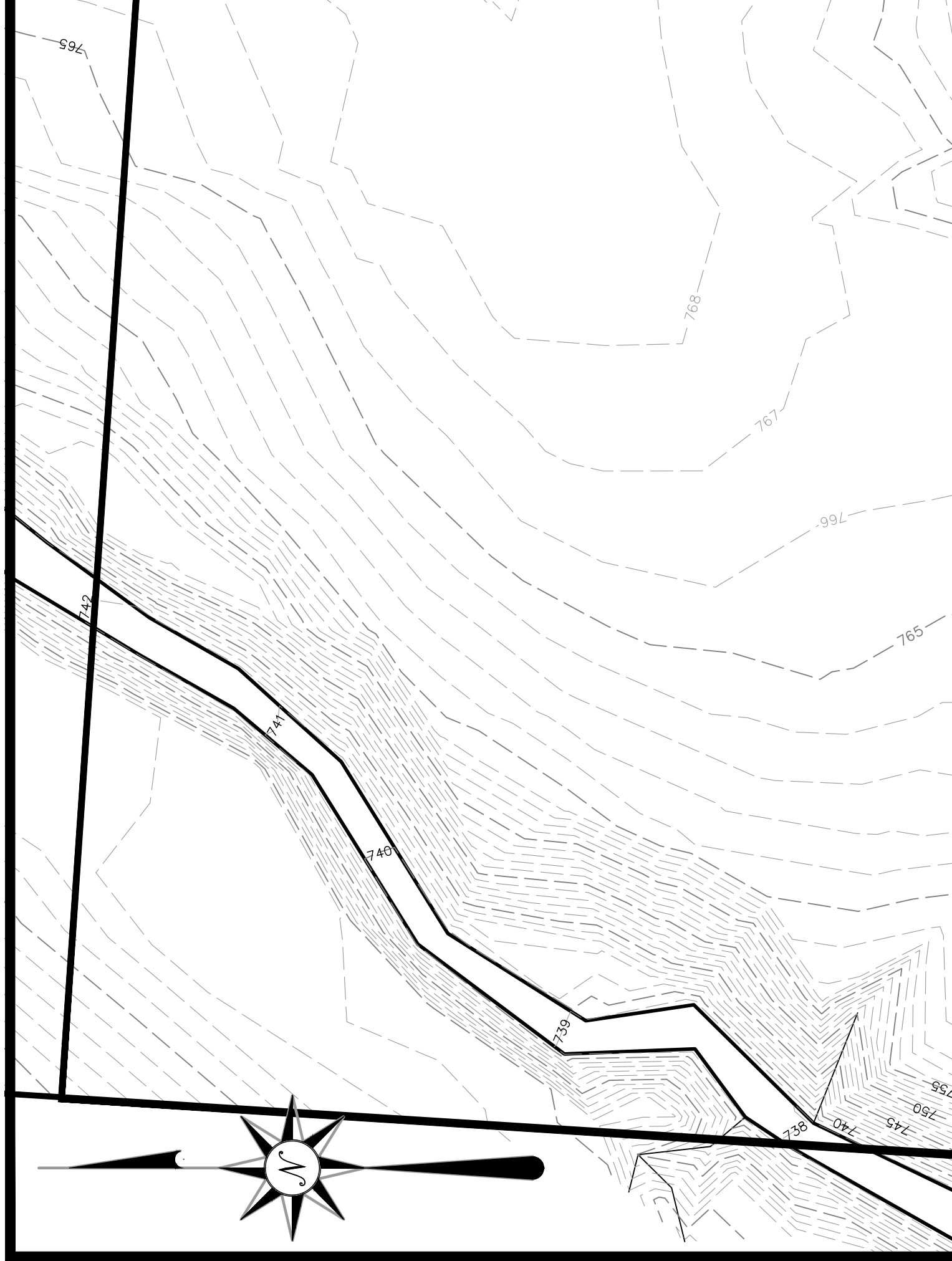
ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

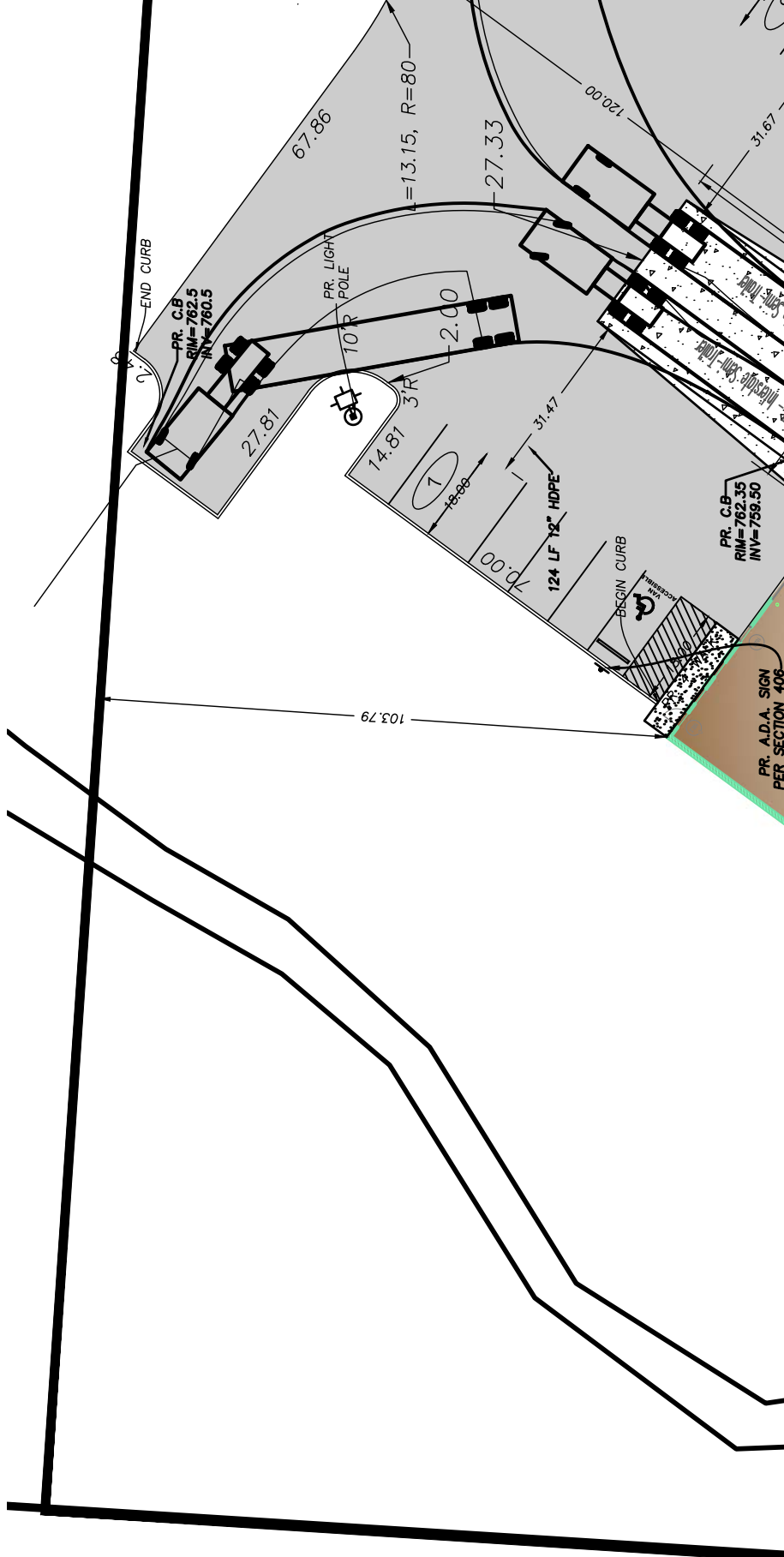
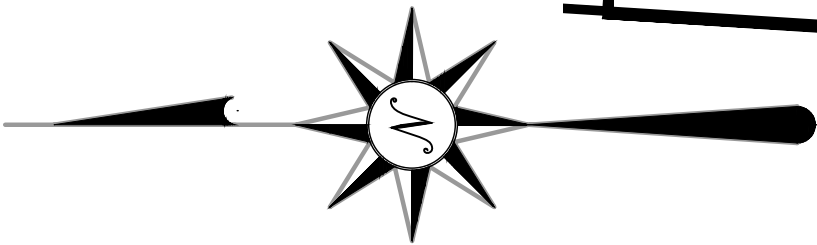
THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY

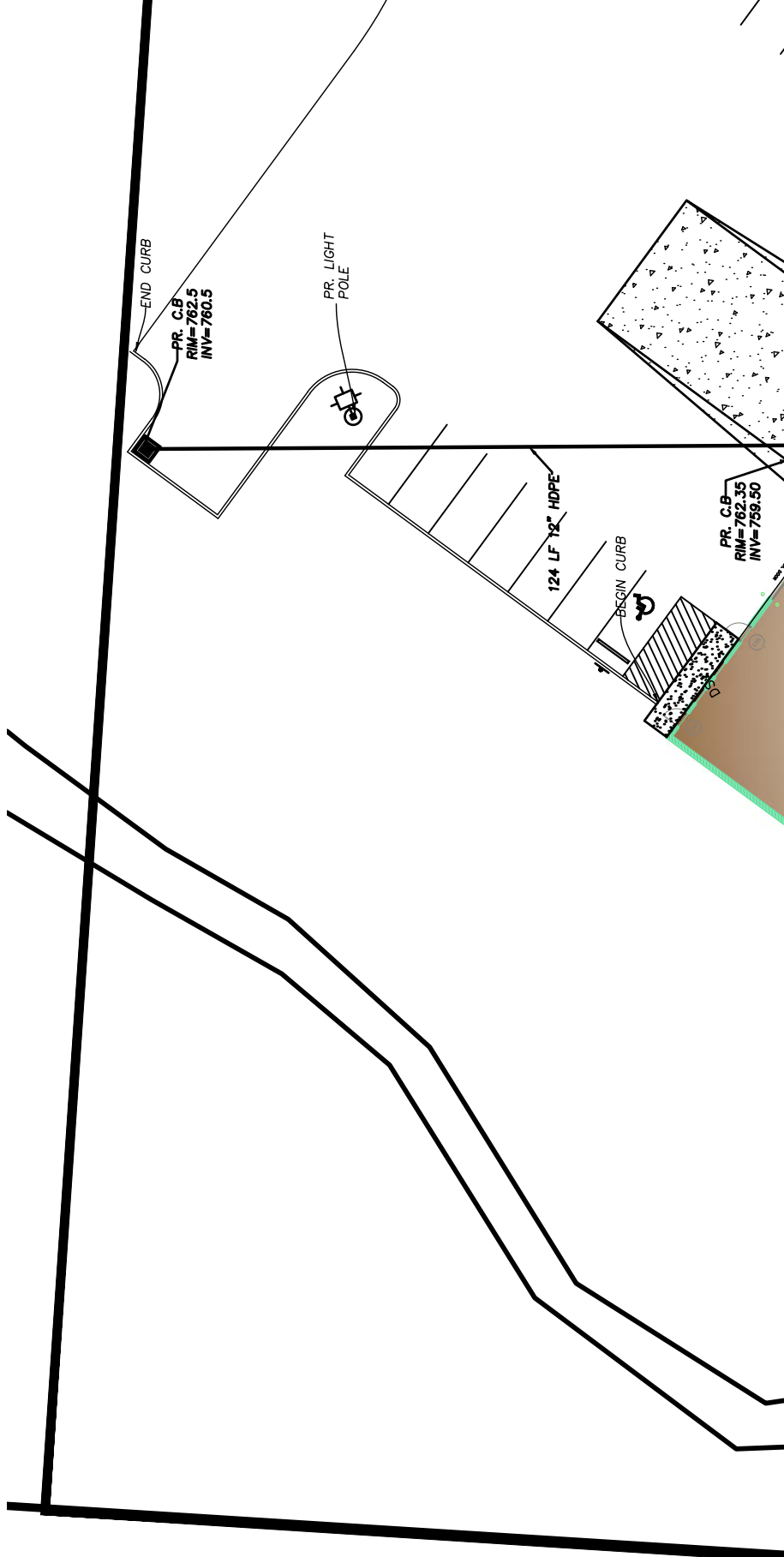
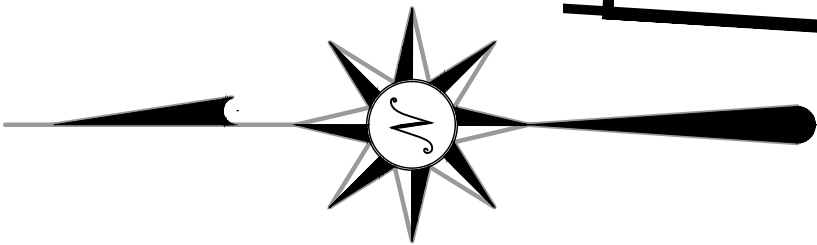




NOT TO SCALE





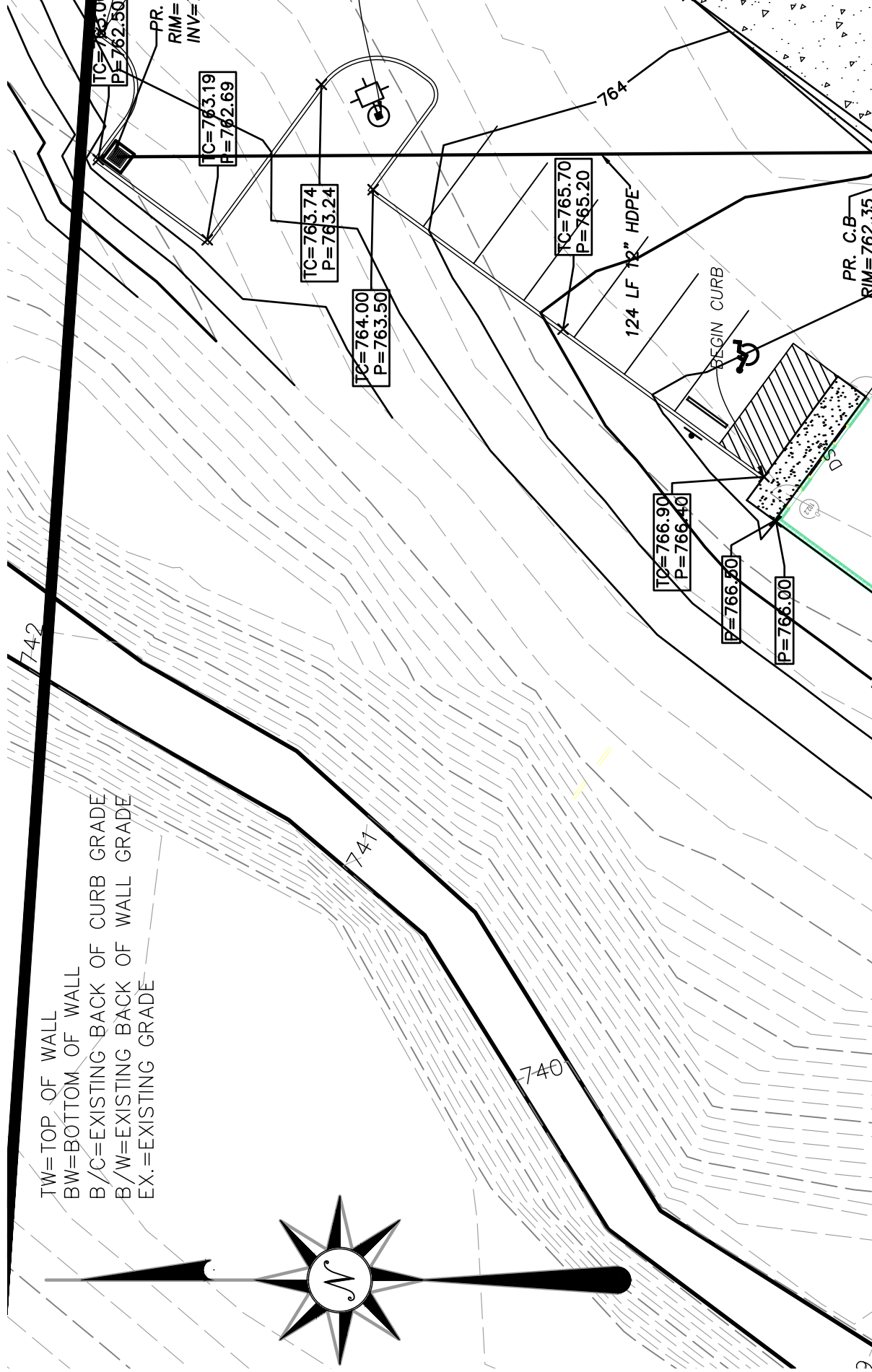


GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F =FINISHED GRADE

CONTOUR LEGEND:

--- EX. CONTOURS
--- PR. CONTOURS (MAJOR)
--- PR. CONTOURS (MINOR)



EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE WARREN COUNTY ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.

2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:

- A. THE REQUIRED PRE-CONSTRUCTION MEETING
- B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
- C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
- D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
- E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVES UPON REQUEST.

SAFETY:

8. THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

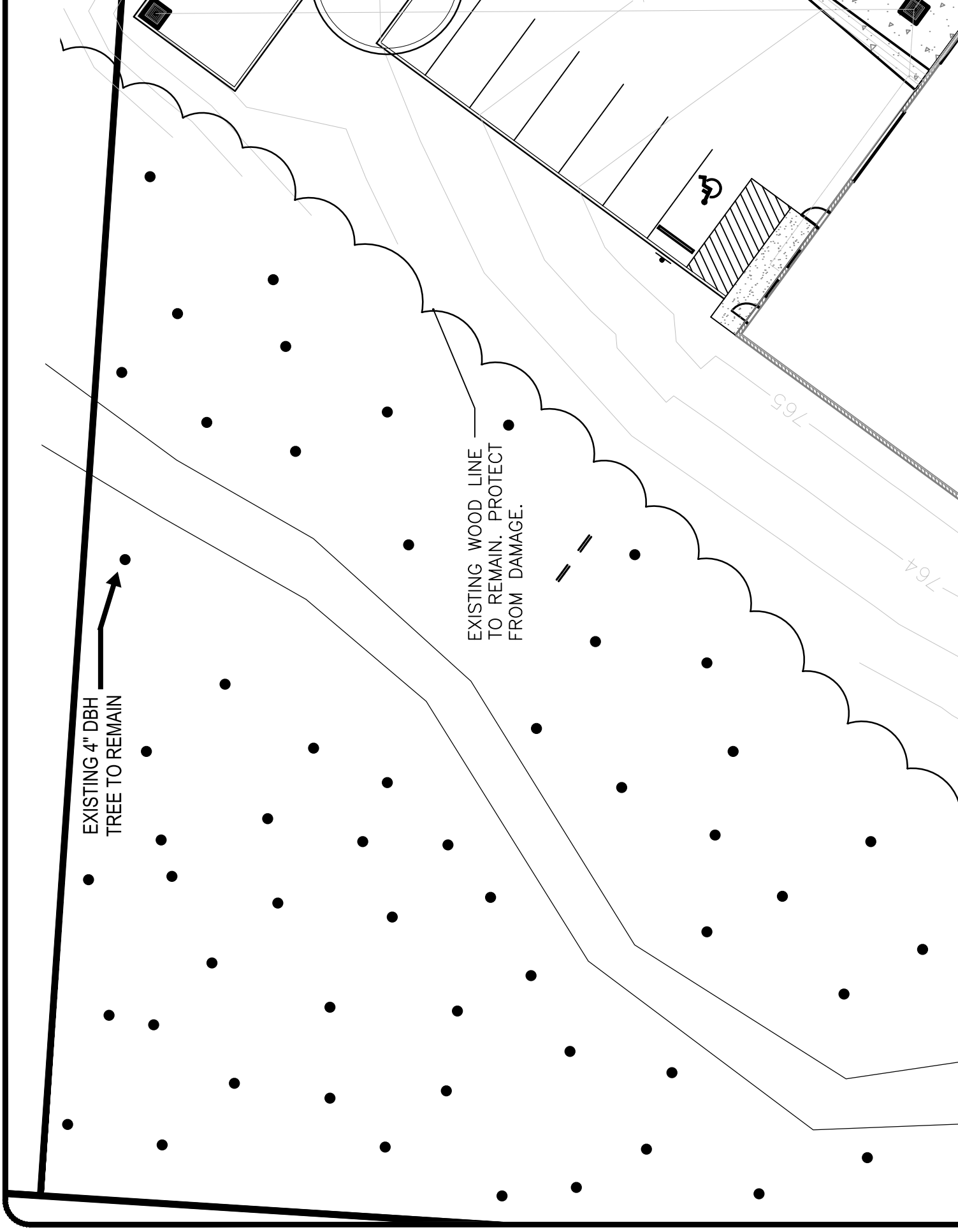
UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION SHALL GOVERN THE EROSION AND SEDIMENT CONTROL





EXISTING 4" DBH
TREE TO REMAIN

EXISTING WOOD LINE
TO REMAIN. PROTECT
FROM DAMAGE.

765

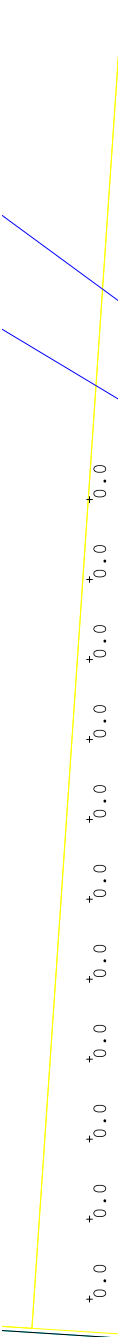
764



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Arrangement Watts
	2	LOT4T65Y 480 D10 - Warm - RAB_1 B2B	Back-Back	LOT4T65Y 480_D10, LOT4T65Y_347_D10 Two luminaries that are bolted at 90deg from each other	0.900	134.8
	2	WP2LED37Y - Warm - RAB03110	Single	WP2LED37Y, WP2LED37Y_D10 (STANDARD CUTOFF - PRISMATIC GLASS LENS)	0.900	38.5
	1	LOT4T65Y 480 D10 - Warm - RAB	Single	LOT4T65Y 480_D10, LOT4T65Y_347_D10	0.900	67.4
	1	WPLED4T50Y - RAB02138MOD5030	Single	ALIED4T50Y - RWLED4T50Y - RWLED4T50SFY - WPLED4T50Y (TYPE IV)	0.900	54.7

Luminaire Location Summary						
LumNo	Label	Insertion Point				
		X	Y	MTG HT	Orient	Tilt
6	LOT4T65Y 480 D10 - Warm - RAB	4561.867	5468.631	25	23.765	0
1	LOT4T65Y 480 D10 - Warm - RAB_1 B2B	4728.049	5453.909	25	357.002	5
2	LOT4T65Y 480 D10 - Warm - RAB_1 B2B	4893.494	5442.893	25	356.999	7
3	WP2LED37Y - Warm - RAB03110	4525.835	5400.918	25	52.493	3
4	WPLED4T50Y - RAB02138MOD5030	4561.503	5375.887	25	50.438	3
5	WP2LED37Y - Warm - RAB03110	4596.234	5348.937	25	54.755	3

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Site	Illuminance	Fc	0.12	2.9	0.0	N.A.
Pavement	Illuminance	Fc	0.83	2.9	0.3	2.77
						9.67



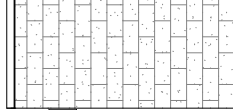


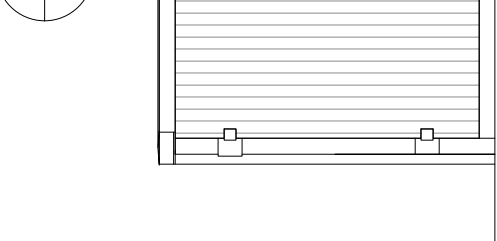
50' - 0"
3' - 4"



PRE-FINISHED METAL
TRIM

● T/CMU SIDE (LOW) —
123' - 4"





DUMPST

SCALE: 1/4" = 1'-0"

APPLICATION—PLANNED UNIT DEVELOPMENTS CITY OF SPRINGBORO PLANNING COMMISSION

☐ REZONING/GENERAL PLAN ☐ FINAL DEVELOPMENT PLAN ☐ RECORD PLAN ☐ VARIANCE

The undersigned requests the approval identified above. Approvals subject to expiration provided for in Chapter 1266 of Planning & Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

☐ Owner **APPLICANT NAME:** Timothy J. Bement
☒ Agent
☐ Lessee Address: 615 Woodside Drive
☐ Signed Purchase Contract Englewood, OH 45322

Telephone No. (937) 836-8898
Fax No. (937) 832-3696
Email Address tim.bement@app-arch.com

PROPERTY OWNER NAME (IF OTHER): Joseph K. Adkins - La Comedia Dinner Theatre

Address: 765 West Central Ave. , Box 204
Springboro, OH 45066

Telephone No. (937) 746-4537

Property Address or General Location: 765 West Central Ave.

Parcel Number(s): PID 0420400007 Acreage: _____

PUD Category: ☐ Residential ☒ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

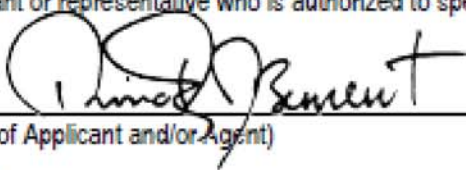
If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density _____ Number of Residential Units _____

Proposed Use: Costume and Sets Storage Building - this will be replacing two existing structures
located at the southeast corner of the site. Building is two stories, 16,075 per floor.

Total building area is 32,150.

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.


(Signature of Applicant and/or Agent)

01/21/22
(Date)

Timothy J. Bement
Printed Name

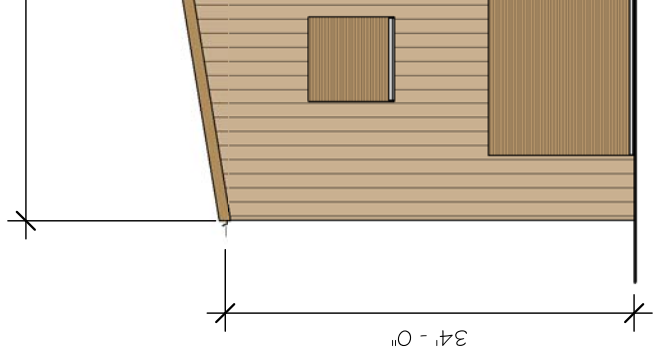
180' - 0"

34' - 0"

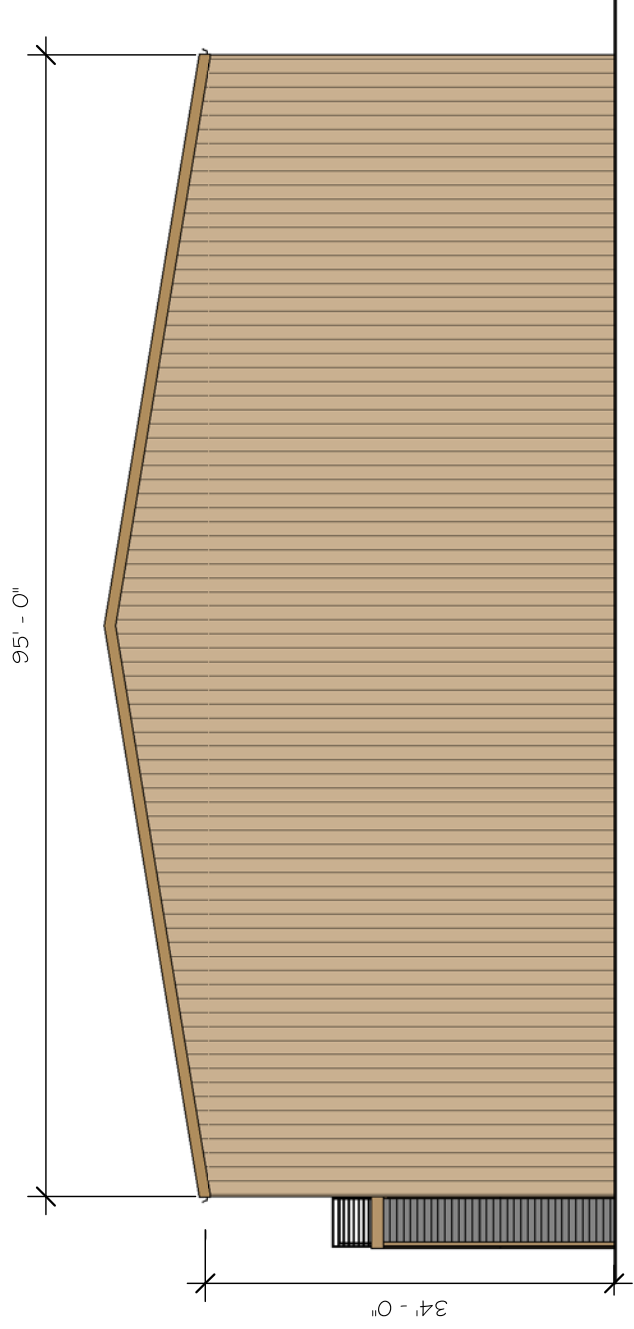
1 South
1/16" = 1'0"

160' - 0"

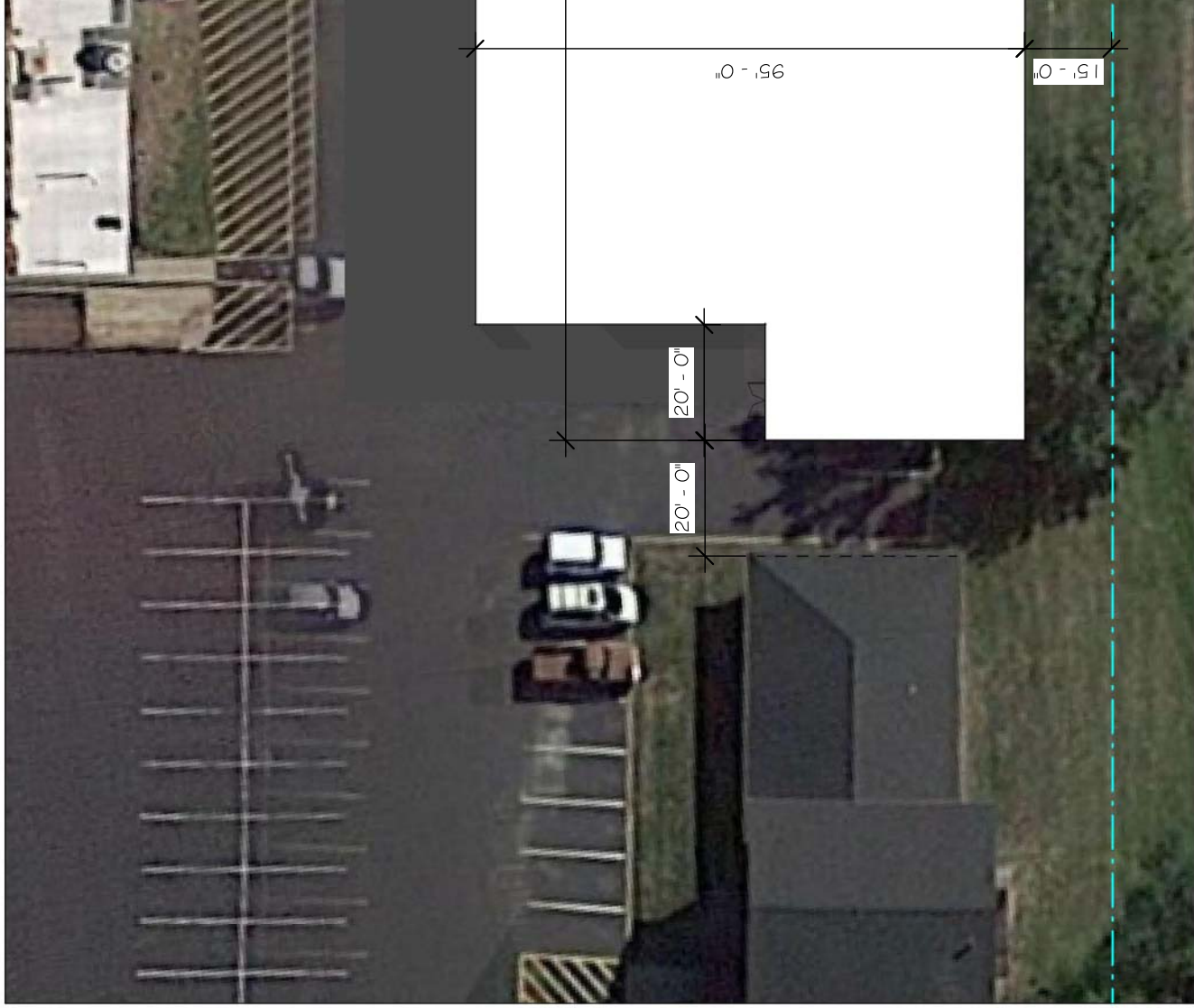
34' - 2"



1 West
1/16" = 1'-0"

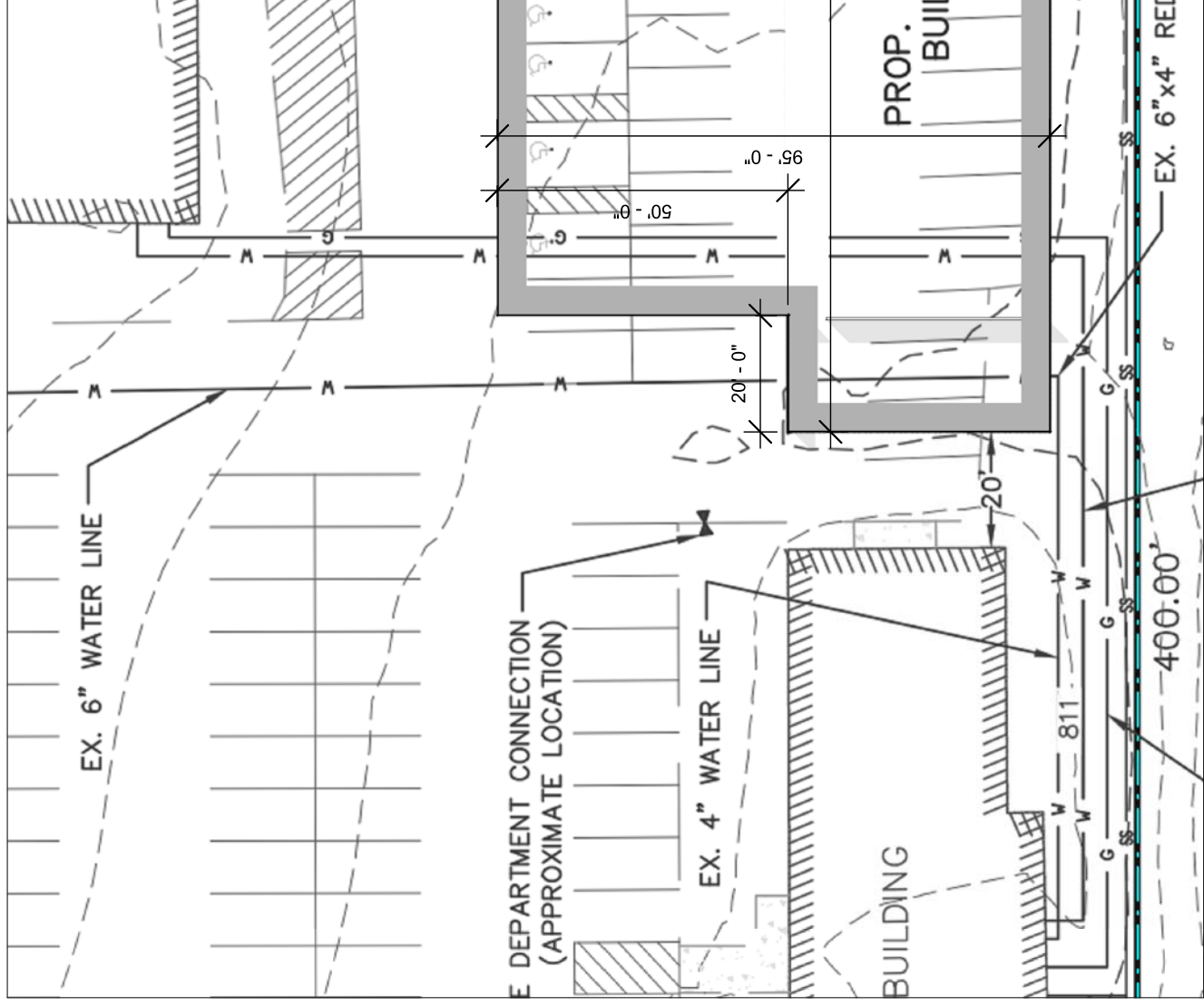


2 East
1/16" = 1'-0"



1 Schematic Site Plan - option 4

1" = 30'-0"



1 Schematic Site Plan - option 4

1" = 30'-0"

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

I. Call to Order

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

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

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

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

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

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

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

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

III. Approval of Minutes

A. December 8, 2021 Planning Commission Minutes

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

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

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

IV. Agenda Items

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

Background Information

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

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

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

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

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

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

Staff Comments

City staff has the following comments regarding this agenda item:

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

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

Discussion

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

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

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

B. Recommendation for Adoption - Springboro Master Plan

Background Information

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

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

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

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

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

Staff Recommendation

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

Discussion

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

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

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

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

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

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

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

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

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

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

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

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

V. Guest Comments

There were none.

VI. Planning Commission and Staff Comments

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

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

Adjournment

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

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

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planning Consultant

Ann Burns, Planning Commission Secretary