

**Agenda**  
**City of Springboro Planning Commission Meeting**  
**Wednesday, April 12, 2023, 6:00 p.m.**  
**Council Chambers, City Building, 320 West Central Avenue**

- I. Call to Order
- II. Approval of Minutes
  - A. March 8, 2023 Planning Commission Meeting
- III. Agenda Items
  - A. Final Approval, Site Plan Review, 25 West Central Avenue (SR 73), River Valley Credit Union, ATM/ITM for new branch office
  - B. Preliminary Review, 7878 & 7914 Sharts Road, Franklin Township I-1, Light Industrial District, to City of Springboro R-2, Low-Density Residential District
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

**Background Information Staff Comments/Recommendation**  
**City of Springboro Planning Commission Meeting**  
**Wednesday, April 12, 2023, 6:00 p.m.**  
**Council Chambers, City Building, 320 West Central Avenue**

**III. Agenda Items**

**A. Final Approval**

**Site Plan Review, 25 West Central Avenue (SR 73), River Valley Credit Union, ATM/ITM for new branch office**

**Background**

This agenda item is a request for formal approval of a site plan, based on an application submitted by Berardi+Partners, Columbus, Ohio on behalf of the property owners, River Valley Credit Union, to allow the construction of a ATM/ITM, or automatic teller machine/internet teller machine, building at 25 West Central Avenue (SR 73). The site is currently occupied by a River Valley Credit Union branch office that includes an attached drive through. This proposal was discussed at the March 8th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future agenda item for formal approval. To recap that discussion, River Valley Credit Union proposes to (1) construct of a new stand-alone drive-through ATM/ITM building to maintain operation on the property during redevelopment, (2) demolish the existing branch building, and (3) construct a new 2,490-square foot branch location as indicated in the submitted materials. Representatives for River Valley Credit Union, Berardi+Partners, have indicated they intend to seek approval on the new branch office building, and associated site plan for the entire site's redeveloped, at a future meeting.

The subject property is located at the southwest corner of West Central Avenue (SR 73) and Florence Drive. Access is provided to the site from both streets in the existing and proposed plans, however the number of curb cuts on the Florence Drive frontage has been significantly revised in the proposed site plan.

The subject property is zoned UVD, Urban Village District. While the applicant has been advised that the proposed use is permitted, the redevelopment of the site and any other in the UVD will need to comply with the design and development standards of the UVD in addition to the standard site plan review requirements.

Existing land uses include to the east include a vacant City-owned parcel at the southwest corner of South Main Street (SR 741) and West Central Avenue (SR 73), and a multi-tenant building located at 20 South Main Street. To the south is the former site of Jonathan Wright Elementary School, to the west is Republic Mortgage at 55 West Central Avenue, and to the north on the north side of West Central Avenue (SR 73) is the developing Wright Station mixed-use area.

Existing zoning in the vicinity of the subject property is UVD to the east, west, and north, and R-2, Low-Density Residential District, on the former site of Jonathan Wright Elementary School.

## **Staff Recommendations**

City staff recommends approval of the site plan for the proposed ATM/ITM for River Valley Credit Union, 25 West Central Avenue, with the following comments:

1. Approval is conditioned on the redevelopment of the remainder of the site for a new branch office as soon as practicable through the City of Springboro's site plan review process.
2. Verify material match between proposed ATM/ITM building and new branch location (to be reviewed separately).
3. Extend curb and gutter to south property line, with storm sewer and add public concrete sidewalk the entire length. Create a concrete apron section for the curb cuts to include sidewalk. Dedicate additional right-of-way to include the curb and gutter section and sidewalk.
4. Provide proposed water lateral and sewer lateral details.
5. Other engineering comments reserved until the submission of engineered design drawings.
6. Provide pre- and post-impervious area to verify the need for storm water detention.
7. Tie down location of ATM/ITM. Move the structure at least 10 feet away from existing storm sewer.
8. Add directional arrow pavement marking for drive thru aisles.
9. Please see comments from March 8th Planning Commission regarding the overall site plan for the new branch office.

## **B. Preliminary Review**

**Rezoning, 7878 & 7914 Sharts Road, Franklin Township I-1, Light Industrial District, to City of Springboro R-2, Low-Density Residential District**

### **Background Information**

This agenda item is based on a request filed by Associate Construction of Carlisle, Ohio, property owner, requesting the rezoning of approximately 42.08 acres of land located at 7878 and 7914 Sharts Road from Franklin Township I-1, Light Industrial District, to City of Springboro R-2, Low Density Residential District. The property is currently vacant.

The subject property is currently located in Franklin Township. Franklin Township and the City of Springboro entered into an annexation agreement in October 2022 regarding this property. A petition to annex the property into the City was filed by the property owners with the Warren County Commissioners earlier this year. Annexation is expected to be completed later this year. Concurrent to the annexation process, the property owner is seeking rezoning so that future development may be reviewed under City zoning regulations.

The R-2 District allows for the development of moderate density residential areas in the community. Examples of R-2 District areas in Springboro include the Royal Oaks, Fieldstone, and Creekside subdivisions. Permitted uses include single-family detached residential dwellings as well as places of worship, schools, public recreation areas, cultural/municipal/public uses, essential services and utilities, bed and breakfasts, golf courses, farmer's markets/roadside stands, home occupations, and accessory uses and buildings to permitted uses listed above. Residential development up to four (4) dwelling units per acre may occur on lots no smaller than 9,000 square feet in the R-2 District. Commercial and industrial development would be prohibited under the proposed rezoning.

While the applicant at this time is only seeking rezoning approval concurrent to the completion of the annexation process, they have completed preliminary work on a plan for the site proposed to be the 76-lot Cedar Creek Reserve subdivision. As is pertains to Planning Commission, the subdivision will be reviewed by City staff and the Planning Commission under the City's Subdivision Regulations as have other conventionally-zoned subdivisions in the past few years: Sawgrass Pointe on West Factory Road, Clearcreek Reserve West on Red Lion-Five Points Road, and the Wade-Wray portion of the Wadestone subdivision on West Factory Road approved earlier this year. That will occur after the rezoning process is complete. Unlike with PUD, Planned Unit Development, subdivisions, lots in R-2 District and other conventional subdivisions are regulated by the design and development standards (lot sizes, setbacks, and building heights) of the zoning district.

Lands to the north, south, and east are generally within the City of Springboro, while lands to the west are generally in Franklin Township. To the north, on the west side Sharts Road is a residential dwelling being developed in Franklin Township, in Springboro Quick Tech on the north side of the Advanced Drive and Sharts Road intersection, to the east in the Stolz Industrial Park are Matrix 5 at 105 Advanced Drive, Hanover Clocks at 125 Advanced Drive, Armstrong Trailer at 175 Advanced Drive, Honest Abe Roofing at 235 Advanced Drive, and Corvexxe at 245 Advanced Drive, to the south the City of Springboro's Clearcreek Park, and a large residential lot to the southwest. To the west in Franklin Township are residential lots and a church, Franklin Faith Tabernacle, all on Sharts Road.

In the City of Springboro, adjacent zoning includes ED, Employment Center District, to the north, PUD, Planned Unit Development, to the east associated with the Stolz Industrial Park on Advanced Drive, and to the south R-2 District overlaying Clearcreek Park and residential uses to the west. To the west in Franklin Township, can be found R2, Two-Family Residential District, regulated in the Warren County Rural Zoning Code.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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. As this property was not within the City boundaries at the time of the plan's adoption, there are no recommendations as it pertains to this rezoning request.

Following preliminary review of the rezoning request, the Planning Commission may permit this item to be placed on a future agenda for formal approval. That would be in the form of a recommendation to City Council to rezone the property.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property the week of April 3rd. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

### **Staff Comments**

No comments at this time.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, April 5, 2023 at 12:00 p.m.



# APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

## CITY OF SPRINGBORO PLANNING COMMISSION

☒ SITE PLAN   ☐ REVISION TO APPROVED SITE PLAN   ☐ CONCEPT PLAN   ☐ PRELIMINARY SUBDIVISION   ☐ RECORD PLAN

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and 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  
☒ Agent  
☐ Lessee  
☐ Signed Purchase Contract

APPLICANT NAME: Joe Youst      Berardi+ Partners

Address 1398 Goodale Blvd

Columbus, Ohio 43212

Telephone No. ( 614 ) 221-1110

Fax No. ( 614 ) 221-0831

Email Address jyoust@berardipartners.com

PROPERTY OWNER NAME (IF OTHER): River Valley Credit Union

Address: 505 Earl Blvd

Miamisburg, Ohio 45342

Telephone No. ( 937 ) 741-7178

Property Address or General Location: 25 West Central Avenue

Parcel Number(s): \_\_\_\_\_ Zoning District: UVD

Proposed Use: This application is the first phase of the application to allow the drive up  
ATM/ITM Canopy to be constructed and operational prior to the main member center

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)

03/24/2023  
\_\_\_\_\_  
(Date)

Joe Youst  
\_\_\_\_\_  
Printed Name



February 15, 2023

City of Springboro Planning Commission  
320 W Central Ave  
Springboro, Ohio 45066

Subject: **River Valley Credit Union  
New Member Center and Drive Thru ATM/ITM  
25 W Central Ave  
Springboro, Ohio 45066**

To Whom It May Concern:

This letter is to confirm that Joe Youst from Berardi Partners is authorized to speak on our behalf at public meetings for the above referenced project.

Should you require anything else please do not hesitate to contact us.

Sincerely,

River Valley Credit Union

  
John E. Bowen  
President/CEO

March 24, 2023

City of Springboro  
320 West Central Ave  
Springboro, OH 45066

Attention: **Daniel J. Boron, AICP  
Planner**

Subject: River Valley Credit Union – Canopy Narrative  
**25 West Central Ave  
Springboro, OH 45066**

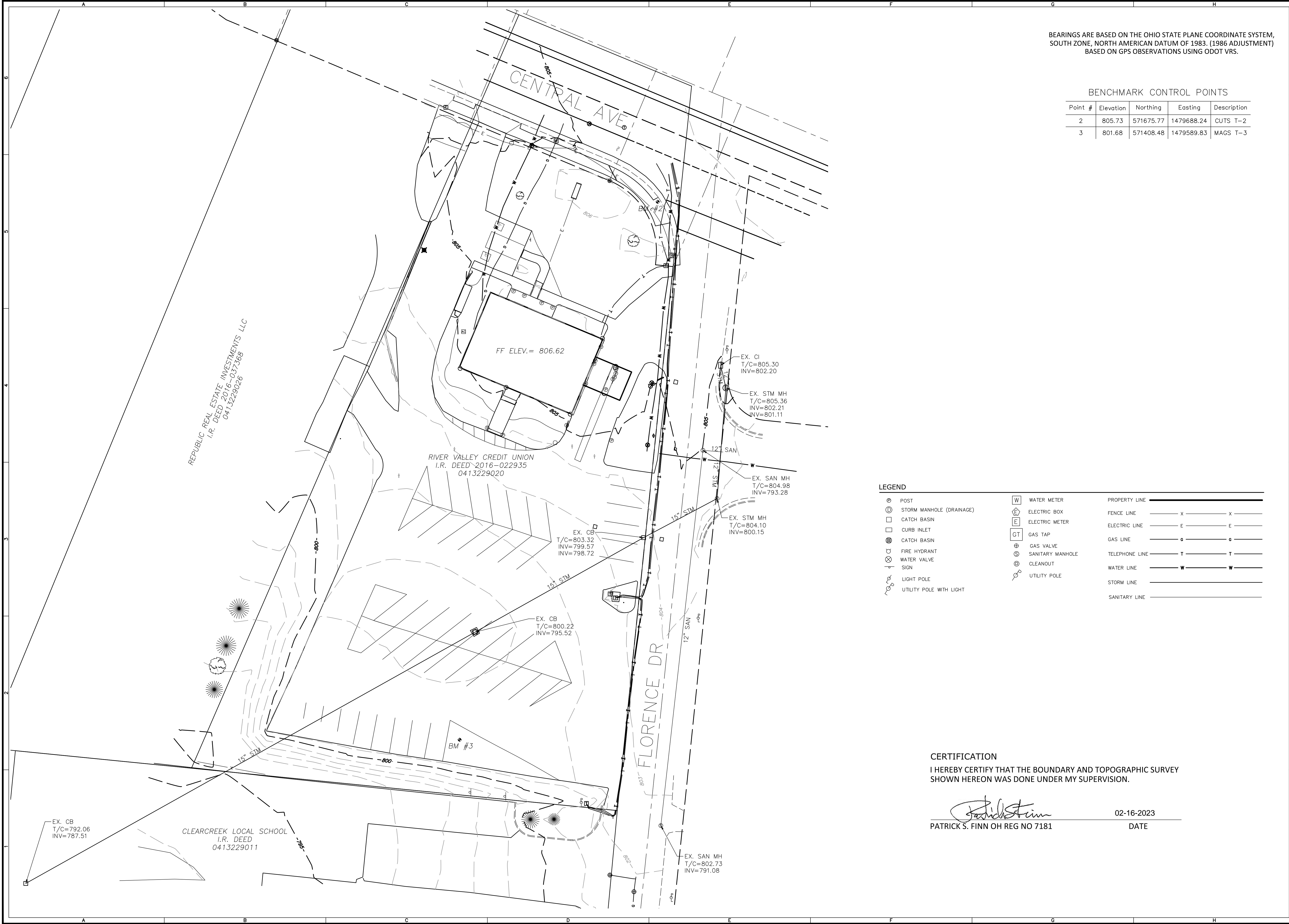
The purpose of this submittal is to move the ATM/ITM canopy approvals ahead of the actual building that will be built, in the construction schedule. The need for this is that it allows River Valley Credit Union (RVCU) the ability to still service members at the site while demo and reconstruction of the main member center occurs. The plan for this would be to start Phase 1 of the project, the canopy installation and demo of parking lot/relocation of any utilities to the south of the existing member center as shown on the enclosed site plan. This would provide an entrance and an exit for the Canopy that would be different from that of construction traffic for the demo of the existing member center and the construction of the new. The ATM/ITM canopy would be a permanent fixture and remain as the drive-thru for the member center once it is open. The need for moving this ahead not only assists in the construction schedule with a continuous service on site for RVCU, but also once this canopy is constructed the credit union will need some time to train employees and educate members on how the ATM/ITM functions prior to removal and reconstruction of the main member center.

The new drive thru that we are proposing does not use pneumatic tubes that would come from the main member center. The only utility connections to it will be a temporary electrical service that will be tied into the new member center once it is completed as well as data running to the building installed under the canopy. The building installed for the canopy will have a split type system for heating and cooling of the equipment, the condenser will be located in the roof of the canopy as to not be on the ground to be screened or damaged during construction activities.

Should you require anything else please do not hesitate to contact us.

Sincerely,

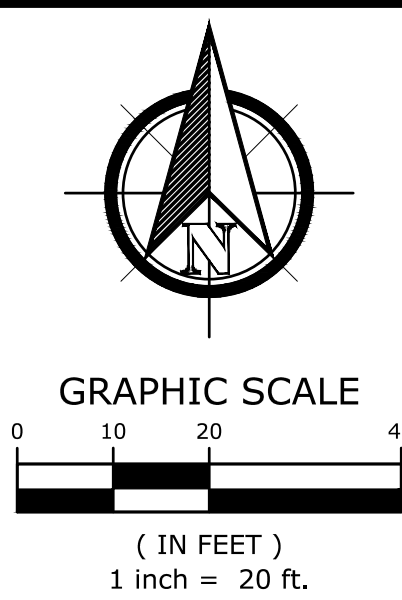
Joe Youst



BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. (1986 ADJUSTMENT)  
BASED ON GPS OBSERVATIONS USING ODOT VRS.

BENCHMARK CONTROL POINTS





















Point #	Elevation	Northing	Easting	Description
2	805.73	571675.77	1479688.24	CUTS T-2
3	801.68	571408.48	1479589.83	MAGS T-3



**IBI**


DEFINING THE CITIES  
OF TOMORROW

23 Triangle Park Drive  
Cincinnati, OH 45246  
Contact: Nicholas Reed  
513-942-3141 ext. 51911  
Fax: 513-881-2263  
www.ibigroup.com

LEGEND				
	POST	 WATER METER	PROPERTY LINE	
	STORM MANHOLE (DRAINAGE)	 ELECTRIC BOX	FENCE LINE	
	CATCH BASIN	 ELECTRIC METER	ELECTRIC LINE	
	CURB INLET	 GAS TAP	GAS LINE	
	CATCH BASIN	 GAS VALVE	TELEPHONE LINE	
	FIRE HYDRANT	 SANITARY MANHOLE	WATER LINE	
	WATER VALVE	 CLEANOUT	STORM LINE	
	SIGN	 UTILITY POLE	SANITARY LINE	
	LIGHT POLE			
	UTILITY POLE WITH LIGHT			

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY  
SHOWN HEREON WAS DONE UNDER MY SUPERVISION.



02-16-2023

PATRICK S. FINN OH REG NO 7181

DATE

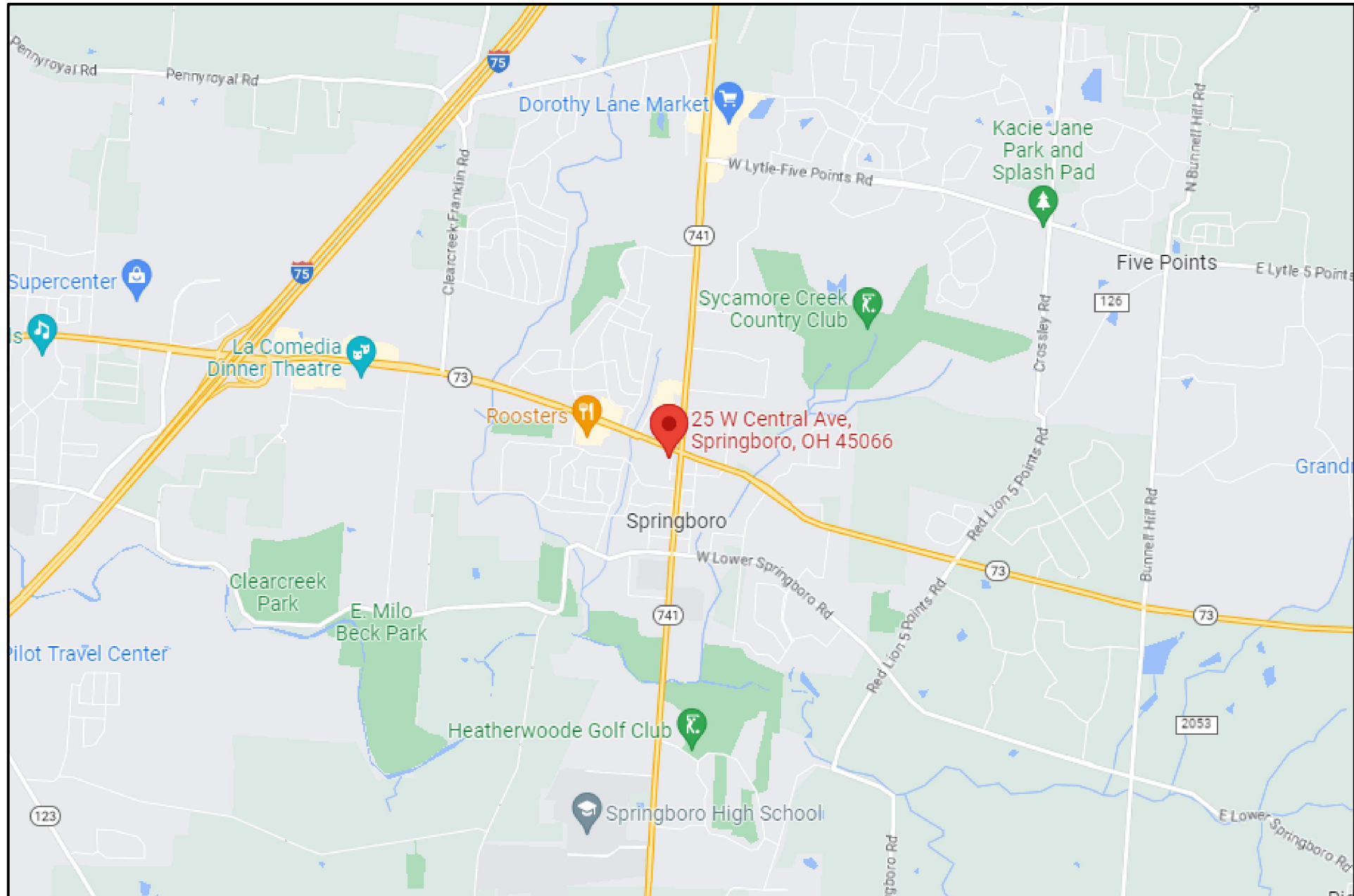
TOPOGRAPHIC SURVEY

CITY OF SPRINGBORO,  
SECTION 13, TOWN 2, RANGE 5,  
WARREN COUNTY, OHIO



FIELD	DRAFT	CHECK
TB	NR	PF
IBI NO.:	141829	
DATE:	February, 2023	
SCALE:	1"=20'	
PRINT DATE:		





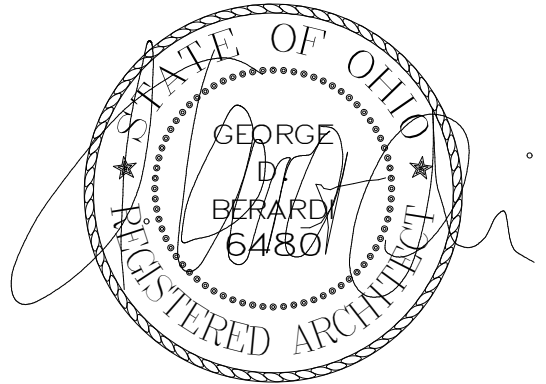
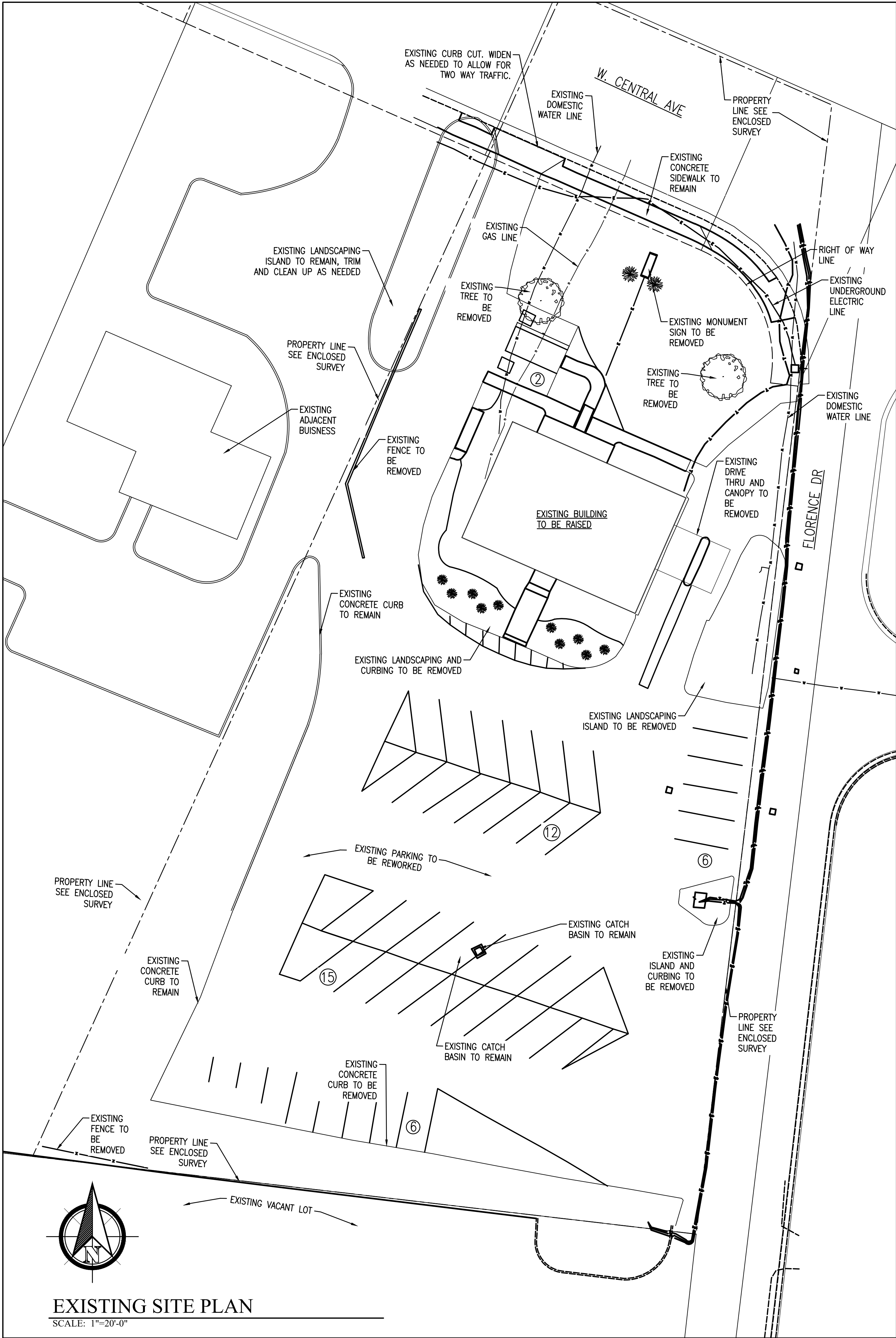
### LOCATION MAP

SCALE: N.T.S.

#### PARKING SUMMARY

EXISTING PARKING	=	39
EXISTING ADA PARKING	=	2
<b>TOTAL</b>	=	<b>41</b>

All EXISTING PARKING SPACES WILL BE REMOVED AND PARKING LOT WILL BE RESTRIPE



GEORGE D. BERARDI  
LICENSE # 6480  
EXPIRES: 12.31.2023

## River Valley Credit Union

25 W. CENTRAL AVE.  
SPRINGBORO, OHIO

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ARCHITECTS AND ENGINEERS  
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- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
  2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE SHEET SPECIFICATIONS. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
  3. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
  4. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD/D DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
  5. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGNOSTIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR COPIED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

## PLANNING COMMISSION SET

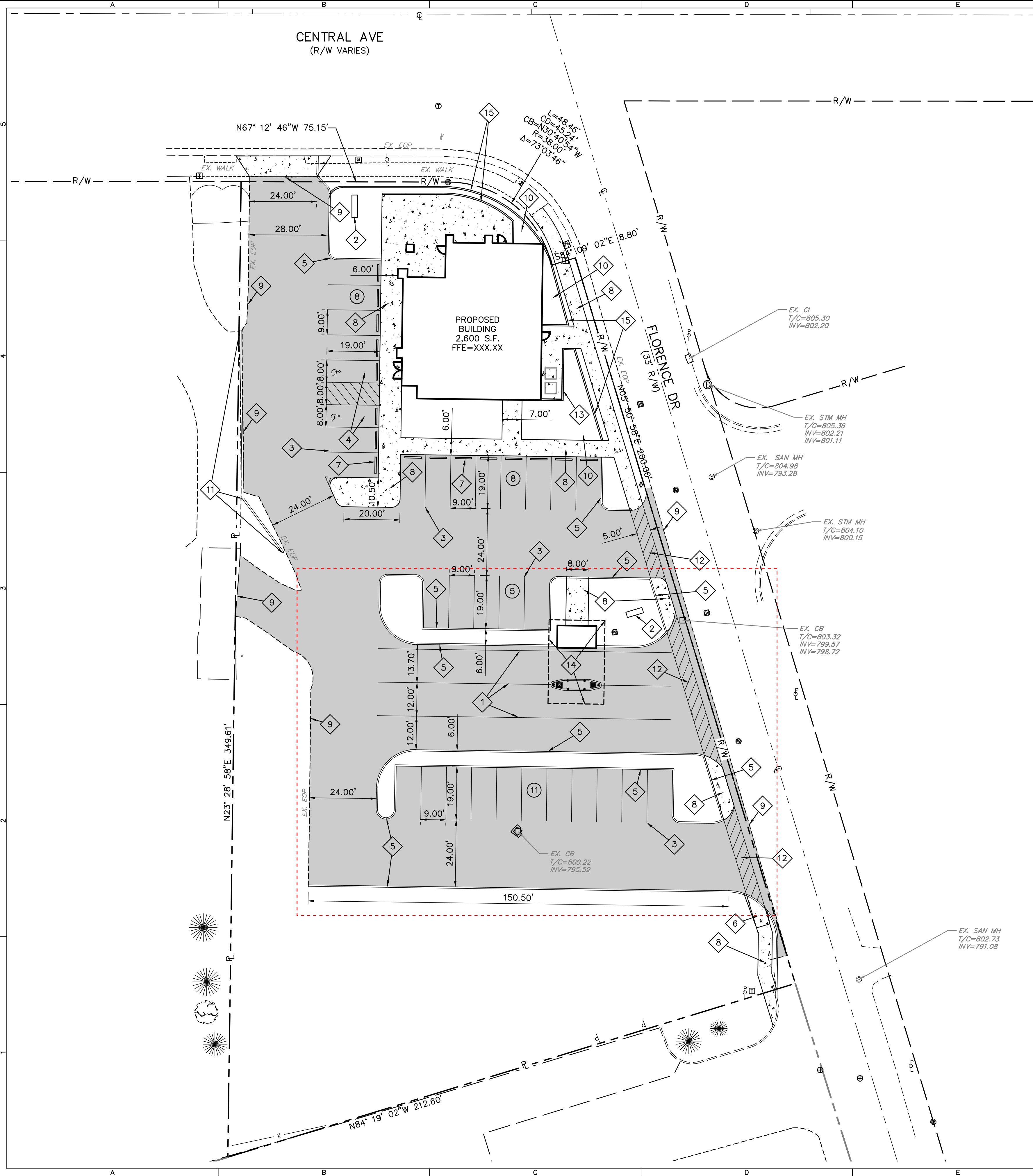
PROJECT DATE: 02.15.2023  
PROJECT #: 22224

Description	Date
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## EXISTING ARCHITECTURAL SITE PLAN

# AS.1





- SITE PLAN LEGEND**
- BOUNDARY LINE
  - SETBACK LIMITS
  - RIGHT-OF-WAY
  - PROPOSED FULL-DEPTH SAWCUT LOCATION
  - EXISTING TREE LINE
  - PARKING COUNT

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

**SITE DATA**

ADDRESS: 25 W CENTRAL AVENUE SPRINGBORO, OH 45066

PARCEL #: 04132290200

SITE AREA: 1.17 AC.

ZONING: UVD – URBAN VILLAGE DISTRICT

STATE USE CODE: 0444 – FULL SERVICE BANK

IMPERVIOUS AREA: EXISTING = 0.803 AC.  
PROPOSED = 0.713 AC.

BUILDING AREA: 2,600 S.F.

SETBACKS: REAR – 0'  
FRONT – 0'  
SIDE – 0'

PARKING: COMMERCIAL, OFFICE AND SERVICE USES (DEFAULT)

REQUIRED MINIMUM STANDARD SPACES:

1 SPACE / 400 S.F BUILDING = 7 SPACES

PROPOSED PARKING:

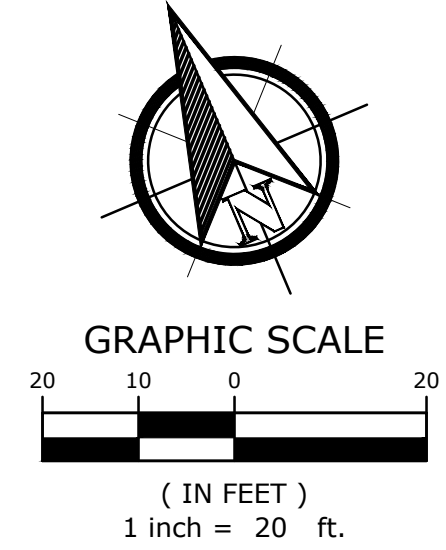
STANDARD SPACES = 30

ADA SPACES = 2

TOTAL SPACES = 32

- SITE WORK GENERAL NOTES AND SPECIFICATIONS**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY/TOWN, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES.
  - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
  - IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION . THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
  - ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
  - EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

- SITE KEYNOTE LEGEND**
- |   |                                       |
|---|---------------------------------------|
| 1 PROPOSED DRIVE-THRU ATM LANE STRIPING                     | 8 PROPOSED CONCRETE WALK              |
| 2 PROPOSED MONUMENT SIGN                                    | 9 PROPOSED EDGE OF PAVEMENT           |
| 3 PROPOSED PARKING STALL STRIPING                           | 10 PROPOSED LANDSCAPE BED             |
| 4 PROPOSED ADA PARKING STALLS, SEE DETAILS ON SHEET XXX     | 11 EXISTING WALL TO REMAIN            |
| 5 PROPOSED CONCRETE CURB                                    | 12 PROPOSED CROSSWALK STRIPING        |
| 6 PROPOSED ADA RAMP   | 13 PROPOSED SCREENING WALL            |
| 7 PROPOSED CONCRETE PARKING BLOCK (TYP.), SEE DETAILS SHEET | 14 PROPOSED ATM DRIVE-THRU AND CANOPY |
|   | 15 PROPOSED LANDSCAPE BED BORDER      |



**IBI GROUP**  
8101 North High Street  
Suite 100  
Columbus, OH 43235  
tel 614 818 4900  
fax 614 818 4901  
Contact: Eric Chenevey Ext: 2041  
ibigroup.com

- REVISION:
- SUBMISSION:
- PRELIMINARY ENGINEERING SET
  - AGENCY REVIEW SET
  - CONSTRUCTION DOCUMENT SET
  - AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

WARREN COUNTY, OH

RIVER VALLEY CREDIT UNION

CITY OF SPRINGBORO

DESIGN	DRAFT	CHECK
LMS	LMS	EPC

IBI NO.: 141829

DATE: MARCH 2023

SCALE:

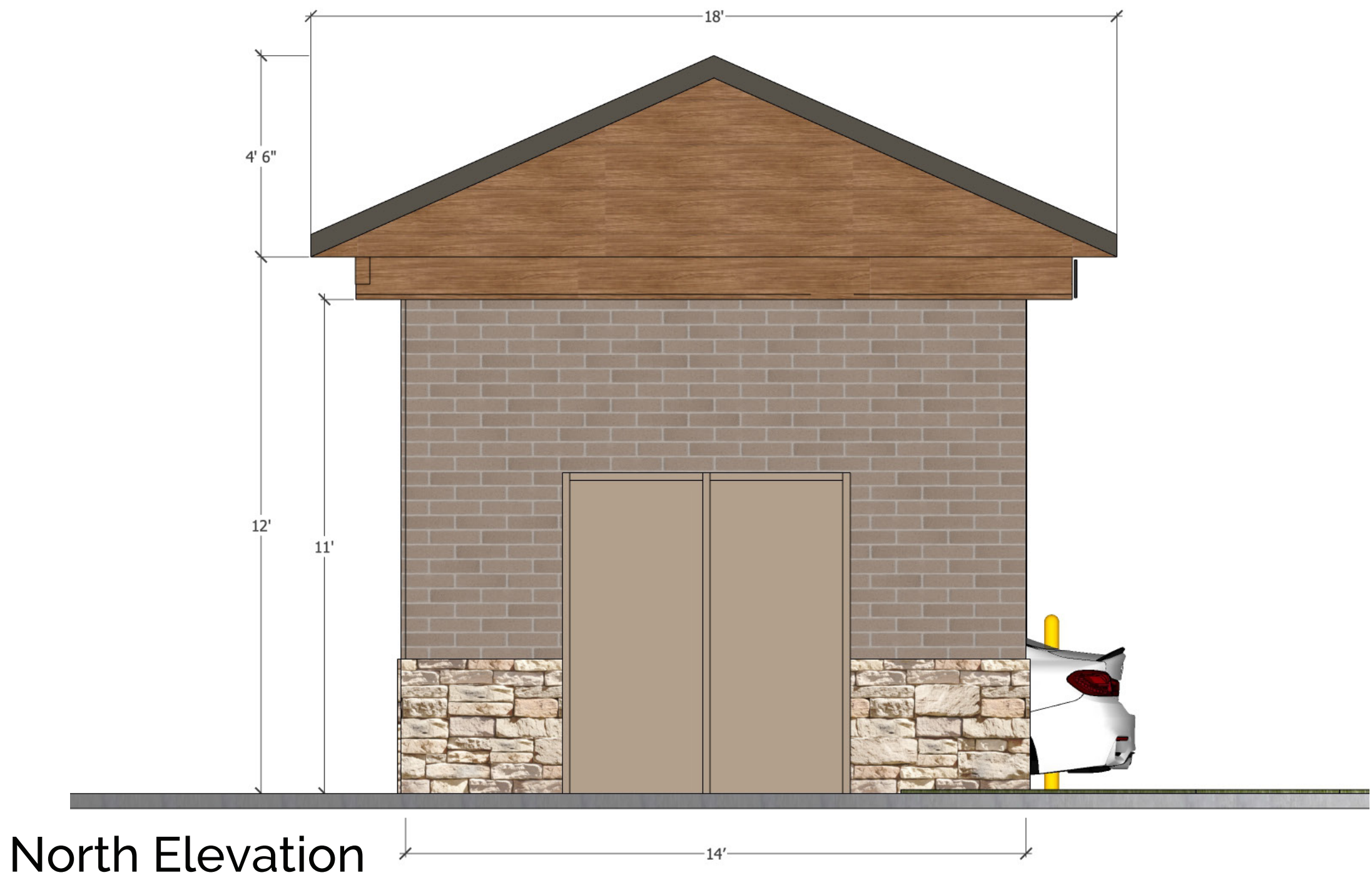
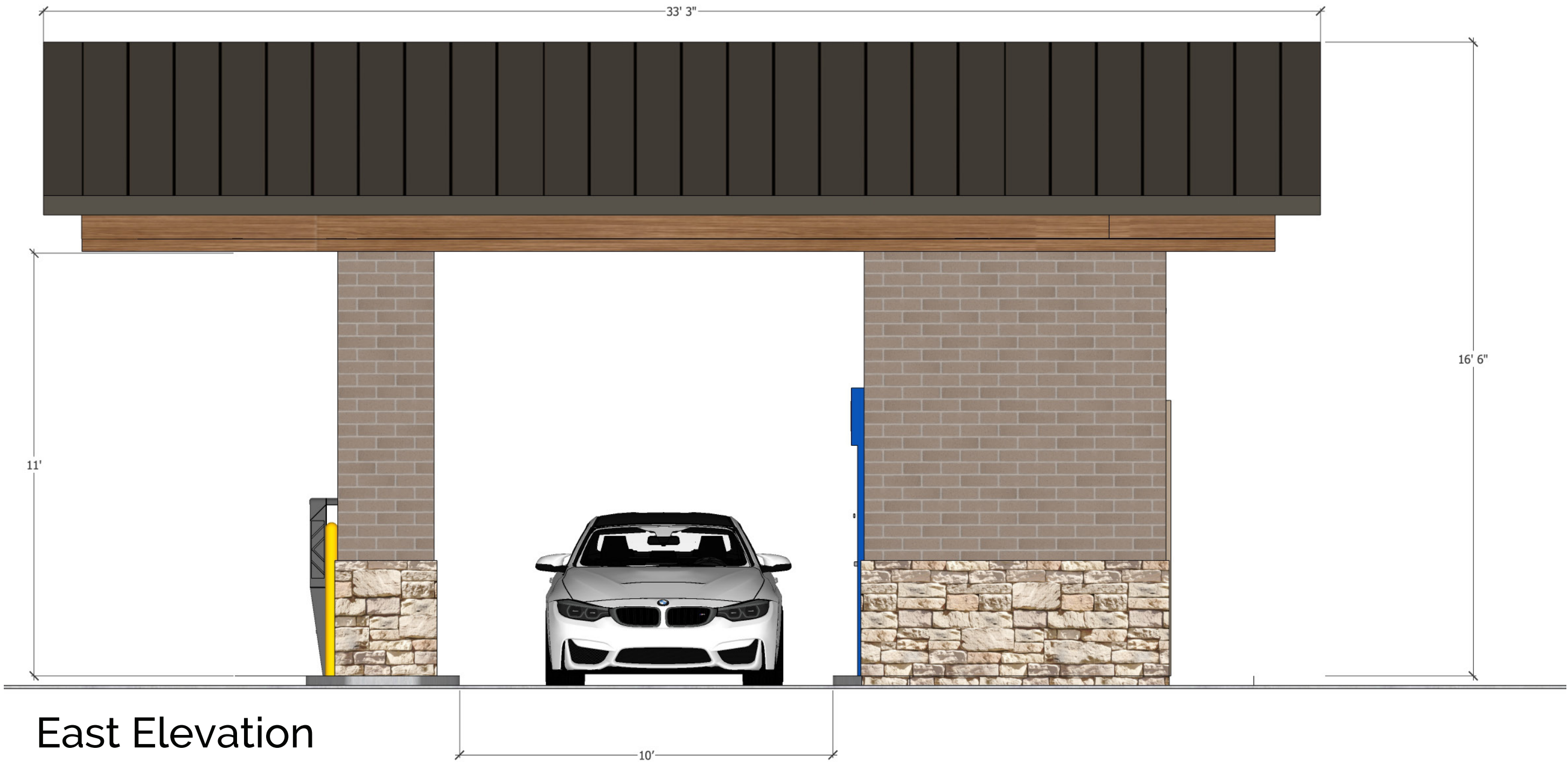
SHEET TITLE:

SITE DIMENSION PLAN

SHEET NO.: C200



CLIENT: RIVER VALLEY CREDIT UNION  
PROJECT: SPRINGBORO, OH  
TITLE: CONCEPT DRAWINGS



Drive Thru Canopy Elevations



CLIENT: RIVER VALLEY CREDIT UNION  
PROJECT: SPRINGBORO, OH  
TITLE: CONCEPT DRAWINGS

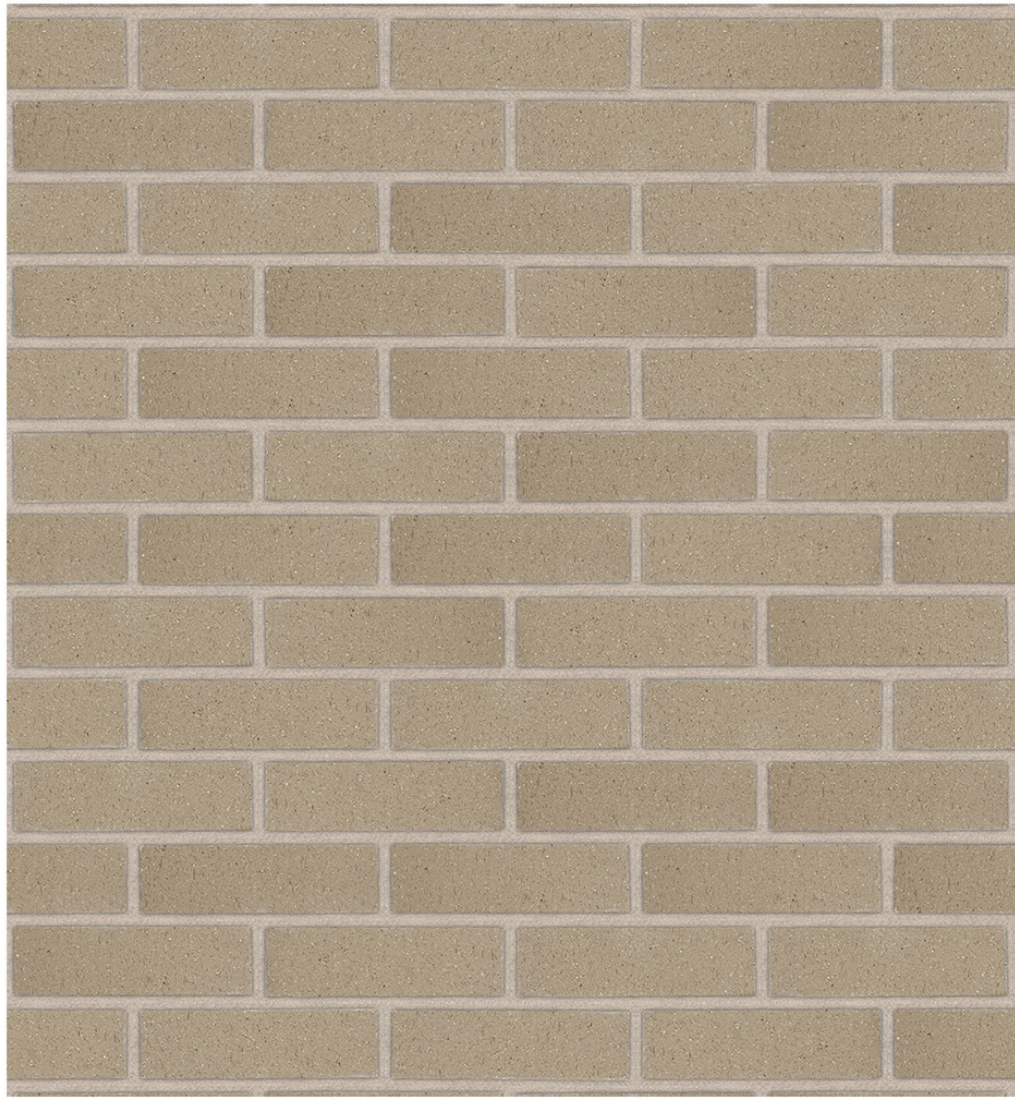


Exterior Perspective Renderings





STONE  
MANUFACTURER: DUTCH QUALITY STONE  
COLOR: FALLBROOK



BRICK  
MANUFACTURER: GLEN GERY  
COLOR: PEARL RIVER



HIGH-GRADE ALUMINUM PANELS  
MANUFACTURER: LONGBOARD ARCHITECTURAL PRODUCTS  
COLOR: LIGHT NATIONAL WALNUT



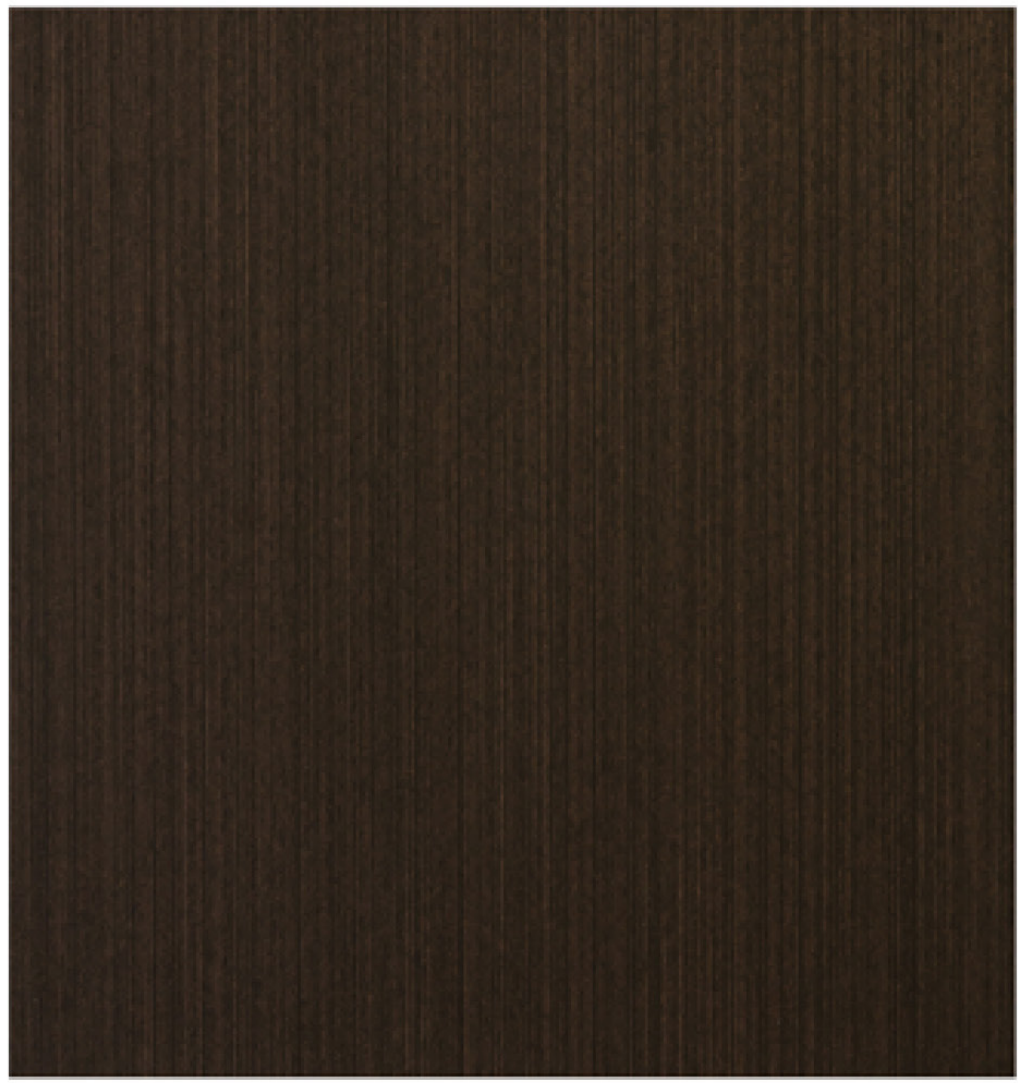
METAL CANOPY  
MANUFACTURER: DYNACLAD  
COLOR: CUSTOM BLUE



STOREFRONT  
MANUFACTURER: KAWNEER OR TUBELITE  
COLOR: CLEAR ANODIZED



CAST STONE  
MANUFACTURER: ROCK CAST  
COLOR: CHARLOTTE TAN



METAL SEAM ROOF & FLASHING  
MANUFACTURER: DYNACLAD  
COLOR: CLASSIC BRONZE



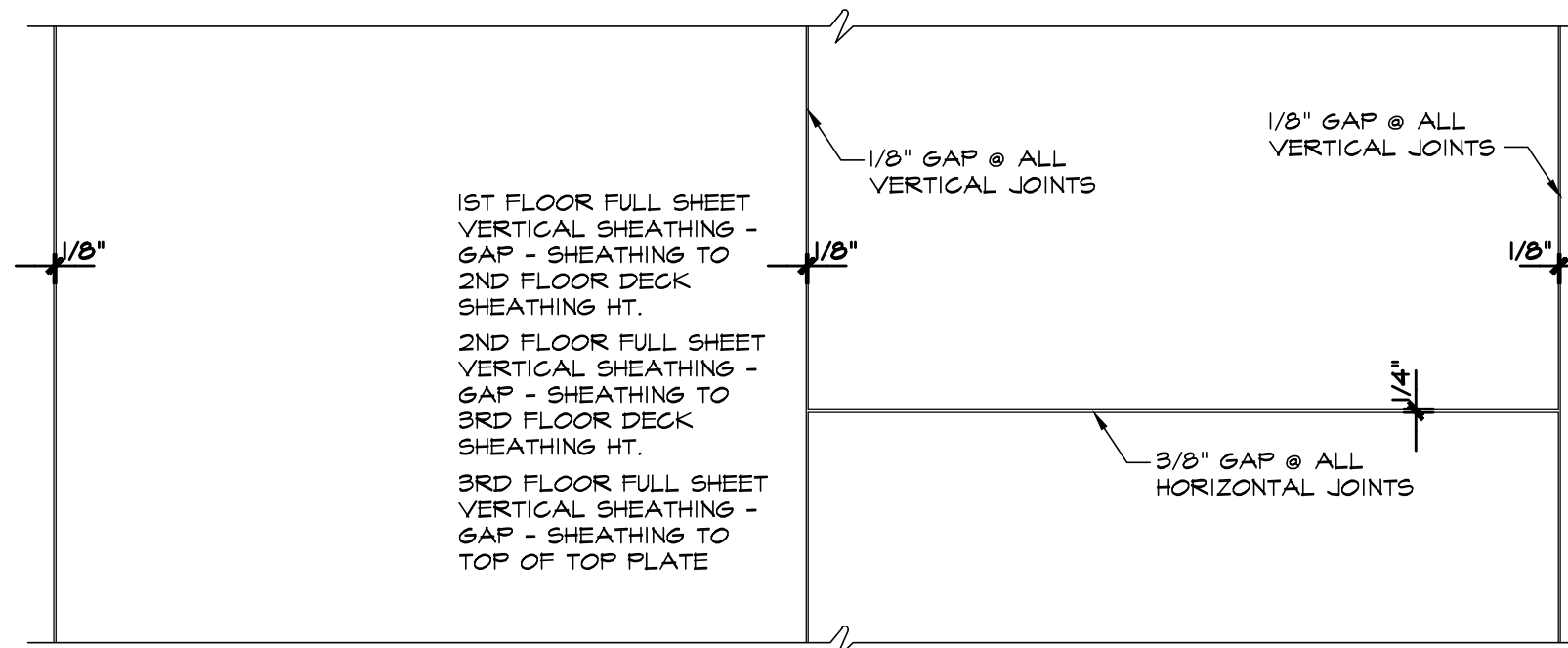
METAL CANOPY  
MANUFACTURER: DYNACLAD  
COLOR: DOVE GRAY

Exterior Material Board

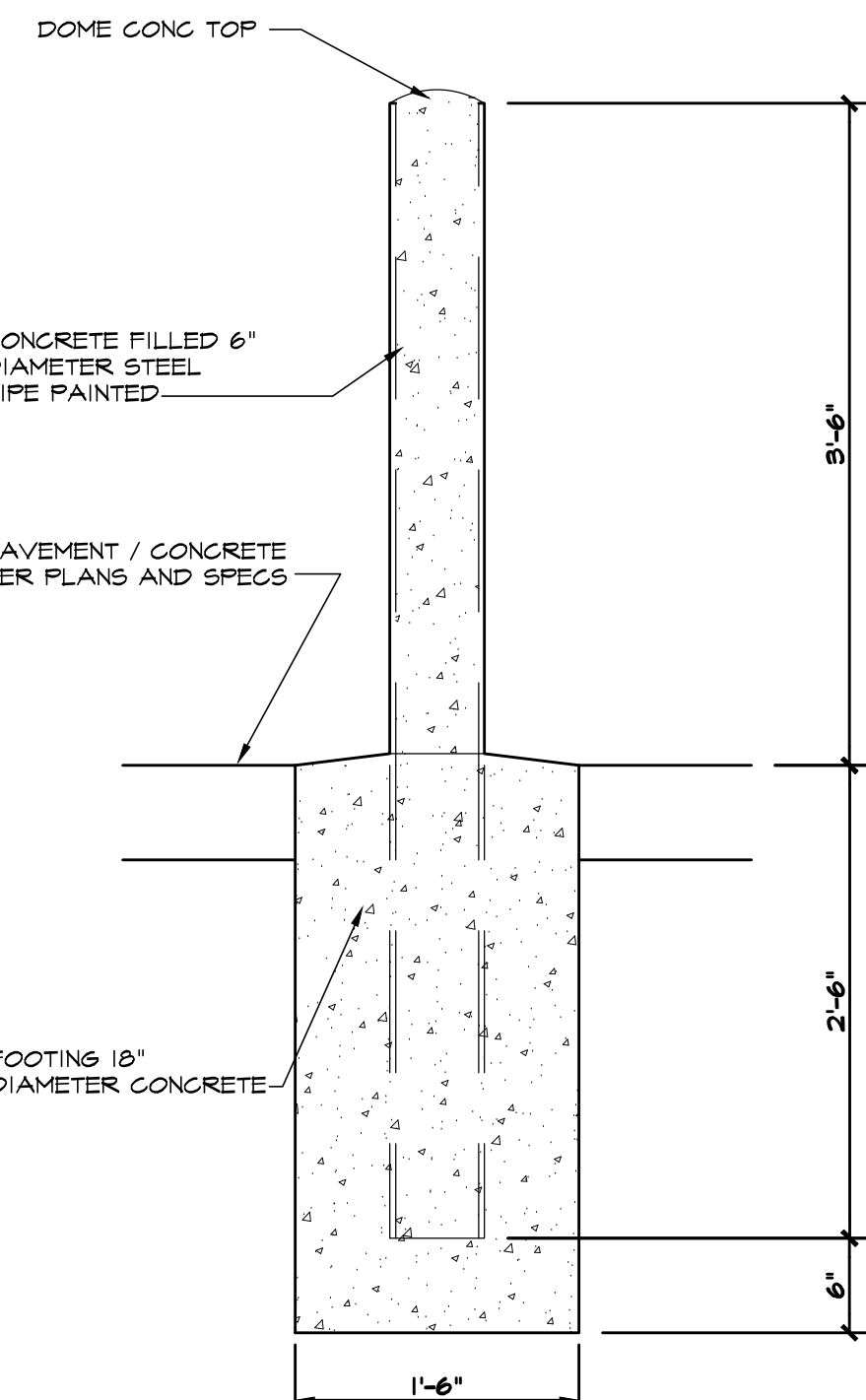




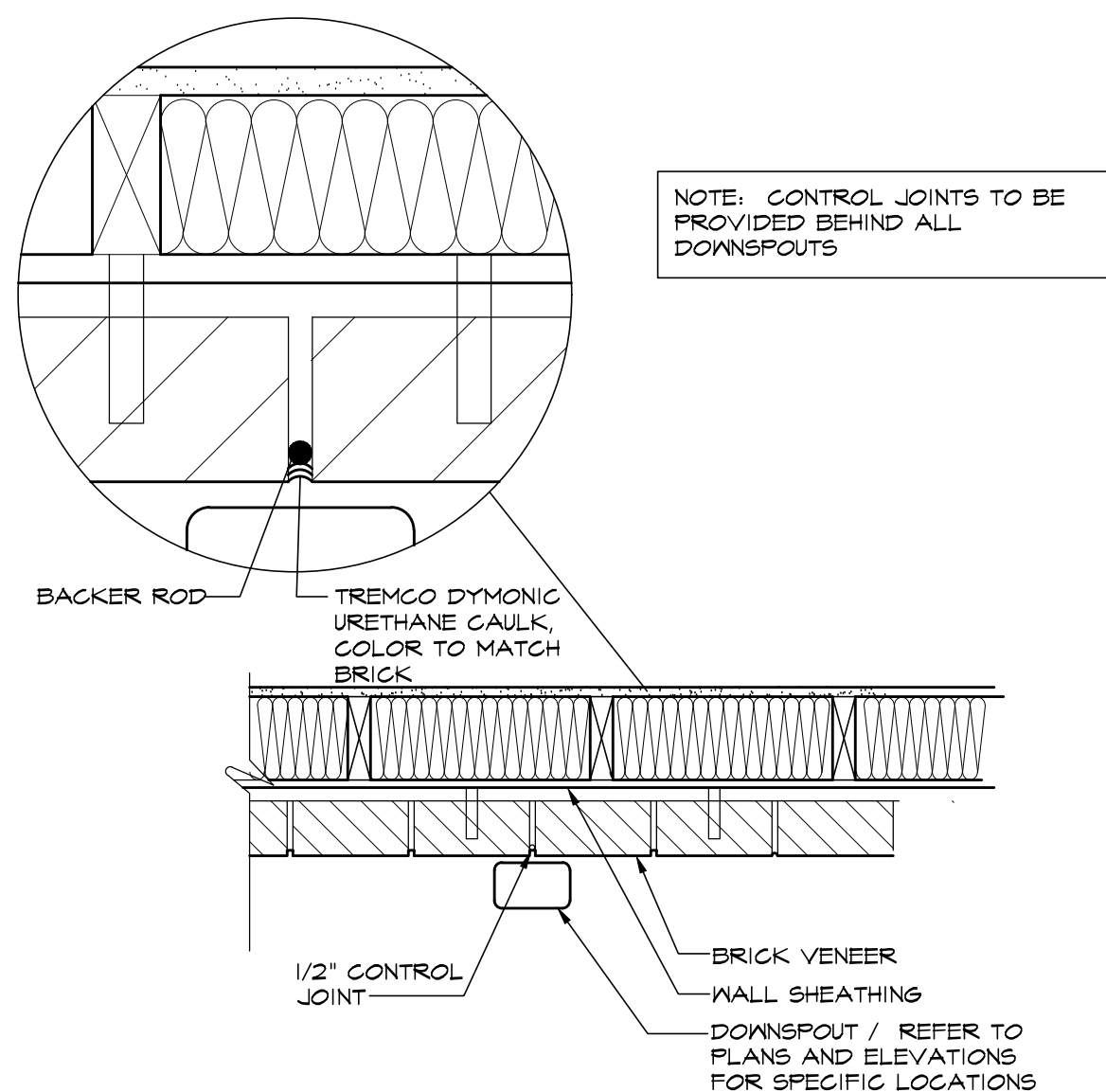




**F exterior sheathing detail**  
A601 1"=1'-0"

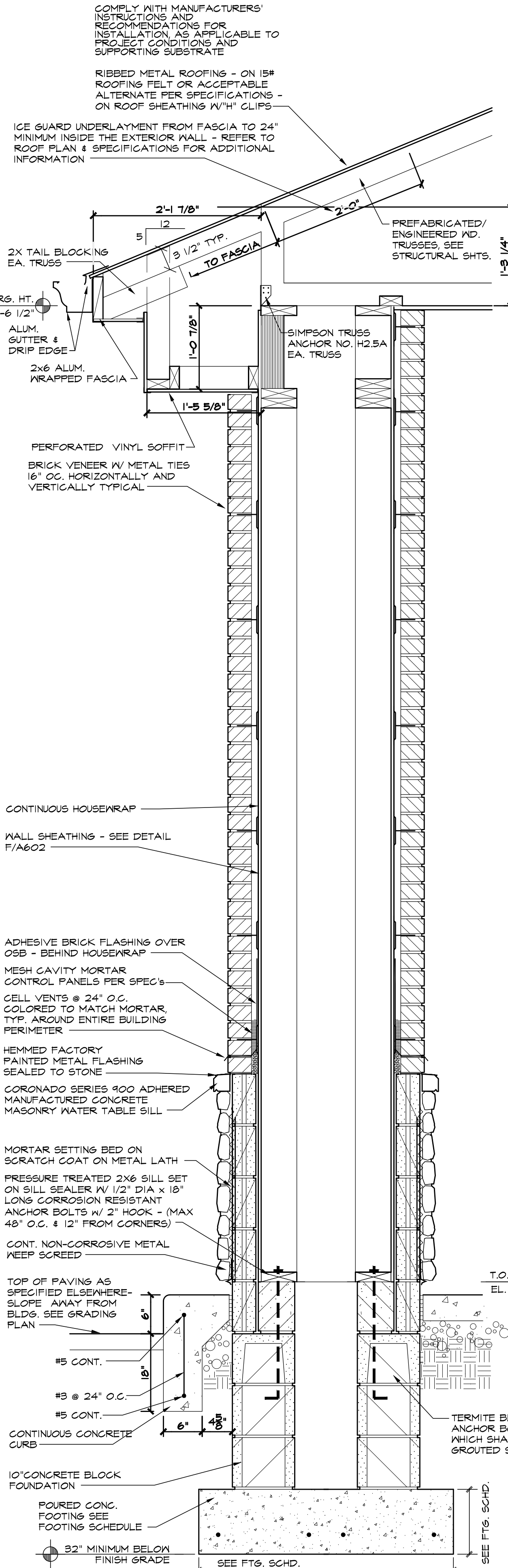


**E fixed pipe bollard**  
A601 1"=1'-0"

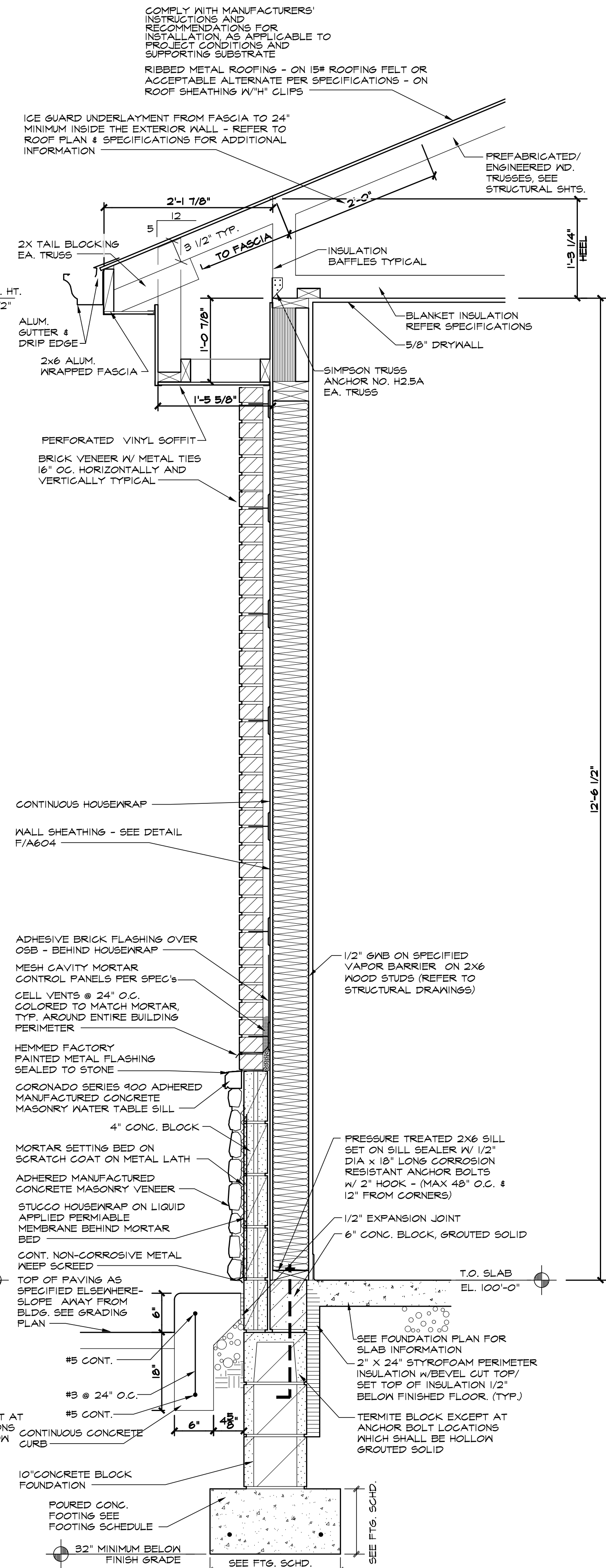


**D control joint detail**  
A601 1"=1'-0"

**C overhang soffit\_5/12 pitch**  
A601 1"=1'-0"



**B column @ 5/12 pitch**  
A601 1"=1'-0"



**A wall\_5/12 pitch**  
A601 1"=1'-0"

**River Valley Credit Union Atm Kiosk**  
25 West Central Ave.  
Springboro, Ohio 45066

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ARCHITECTS AND ENGINEERS.  
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BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS,  
AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTES:  
1. ALL BUILDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH  
THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT  
AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND DISCREPANCIES  
SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND  
THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THESE  
DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF  
EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL  
NOT BE PERMITTED. IF THE CONTRACTOR AGREES TO SEPARATE  
THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S  
(ARCHITECT) DRAWINGS AND SPECIFICATIONS, INCLUDING ALL  
DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF  
THE CONSULTANT (ARCHITECT) PROFESSIONAL SERVICE.  
THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE  
MADE ANY MODIFICATION TO THE DRAWINGS AND  
SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION  
OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO  
MAINTAIN ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT)  
ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR  
MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA  
CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR  
ALTERED CAD DESIGN MATERIALS BY THE USER OR  
OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN  
APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE  
RISK OF THE USER. FURTHERMORE, USER AGREES TO  
DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS  
FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES,  
EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE  
MODIFICATION OR REUSE OF THESE MATERIALS.

## PLANNING COMMISSION SET

DATE: 03/23/23  
PROJECT #: 22224  
COPYRIGHT: 2023  
ISSUE DATE: 03/23/23  
REVISIONS:

## TYPICAL WALL SECTIONS

**A601**

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 berardipartners.com



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 DDALÉ BOULEVARD, COLUMBUS, OH 43215  
 P 614.221.1110 [berardipartners.com](http://berardipartners.com)

# APPLICATION—REZONING

## CITY OF SPRINGBORO PLANNING COMMISSION

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and 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  
☐ Agent  
☐ Lessee  
☐ Signed Purchase Contract

APPLICANT NAME:

Associate Construction

Address

31 Eagle Ct

Carlisle Oh 45005

Telephone No.

( 937 ) 746 2932

Fax No.

(        )                     

Email Address

ROD@ASSOCIATECONSTRUCTION.COM

PROPERTY OWNER NAME (IF OTHER):

SAME AS ABOVE

Address:

7914 and 7878 Sharts Rd

Franklin Oh 45005

Telephone No. (        )                     

Property Address or General Location:

7914 and 7878 Sharts Rd, Franklin, Oh 45005

Parcel Number(s): 04191270050 & 04191760020

Existing Zoning District: I-1 light industrial

Proposed Zoning District: R 2

Proposed Use: 75 lot NEW residential development. It would be consistent w/ Masterplan as the properties to west are residential and plat would be very low density w/ less than 2 units per acre.

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

Rodney L Morris  
(Signature of Applicant and/or Agent)

3/8/23  
(Date)

ROONEY L MORRIS  
Printed Name

RECEIVED

MAR - 9 2023

Springboro  
Planning Department





**PROPOSED ANNEXATION AREA  
LEGAL DESCRIPTION  
42.082 AC.  
FRANKLIN TOWNSHIP  
WARREN COUNTY**

Situated in the State of Ohio, Warren County, Franklin Township, being all of parcels 1 & 2 as conveyed to Associate Construction Inc. recorded in Document No. 2022-004469 of the Warren County Recorder's Office and being more particularly described as follows:

Beginning at a Railroad Spike at the intersection of the centerline of Sharts Road and the existing southerly corporation line of the City of Springboro (Per annexation plat recorded in O.R. 225, Page 901) also being the northwest corner of the grantor's 42.082 acre tract;

Thence along the southerly line of a 0.3238 acre tract conveyed to 725 Pleasant Valley, by O.R. 3987, Page. 136 and the southerly Right-of-Way of Advanced Drive, S86°55'30"E, a distance of 715.81 feet to the northwesterly corner of a 4.2508 acre tract conveyed to Advance 5, LLC., by Document No. 2021-030269;

Thence along the Westerly line of said 4.2508 acre tract, also along the westerly lines of a 3.5511 acre tract conveyed to M&N Holdings IV, LLC., by Document No. 2022-002138 and a 8.2239 acre tract conveyed to Springboro Advance, LLC., by Document No. 2021-056885, S11°15'00"W, a distance of 1948.65. feet to a point in the northerly line of a 47.2084 acre tract conveyed to the City of Springboro, O.R. 5465, Page 998.

Thence along the northerly line of said 47.2084 acre tract, N88°00'00"W, a distance of 996.60 feet to a point in the easterly line of a 19.93 acre tract conveyed to Michael H. Alford Revocable Living Trust, Michael H. Alford Trustee, by Document No. 2017-010622;

Thence along the easterly line of said 19.93 acre tract, also along the easterly lines of a 3.5114 acre tract conveyed to Cadwallader Properties, LLC. , by Document No. 2022-032036, N01°00'00"E, a distance of 942.8 feet to the southwesterly corner of a 1.08 acre tract conveyed to Kenneth D. Wiginton, by O.R. 2035, Page 88;

Thence along the south line of said 1.08 acre tract, N72°50'00"E, a distance of 159.00 feet to the southeasterly corner of said 1.08 acre tract;

**EXHIBIT A**

Thence along the easterly line of said 1.08 acre tract, N14°42'00"E, a distance of 229.00 feet to the southeasterly corner of a 0.5 acre tract conveyed to Bobbi J. Quillen, by Document No. 2021-016907;

Thence along the easterly lines of said 0.50 acre tract and a 0.5 acre tract conveyed to Kennon Vest, by Document No. 2021-038520, N01°00'00"E, a distance of 208.00 feet to the northeasterly corner of said 0.5 acre tract;

Thence along the northeasterly lines of said 0.50 acre tract, N80°12'00"W, a distance of 209.50 feet to the centerline of Sharts Road;

Thence along the centerline of Sharts Road and partially with the easterly lines of a 2.0018 ac. tract conveyed to Franklin Faith Tabernacle, Inc., by O.R. 3986, Pg. 97 and a 1 acre tract conveyed to Franklin Faith Tabernacle, Inc. by Document No. 2014-026659, N01°00'00"E, a distance of 213.1 feet to a point in the centerline of Sharts Road and the southerly corner of a 1.10 acre tract conveyed to George P. & Michele R. Jonson, by Document No. 2020-010763;

Thence along the centerline of Sharts Road and the southeasterly line of said 1.10 acre tract, N43°05'00"E, a distance of 434.00 feet to the point of beginning;

Containing 42.082 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

The above description is based on information of record, No Field survey was performed. Dated April, 2022 by Apex Engineering & Surveying, Inc., Paul J. Leisring, Ohio Professional Surveyor No. 7267.

Bearings and Distances are based on Document No. 2022-004469 of the Warren County Recorder's Office

Springboro  
ning Department

SCALE: 1"=10' DATE: FEB 2023 DRAWN: JLS DESIGNED: - CHECKED: -	 ENGINEERS & SURVEYING, INC. 1000 W. 10TH AVE. SUITE 200 DENVER, CO 80202 PHONE: 303.733.8888 FAX: 303.733.8889	REVISIONS: 1. _____ 2. _____ 3. _____ 4. _____	
		PROJECT: 218450 DRAWING: 218450-00	SHEET 1 OF 1





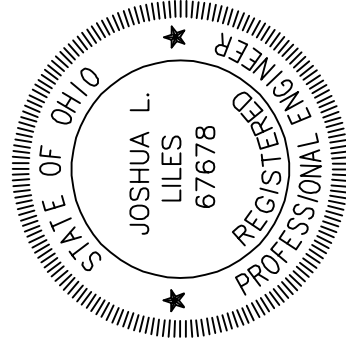
VICINITY MAP  
NOT TO SCALE

## SITE DATA

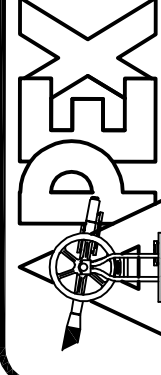
PARCELS: 04191760020 & 04191270050  
DEEDS: OR 318 PGS. 864-865 & VOL 221 PG 497  
AREA: 42.082 AC. (TOTAL)  
PROPOSED ZONE: R-2

## DEVELOPER/APPLICANT/OWNER

ASSOCIATE CONSTRUCTION, LLC  
31 A EAGLE COURT  
CARLISLE, OH 45005  
(937)746-2932




ZONING DRAWING  
SYCAMORE CREEK RESERVE  
CITY OF SPRINGBORO  
WARREN COUNTY, OHIO



**ENGINEERING & SURVEYING, INC.**  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

SCALE: 1"=100  
DATE: 03-15-22  
DRAWN: JLL  
DESIGNED: JLL  
CHECKED: .

2 WORKING DAYS  
BEFORE YOU DIG  
  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

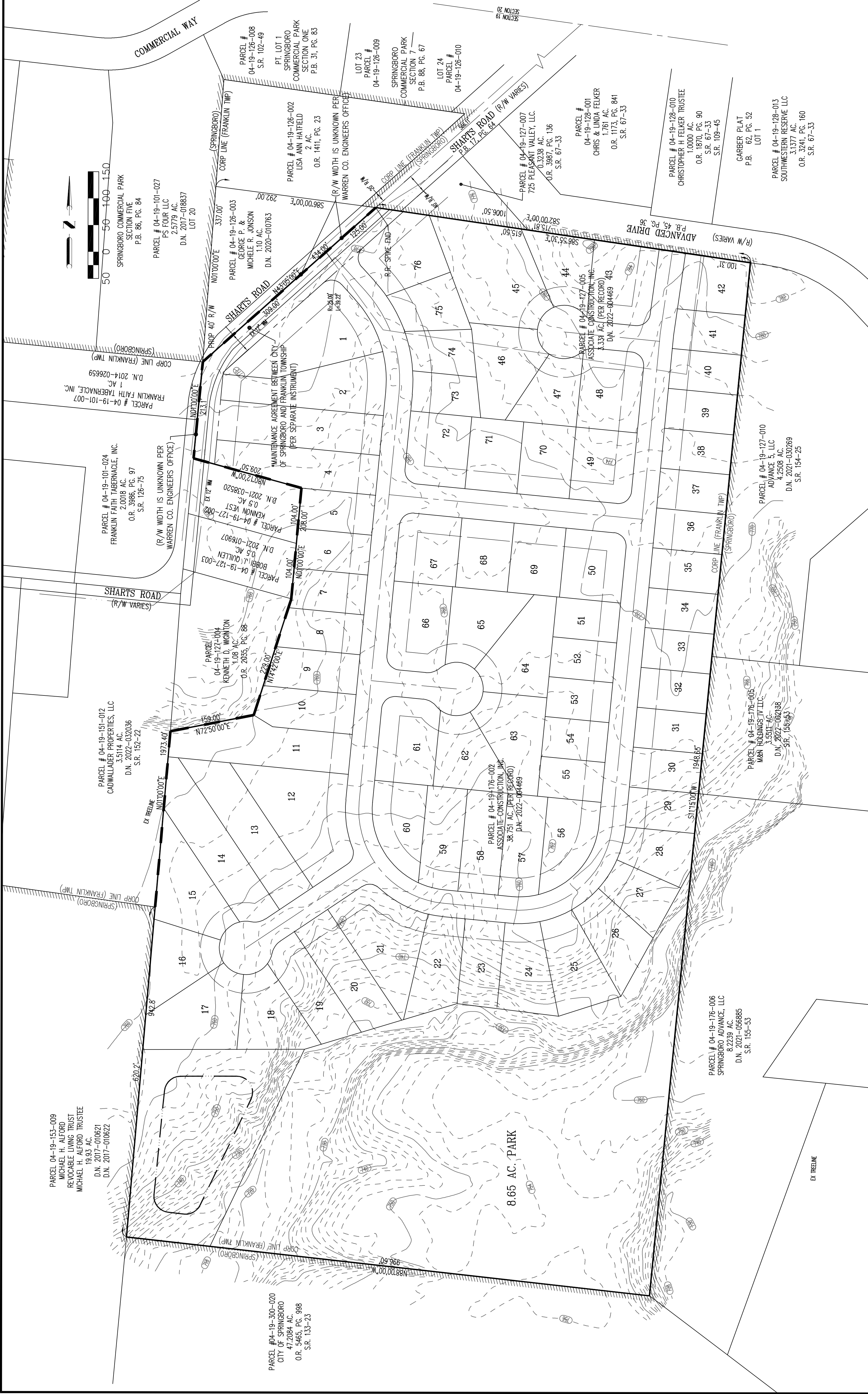
REVISIONS:

1. 2. 3. 4.

PROJECT: 212456

SHEET

SHEET



## LEGEND

PROPOSED CORPORATION LINE

EXISTING CORPORATION LINE

NOTE:

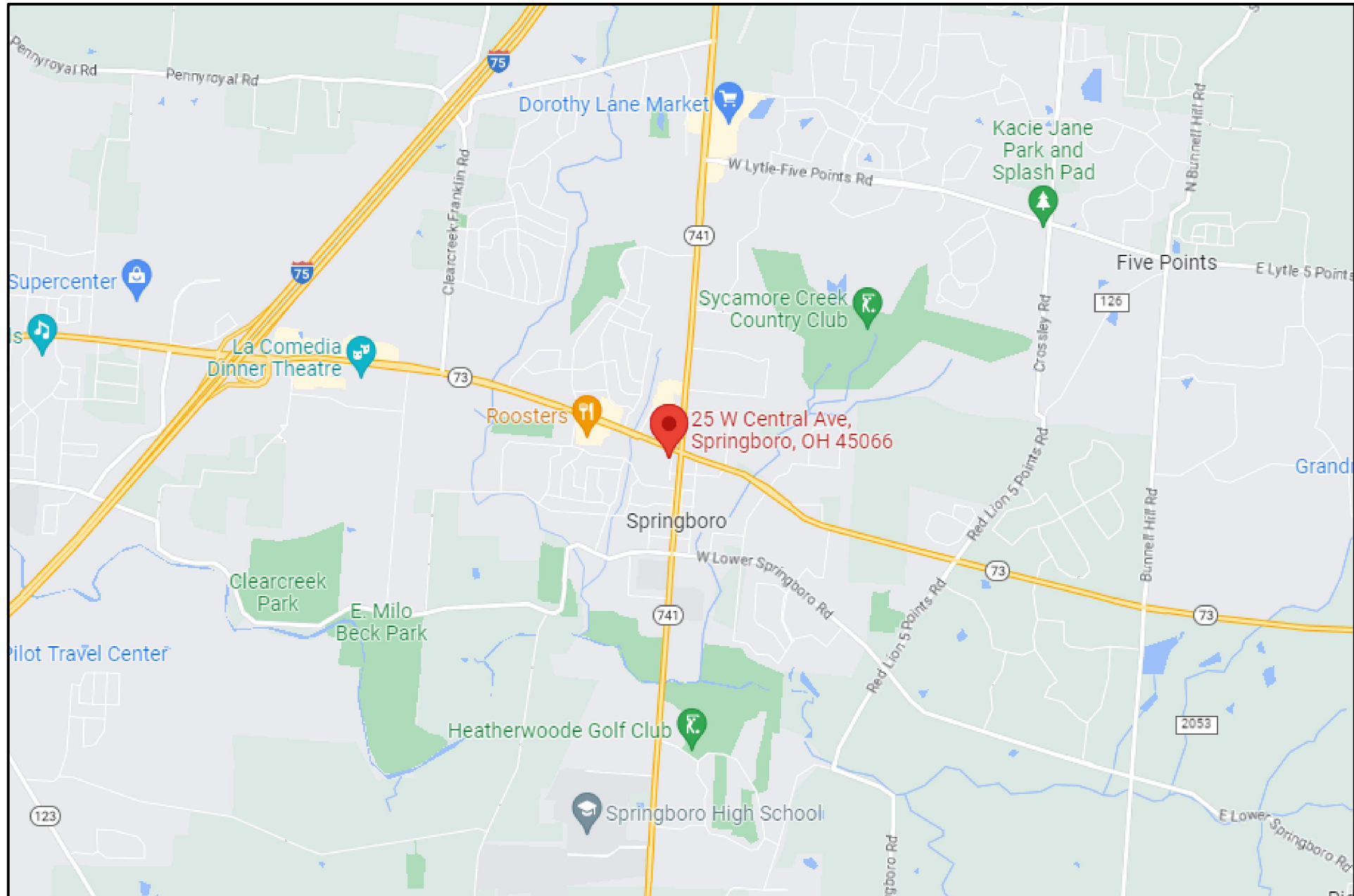
ALL BOUNDARY INFORMATION FROM RECORDS,  
NO FIELD SURVEY HAS BEEN PERFORMED.  
ALL PROPOSED LOTS WILL MEET R-2 ZONING  
STANDARDS.

SURVEYOR NOTES:

- 1.) SOURCE DOCUMENTS AS NOTED.  
2.) BEARINGS BASED ON D.N. 2022-004470

PROPOSED CORPORATION LINE





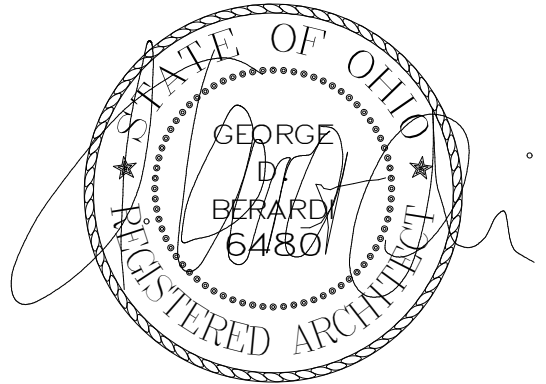
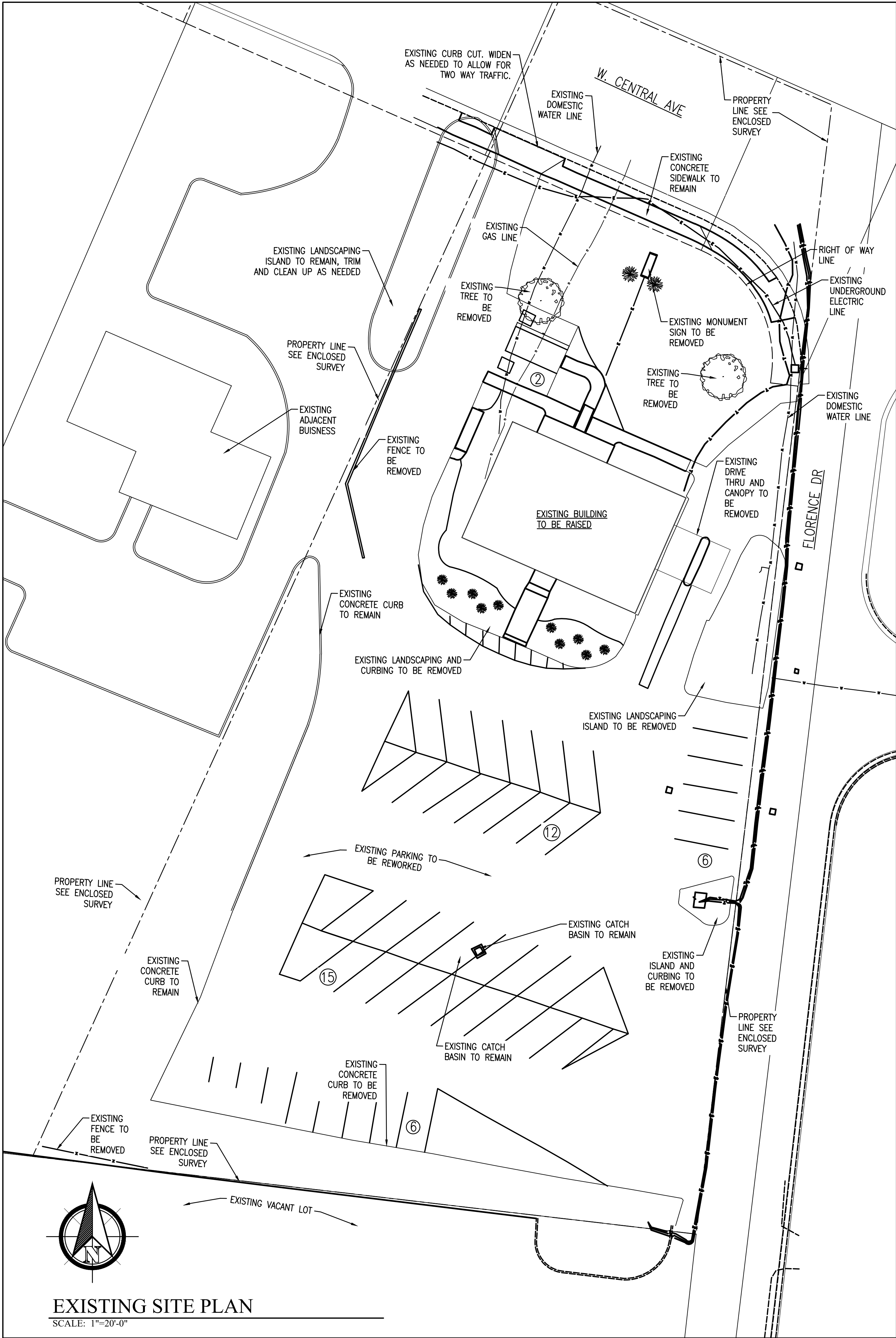
### LOCATION MAP

SCALE: N.T.S.

#### PARKING SUMMARY

EXISTING PARKING	=	39
EXISTING ADA PARKING	=	2
<b>TOTAL</b>	=	<b>41</b>

All EXISTING PARKING SPACES WILL BE REMOVED AND PARKING LOT WILL BE RESTRIPE



GEORGE D. BERARDI  
LICENSE # 6480  
EXPIRES: 12.31.2023

## River Valley Credit Union

25 W. CENTRAL AVE.  
SPRINGBORO, OHIO

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- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
  2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE SHEET SPECIFICATIONS. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
  3. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
  4. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD/D DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
  5. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR COPIED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

## PLANNING COMMISSION SET

PROJECT DATE: 02.15.2023  
PROJECT #: 22224

Description	Date
-------------	------

## EXISTING ARCHITECTURAL SITE PLAN

# AS.1

**BERARDI+**  
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 [berardipartners.com](http://berardipartners.com)



**City of Springboro**  
**320 West Central Avenue, Springboro, Ohio 45066**  
**Planning Commission Meeting**  
**Wednesday, March 8, 2023**

**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: Becky Iverson, Chair, Chris Pearson, Vice Chair, Robert Dimmitt, Steve Harding, Matt Leedy, John Sillies, and Mike Thompson

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

*Ms. Iverson announced that Ms. Betty Bray, a longtime resident of Springboro passed away recently. A moment of silence was observed for Ms. Bray and her family.*

**II. Approval of Minutes**

**A. February 08, 2023 Planning Commission Minutes**

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

*Mr. Harding motioned to approve the February 8, 2023 Planning Commission minutes. Mr. Thompson seconded the motion.*

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

**III. Agenda Items**

**A. Final Approval**

**Record Plan, The Manor Section Three-A, lot reconfiguration**

**Background Information**

This agenda item is a request for record plan approval for a new section in The Manor neighborhood of Settlers Walk, specifically on the west end of Trevor Lane. At the request of the property owners of lot 67, the rear yard line is being re-platted to increase the size of the lot from approximately 0.294 acres to approximately 0.3711 acres, possibly for landscaping purposes, removing land from those owned by the Settlers Walk Homeowners Association (HOA). Following review by the Planning Commission, the record plan will proceed to City Council for final approval.

## Staff Recommendation

Staff recommends approval of the record plan for The Manor Section Three-A subject to compliance with the following comments:

1. Add original notes as shown on title sheet from the recorded record plan of the Manor Section Three at Settlers Walk.
2. Change a part of the title from "3A" to Three – A", on all sheets.

## Discussion:

Homeowners Nicole and Kevin Starkey were present to discuss their application for lot reconfiguration.

Ms. Iverson asked Mr. Dudas to address any questions Ms. Starkey and Mr. Starkey might have about their request.

Mr. Dudas explained that the recommendations were minor.

Ms. Starkey said that she believes their surveyor has been in contact with Mr. Dudas regarding his comments.

Mr. Boron commented that he thought the Starkey's surveyor found the comments acceptable; the comments were very minor and we should be able to approve this application with the conditions listed so that they can be referred on to the City Council.

Ms. Iverson asked if Planning Commission had any comments or questions.

There were no further comments or questions.

Ms. Iverson called for a motion to approve Final Approval, Record Plan, The Manor Section Three-A, lot reconfiguration.

*Mr. Sillies motioned to approve. Mr. Pearson seconded the motion.*

Ms. Iverson called for discussion.

Ms. Iverson called for roll call

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

Ms. Iverson said that the motion is approved unanimously.

## B. Final Approval

**Rezoning, R-2, Low-Density Residential District, to CBD, Central Business District, M-2, Heavy Manufacturing District, to CBD, R-2 District to M-2 District, and CBD to M-2 District, vicinity of east termini of East Market Street and East State Street**

### Background Information

This agenda item is based on a request filed on behalf of High Concrete Technology, LLC, (hereafter High Concrete) to rezone property, approximately 0.8653 acres in total, located at or in the vicinity of the east termini of East Market Street and East State Street. The rezoning proposal, which is itemized below, would accommodate the sale of property including a vacant office building, located at 105 East State Street, and High Concrete's training and meeting space, located at 145 East Market Street, by provided a single zoning category for the lands: CBD, Central Business District. One lot would be created for the vacant office and training/meeting space described above. Currently the proposed lot sits on portions of three parcels.

A second, non-buildable lot would be created immediately to the east of 145 East Market Street. This is the site of a cemetery and currently is includes two parcels. The zoning of that property would also be CBD.

Lands further to the east, at the bottom of the hillside that separates the Historic District and East Street from High Concrete, would be rezoned to accommodate High Concrete's continued operation. That zoning is consistent with the current use of the site. Those lands would be consolidated into the High Concrete property. Currently this land sits on portions of three parcels.

The building/property at 145 East Mill Street were rezoned to B-3, Central Business District, in 2006 to accommodate the use of the building/property by High Concrete as a training center and meeting room. In 2015 that zoning was changed to the existing CBD as part of the large scale text revision to the Planning and Zoning Code and Official Zoning Map.

The proposed rezoning involves the following items as documented in the submitted materials:

- Rezone survey parcel A, 0.0836 acres in area, from R-2, Low-Density Residential District, to CBD, Central Business District. This property is vacant and would be joined to the cemetery property. It is located immediately to the
- Rezone survey parcel B, 0.333 acres in area, from R-2 District to M-2, Heavy Manufacturing District. The property was formerly the site of a home but is presently the site of a detention pond for High Concrete.
- Rezone survey parcel D, 0.1426 acres in area, from CBD to M-2 District. This property includes a portion of the High Concrete detention pond.
- Rezone survey parcel G, 0.1248 acres in area, from CBD to M-2 District. This property is vacant.
- Rezone survey parcel H, 0.1813 acres in area, from M-2 District to CBD. This property includes a home that was converted into an office for use by High Concrete but is now vacant.

The building located at 145 East Market Street was originally constructed as an Orthodox Quaker meeting house, and was later used as a creamery, school, a residence, a church, then a training center and meeting room for High Concrete. While the building is historic, it was built sometime after 1828, it is not a protected property under the terms if the City of Springboro Historic Preservation Code. The historic district's east boundary ends at the alley that defines the property's west edge. A cemetery tied to the Orthodox Quaker congregation is located to the east of the building.

Adjacent land uses include residential to the north and west on properties fronting East Market Street and East Street. Lands to the east and south are used for manufacturing and are part of the main High Concrete facility. Adjacent zoning includes R-2 District to the west and north, and M-2 District to the east and south with the exception of a small parcel, zoned R-2 District, immediately to the east of 145 East Market Street.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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 13, Historic Code, includes the subject area. The policy area recommends a mix of uses to ensure a lively interactive district including residential, service, and retail.

This item was reviewed on a preliminary basis at the February 8th Planning Commission meeting at which time the Planning Commission authorized this item to be placed on a future Planning Commission regular meeting agenda for formal approval. Council action is required to approve the rezoning.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the January 18th Planning Commission meeting when preliminary review was initially scheduled. Should this proposal move forward, the same property owners will be notified of a Public Hearing of City Council on the rezoning of the property.

#### **Staff Recommendation**

City staff recommends approval of the rezoning as requested.

#### **Discussion:**

Mr. Luis G. Riancho, surveyor, was present to discuss High Concrete's application for rezoning.

Ms. Iverson deferred to Mr. Boron to make any summation needed before staff comments are addressed.

Mr. Boron said this item was reviewed on a preliminary basis at the February 8, 2023 Planning Commission meeting. Planning Commission will be asked tonight, barring something unforeseen to make a recommendation to City Council to approve the rezoning of this property, which is roughly 0.8 acres altogether; three different categories involved going to different zoning categories.

Ms. Iverson asked Mr. Riancho if he had any questions about the staff comments.

Mr. Riancho replied that he did not have any questions.

Ms. Iverson asked Planning Commission if they had any questions or comments.

Mr. Thompson had a question for the record. He was concerned about the handling and the upkeep of the abandoned cemetery on the property.

Ms. Iverson said that the state of Ohio has regulations regarding cemeteries and those regulations would be required to be followed by whomever owns the property. She asked Mr. Boron to elaborate on this further.

Mr. Boron stated that the cemetery is indeed regulated at the state level. The City does not have ownership of the cemetery and this property is not in the protected area of the historic district in Springboro. It has been

discussed in the past, it is not subject to the zoning. The City has asked High Concrete to investigate this property be included in the protected properties in our historic district; this would include the training center and the cemetery.

Ms. Iverson asked if there were any further comments or questions.

There were no further comments or questions.

Ms. Iverson called for a motion to approve Final Approval, Rezoning, R-2, Low-Density Residential District, to CBD, Central Business District, M-2, Heavy Manufacturing District, to CBD, R-2 District to M-2 District, and CBD to M-2 District, vicinity of east termini of East Market Street and East State Street

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

Ms. Iverson called for discussion.

Ms. Iverson called for roll call

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

Ms. Iverson said that the motion is approved unanimously.

#### **C. Final Approval**

**Site Plan Review, 800 West Central Avenue (SR 73), proposed Sheetz fuel center, convenience store, and restaurant**

##### **Background Information**

This agenda item is based on an application filed by Skilken Gold Real Estate, Columbus, Ohio, representing Sheetz, seeking preliminary review through the site plan review process to construct a Sheetz fuel center, convenience store/restaurant at 800 West Central Avenue (SR 73). The proposed site is approximately 2.38 acres in area and has frontage on both West Central Avenue and Tahlequah Trail. The site is the former location of Edwards Furniture. Two businesses, Printing for Less and the Jeanie Moreland dance studio, continue to operate in the building on the Tahlequah Trail side of the property.

The proposed Sheetz will be 6,138 square feet in area and as proposed includes a drive-through on the west side of the building and fuel pumps on the south/West Central Avenue side of the property. Access to the proposed building/site will be with two curb cuts on Tahlequah Trail, and an entrance on West Central Avenue. The site plan also includes the dedication of right-of-way on the north side of the property to accommodate an east-west road connecting Tahlequah Trail west to Greenway Lane. That road's installation will occur at a later date.

The subject property is zoned HBD, Highway Business District, a zoning district that permits the proposed use. The site plan as proposed meets all setback and building height requirements of the HBD.

Existing land uses in the vicinity of the subject property includes to the north the former site of Integrity Interiors (100 Tahlequah Trail) and Thaler Machine (216 Tahlequah Trail) on the northeast corner of Tahlequah Trail and Edwards Drive. To the east are two multi-tenant retail/office buildings on the east side of Tahlequah Trail, the larger building facing West Central Avenue. To the south on the south side of West

Central Avenue are LaComedia Dinner Theater (765 West Central Avenue), McDonald's (775 West Central Avenue) and Long John Silver's (785 West Central Avenue). To the west is a 13-acre vacant parcel; further west is the KFC and Taco Bell (850 and 860 West Central Avenue, respectively). Zoning in the vicinity of the subject property is HBD to the east, south on the south side of West Central Avenue, and west. To the north including the former Integrity Interiors site and Thaler Machine is ED, Employment Center District.

This item was reviewed on a preliminary basis at the October 12th and November 16th Planning Commission meetings. The Planning Commission authorized this item to be placed on a future Planning Commission regular meeting agenda at the November 16th meeting in consideration of Staff and other comments discussed at that meeting. No action is needed on the part of City Council on the site plan itself, however any dedication of right-of-way would need to be subject to a record plan reviewed and approved by Planning Commission and City Council.

### **Staff Recommendation**

City staff recommends approval of the site plan for 800 West Central Avenue for the proposed subject to the following conditions:

1. For proposed lighting plan, address the following:
  - a. Provide a clearer depiction of the lighting readings in the vicinity of the proposed c-store/restaurant.
  - b. Lighting levels exceed the maximum 4.0 foot-candle standard for walks on all sides of the building except for the west.
  - c. Indicate if lighting levels include architectural lighting. Note that a maximum of 5.0 foot-candles is permitted.
  - d. Lighting intensity exceeds maximum 6.0 foot-candle levels adjacent to canopy.
  - e. Verify all lighting is 3500k or less.
  - f. Aside from OSQ lighting proposed, fixtures are not International Dark Sky compliant. While not required, such lighting is consistent with Chapter 1273 standards for color temperature, glare reduction, etc.
  - g. Average to maximum (4:1 permitted) and minimum to maximum (10:1) ratio are exceeded on the photometric analysis. Revise plan accordingly.
2. For proposed landscaping plan (sheets L1.0-1.1) address the following:
  - a. Additional landscape treatments needed to lessen impact of fueling center portion of proposal on West Central Avenue frontage in the form of mounding, screen wall or fencing as discussed at October 12th Planning Commission meeting. See also Tahlequah Trail landscaping comment.
  - b. Provide a total of 5 shade trees on West Central Avenue frontage (5 required, 2 indicated in notes, 3 shown on plans).
  - c. Adjust landscape arrangement on Tahlequah Trail frontage to include shade trees on southwest corner of site. Also, proposed cherry trees are not acceptable as shade trees for this application (may be used to satisfy ornamental and other tree requirements).
  - d. Indicate parking lot landscape areas noted on sheet L1.0 and location of 11 proposed trees.
  - e. Are no landscaped areas proposed on the south side of the c-store/restaurant?
  - f. Indicate location of proposed 35 trees meeting site landscaping requirement. Staff recommends using part of this requirement on the southwest corner of site for screening purposes.
3. Signage to be consistent with Chapter 1281 of Planning & Zoning Code, Signs. Signage to be reviewed with Zoning Inspector separate from the site plan review process.
4. Provide bicycle parking consistent with (f) of Off-Street Parking Chapter 1279 of Planning and Zoning Code. Coordinate with City staff on acceptable design and clear zones.
5. Water main minimum cover is 54". Provide existing water main location along West Central Avenue and Tahlequah Trail. Show the location of the proposed water lateral tap to the existing water main along



- Tahlequah Trail, along with curb box located behind sidewalk. Meter pits are not permitted; water meter with remote reader to be located inside building, remove details on sheet C7.4 accordingly and revise coded note 1 on sheet C5.0. A 2" plastic water main to be installed, being HDPE tubing (SDR 9, 250 PSI), with #14 AWG blue tracer wire. Provide pavement saw cut and pavement replacement details for water/sewer lateral taps. Delete coded note 2 on sheet C5.0.
6. Update the TIS submitted on 10/13/2022 with comments from 11/4/2022 incorporated. In particular, update Table 11 showing the calculated queue lengths. This is needed to confirm the length of the SB right turn lane shown on the concept plans is adequate as a 2-lane approach on Tahlequah Trail. Aisle width of 35 feet could be reduced to 24 feet if SB right turn lane is extended further north.
  7. If a north/south road were constructed along the west property line, the right in/right out on West Central will be removed and the access will be off of this future road.
  8. Relocate mailbox in the NE quadrant outside of the public right of way and away from bypass lane.
  9. Widen pavement limits for Tahlequah Trail to provide two southbound 11 foot lanes (not including curb and gutter) – provide additional right of way if necessary. (Note: the gutter plate is not a travel lane but to convey water.)
  10. Stripe northbound two eleven foot lanes with dashed lines on Tahlequah Trail
  11. Concrete apron shall to extend past proposed curb and gutter of Tahlequah Trail.
  12. Provide signage at the Right In/Right Out access on West Central to prevent left turns into and from the site, such as no left turn and do not enter.
  13. No curb to extend adjacent to parking stalls on the east side along the bypass lane; this will become an object that is hit if extending into the street.
  14. Relocate watch valve for fire hydrant outside of proposed curb for the turn lane on SR 73.
  15. Signage is not approved as shown, and shall be a separate submittal to the City building/zoning office.
  16. Provide ODOT Type 2 curb and gutter along Tahlequah Trail and SR 73 in the right of way, not barrier curb.
  17. Provide record plan dedicating right of way along West Central Avenue and along the rear property line to accommodate a future 45 foot radius (mirror Edwards Drive).
  18. Provide detention calculations and operation/maintenance of detention structure on the SWPPP.
  19. Provide public sidewalk easement and appropriate pavement markings along Tahlequah Trail.
  20. Extend depressed ODOT Type 2 curb & gutter through both curb cuts on Tahlequah Trail and add trench drains at west side of concrete drive aprons.
  21. Provide sewer lateral tap elevation. Revise minimum sanitary sewer lateral to be 2%. Remove cleanout at sewer tap location in Tahlequah Trail.
  22. An "AS BUILT" drawing showing as built location and elevations of all improvement shall be submitted prior to the issuance of an occupancy permit.
  23. Plans to be signed by the owner.
  24. The Clearcreek Fire District will require the purchase and installation of a Knox Box at the main entrance of the facility before the completion of the building.
  25. A scaled floor plan is required at or before time of final building inspection showing occupant load, location of exits, electrical and gas shut offs, fire department connections and other applicable information as may be useful in conducting pre-incident preparation by the fire district. The acceptable size of this plan is 8.5 inches by 11 inches.
  26. A fire extinguisher plan must be submitted to the fire district. Placement and installation must be done prior to final building inspection.
  27. Building requires a minimum 4" contrasting address numbers near main entrance. Must be visible from the road.
  28. All test of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791 48 hours prior to testing. The Fire Marshal or district representative will witness all testing.

**Discussion:**

Alison Purdon from Skilken-Gold Real Estate Development, Columbus, Ohio introduced herself. Josh Long, PE, of CESO, was also in attendance.

Ms. Iverson explained to Ms. Purdon that the purpose of this meeting for final approval of their application was to see if Ms. Purdon has any questions regarding the staff comments, and to allow Planning Commission to ask questions and then Planning Commission can entertain a vote at that point.

Ms. Purdon stated that they had received several comments and appreciates the staff working with them to have this recommendation go forward.

Ms. Purdon said that at this point she does not see any issue with getting all of the staff comments folded into their plan. They still have a couple of items to work through in regards to the lighting and landscaping issues.

Ms. Iverson stated that now was the chance to ask any questions from staff or the Planning Commission.

Ms. Purdon referred to one of the comments for the site plan was to provide a depiction of the site lighting. She produced a depiction of an existing Sheetz building at night so that it can be seen how it is illuminated.

Ms. Iverson stated that Mr. Boron would like to give a summation of the staff comments.

Mr. Boron directed Ms. Purdon to the comment regarding lighting. He explained that what they were asking about was regarding the area immediately surrounding the building, the foot-candle points in the vicinity of the building were difficult to see them, and the foot candles were very high. A better depiction in a different format which show it very clearly is needed. Another area of concern was the periphery of the fueling island.

Ms. Purdon stated that she thought the area near the walks that are close to the parking spaces are architectural bollards. But the light fixtures, if you look on the photometric plan, it will show 13 or 14 foot-candles, which is obviously much higher than what is recommended.

Mr. Boron confirmed that the foot-candles should be at 5.0 for the walkways.

Ms. Purdon said that they could provide a larger rendition of the plan. Those lights are really meant to illuminate the walk, they are really more for pedestrian safety, directed downward, only lighting up a very small area of the sidewalk.

Ms. Purdon said that she thinks that all other comments can be worked out.

Mr. Josh Long stated their concern was that the lighting from the bollards is lower to the ground so it gives a false sense of the high foot candles.

Ms. Purdon reiterated that the bollards along the walk are simply meant for pedestrian safety, not to highlight the building.

Mr. Boron stated that the foot-candles are measured at the ground, so even though they are close, it is the full effect that is considered. After approval staff will inspect the site with a light meter to verify compliance or if a fixture change may be required.

Ms. Purdon stated that she did not think the lighting issues would be a problem to solve as long as Sheetz is comfortable with this in regards to pedestrian safety. She is certain there are other fixtures available bring the lighting into compliance.

Ms. Iverson asked for any other questions about staff comments.

Ms. Purdon said they had one question about the additional landscaping staff requested. She wanted to know what exactly staff is requesting.

Mr. Long inquired about the frontage area mounding which was recommended. He wanted to know what specifics apply to staff comment 2a.

Mr. Long referred to the landscaping plan and noted several elements which had been added since the last Planning Commission Sheetz attended.

Mr. Boron replied that ornamentals do not count as shade trees. Shade trees are required on the front and also on the Tahlequah Trail frontage. If it can't be achieved in that area, other options will need to be considered. He referred the applicants to the Kroger across the street for guidance. Screening needs to be present enough so that the fuel pumps are not hidden, but the impact of their presence is lessened with the proper screening in place.

Ms. Purdon stated that Sheetz has agreed to the shade tree being added to the striped area of the parking lot.

Mr. Long said that they will specify different trees that might provide a different approach and then refine those choices with staff.

Mr. Boron added that on the area of the west side of the building is small but it is a good area to include in their site tree count.

Mr. Pearson stated that there is a lot of room along that area and would be a good place to locate shade trees.

Mr. Long replied that there are overhead lines there, so there will be some specific species of trees which are going to be allowed due to height limitations. He believes the staff comments are achievable and appreciated the feedback from Planning Commission and staff.

Mr. Thompson asked when demolition of the old Edward's Furniture building would be expected to begin.

Ms. Purdon stated the demolition would begin as soon as approval is received; permitting will take about three months once they receive a certified site plan and then demolition will begin shortly after that is received.

Ms. Iverson asked for any other questions or comments.

There were no further questions or comments.

Ms. Iverson thanked Ms. Purdon and Mr. Long for working with the Planning Commission to bring their plans up to City Code.

Ms. Iverson called for a motion to approve Final Approval, Site Plan Review, 800 West Central Avenue (SR 73), proposed Sheetz fuel center, convenience store/restaurant

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

Ms. Iverson called for discussion.

Ms. Iverson called for roll call

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

Ms. Iverson said that the motion is approved unanimously.

Ms. Iverson stated that for the last item on the agenda, Planning Commission would move to the conference table, as the next item on the agenda does not require a vote.

#### **D. Preliminary Review**

**Site Plan Review, 25 West Central Avenue (SR 73), new River Valley Credit Union branch office**

##### **Background**

This agenda item is a preliminary site plan review, based on an application submitted by Berardi+Partners, Columbus, Ohio on behalf of the property owners, proposing the construction of a new River Valley Credit Union branch at 25 West Central Avenue (SR 73). The site is currently occupied by a River Valley Credit Union branch that includes a drive through. Under this proposal, the applicants propose to (1) construct of a new stand-alone drive-through facility to maintain operations on the property during redevelopment, (2) demolish the existing branch building, and (3) construct a new 2,490-square foot branch location as indicated in the submitted materials.

The subject property is located at the southwest corner of West Central Avenue (SR 73) and Florence Drive. Access is provided to the site from both streets in the existing and proposed plans, however the number of curb cuts on the Florence Drive frontage has been significantly revised in the proposed site plan.

The subject property is zoned UVD, Urban Village District. While the applicant has been advised that the proposed use is permitted, the redevelopment of the site and any other in the UVD will need to comply with the design and development standards of the UVD in addition to the standard site plan review requirements.

Existing land uses include to the east include a vacant City-owned parcel at the southwest corner of South Main Street (SR 741) and West Central Avenue (SR 73), and a multi-tenant building located at 20 South Main Street. To the south is the former site of Jonathan Wright Elementary School, to the west is Republic Mortgage at 55 West Central Avenue, and to the north on the north side of West Central Avenue (SR 73) is the developing Wright Station mixed-use area.

Existing zoning in the vicinity of the subject property is UVD to the east, west, and north, and R-2, Low-Density Residential District, on the former site of Jonathan Wright Elementary School.

## Staff Comments

City staff has the following comments on this agenda item:

1. Provide pre- and post-development impermeable surface calculations. Also why is so much impermeable area proposed in the vicinity of the building that would potentially impact the need for on-site detention?
2. Provide building population information to determine parking demand for property.
3. The building setback on the SR 73 frontage to be 0 feet; suggest moving the proposed building closer to the street and relocating the proposed picnic area to another area of the site.
4. Revise plans to depict accurately property line configuration and provide setback dimensions.
5. Provide dimensions to property line for proposed sign and accessory structure on Florence Drive frontage.
6. Revise east (Florence Drive) and south elevations to meet four-sided architecture requirement. See UVD Section 1267.08(a)(1) (typical citation through comment #13), and orientation to street requirements. Section 1267.08(a)(2).
7. Windows on east elevation to meet vertical orientation requirement. Section 1267.08(a)(3). Also verify all glass to meet material requirements. Section 1267.08(a)(4).
8. Indicate proposed building materials on concept elevations, including accessory structures, screening walls, and sign structures, for compliance with Section 1267.08(a)(5) and Section 1267.08(a)(7).
9. North (West Central Avenue) and east (Florence Drive) elevations to meet 65% opacity requirement. Section 1267.08(a)(10).
10. Landscaping to be reviewed following preliminary review of site plan in light of Section 1267.09 and Chapter 1279, Landscaping.
11. Provide lighting plan following preliminary review consistent with Chapter 1273, Exterior Lighting, and Section 1267.10 including photometric analysis, color temperatures not to exceed 3500k, cut-off fixtures, and more. Lighting plan should also consider architectural, security, and pathway lighting.
12. Signage plan to be reviewed by Zoning Inspector for compliance with Chapter 1281, Signs.
13. Screen all ground- and building-mounted ancillary facilities. Section 1267.14.
14. Extend curb and gutter to south property line, with storm sewer and add public sidewalk easement.
15. Provide new water lateral and sewer lateral details. Other engineering comments reserved until the submission of engineered design drawings.
16. We will require the purchase and installation of a Knox Box to be installed and located at the front entrance of the facility.
17. A fire extinguisher plan must be submitted to the Clearcreek Fire District. Placement and installation must be completed prior to final building inspection.
18. A scaled floor plan is required at or before time of final building inspection showing occupant load, location of exits, electrical and gas shut off, fire department connections and other applicable information as may be useful in conducting pre-incident preparation by the Clearcreek Fire District. The acceptable size of the plan is 8.5 inches by 11 inches.
19. Building requires a minimum 4" contrasting address numbers near main entrance. Must be visible from the road.
20. All testing of all systems shall be scheduled through the Springboro Building Department at (937) 748-9791. All test shall be scheduled 48 hours in advance of testing. The Fire Marshal or Fire District representative will witness all testing.

## Discussion

Mr. Joe Youst, Berardi+Partners, was present to discuss River Valley Credit Union's application for building a new bank branch for River Valley Credit Union.

Ms. Iverson asked Mr. Youst if he had had a chance to review the staff comments for this project.

Mr. Youst replied that he had reviewed the comments.

Mr. Youst stated that he had a few questions with several of the staff comments. He explained that once the project gets further down the road with site planning he believes that will resolve most of the comments generated.

Mr. Youst said he specifically wanted to discuss the placement of the building. He explained that they tried to move forward as far as they could and they even tried to move it toward the back side of the sidewalk, which is what the requirement is of City Code. River Valley has a concern with moving so close to the roadway from a security standpoint and possible vehicular accidents.

This is why they shifted the building to the right and then also put a patio up front to create a buffer from the road, along with landscaping along the sidewalk.

Mr. Boron said that the long-term goal regarding the building setbacks from the right of way was to get that whole area to line up. An aerial photo would be the best way to show everything located in that area. This is something that if the Planning Commission feels comfortable with, we can work forward to resolve this issue.

Mr. Youst said that he could provide an aerial overlay of their building placement with the other building (Foreign Exchange) included. He stated they have looked at the other building from the standpoint of where it sits back, trying to get somewhere close to that line.

Mr. Boron stated that he believes it may be 20 -25 feet setback from the new right-of-way line.

Ms. Iverson asked for any other questions about the staff comments for this item.

Mr. Pearson commented that what he gets from the conversation is that the Planning Commission is not really going to push the applicant to move the building from the proposed location submitted.

Mr. Boron commented the same thing was done for Foreign Exchange when they built their new building.

Mr. Pearson asked about the front face of the building meeting the design code of the UVD, Urban Village District.

Mr. Boron commented that he believes that that is why River Valley is proposing the wall and the area out front to help provide some kind of presence at the zero line.

Mr. Pearson commented that the UVD buildings are all flat-fronted with no inset. The interest is in the materials and roofline. In this case the proposed new building is not flat in front and has a jog at the side.

Mr. Youst stated that there is a jog with the building itself; the roofline does align out. It is an overhang above the column.

Mr. Harding asked if it was similar to a porch underneath the roofline, which does not go all the way across the building.

Mr. Youst replied that the thought behind the patio and the access out to the patio was to re-create what some other credit unions have done to accommodate their members for functions outside of just banking transactions.

There is a room set up for multi-purpose events and there would be access straight out onto the patio area. The roofline would provide overhead coverage for the patio area.

Mr. Thompson commented that the purpose of the UVD was to eventually have a whole series of buildings which would give this area a village-like appearance with different rooflines, etc., but the Foreign Exchange building is set back and already built.

Mr. Dudas commented that part of the reason for Foreign Exchange's placement was because of a utility easement that goes through that property.

Mr. Thompson said that it sounds like to him that the compromise is that everything new that goes in should line up with the Foreign Exchange building. He felt like that was a reasonable compromise.

Mr. Boron requested that Mr. Youst present a revised drawing which depicts the front of the building accurately.

Mr. Youst referred to the building's elevations. His concern is with the window requirements with regards to a safety standpoint in relation to the street. There is concern about a lack of privacy in some of the areas. Specifically, there is a window in each bathroom, located up high and a window in the workroom, which houses the safe. He showed Planning Commission the floorplan for the new building. The area that concerns them is the west-facing wall which runs along the employee breakroom, restrooms and their workroom. The breakroom windows could definitely be lowered, but there is a concern for privacy on the other windows along that wall.

Mr. Youst asked for Planning Commission's thoughts on the issue with the window placement.

Mr. Boron commented that the building has double frontage, along Florence Avenue and also West Central Avenue.

Ms. Iverson asked Mr. Boron how we could accommodate the placement of the windows.

Mr. Boron asked Mr. Youst if there was another option making false-look windows similar to what are in Wright Station. Would windows be totally out of the question or would frosted windows solve the issue?

Mr. Youst said that the credit union really does not want windows located in that area from a safety and security standpoint.

Mr. Harding asked if a false window would work for the area.

Mr. Youst suggested maybe doing something different with the brick, perhaps a different design within the brick layout would work to create a different look.

Mr. Pearson asked if there was an alternate building material which might resemble a window. If a herringbone pattern was used within the standard layout of the brick it would look like a bricked-up window. Something that appears to look like a window would be preferable.

Mr. Boron asked Mr. Youst if an alternate building material was used, would it be used on both parts of the elevations; the side facing Florence and the side facing the back.

Mr. Pearson asked about the requirements for windows.

Mr. Boron replied that the windows are required for 65% on the frontages.

Mr. Pearson clarified that by extending the windows in the break room it still would not meet the 65% windows requirement.

Mr. Youst confirmed this was correct; another solution is needed. He said that anywhere near the night deposit would not be a good choice for adding a window, but the area near the coin machine in the lobby near the greeter is an alternate spot to add a third window.

Mr. Pearson asked about the requirement on the rear of the building since it is not facing West Central Avenue or Florence Avenue.

Mr. Boron said it is not the height of extent as the other walls. Because the building is four-sided, it has to have the appearance of being a frontage on all sides. The 65% is on the north and west sides of the building. Treatments which would work to create the appearance of a frontage would be acceptable.

Mr. Youst said they can find an alternative to an actual window for the rear of the building.

Mr. Pearson asked about the entrance on the rear of the building.

Mr. Youst stated that there is no entrance on the back of the building. The employee entrance is on the east side of the building and the customer entrance is on the west side. A third window could be added near to where the coin machine is located.

Mr. Youst said that in regards to the east side of the building, he did not want to add yet another roofline because there are so many other rooflines on the building already. He asked if the material and the face could be bumped out on the building to be more prominent than the setback portions of the brick.

Mr. Pearson clarified Mr. Youst's question; instead of being a flat-faced wall it would come out and then jog back in at the setbacks.

Mr. Boron asked what the projection would be.

Mr. Youst said the projection would most likely be eight inches.

Mr. Leedy asked if the building layout could be flipped to have an east and west frontage wall rather than a north and south orientation.

Mr. Youst replied that that had been considered, however, the parking they provide is all located at the back of the property, so customers would have to walk around the building to gain entrance.



Mr. Pearson said that some sort of architectural feature that would make the building more interesting along the back side of the building would be nice.

Mr. Boron asked Planning Commission that if on the next submittal or in the interim, if Mr. Youst could provide renderings that would make the combination of both windows and treatments close to 65%, would that be acceptable.

Ms. Iverson replied that it would be acceptable.

Mr. Harding agreed with Ms. Iverson.

Mr. Leedy stated that because it is a financial institution, making an exception for the 65% window frontage seems reasonable.

Mr. Youst wanted to call attention to another item on the staff comments regarding the drive-thru ATM canopy, which is not attached to the building. It will be located separately in the parking lot for a couple of reasons. The first reason is that River Valley is going to use both interactive teller machines (ITMs) and ATMs. No pneumatic tubes are required for the ITMs or the ATMs, so it does not need to be attached to the building. The second reason is that River Valley would like to build the ATM/ITM first to keep the branch operational.

He wondered if Planning Commission could consider the ATM canopy more right now while the other issues are worked out.

Mr. Leedy asked if there was a security concern regarding having extra money onsite during the construction.

Mr. Youst stated that there would be regular daily pickups.

Mr. Harding commented that this is what Wright-Patt Credit Union does at their bank here in Springboro; no employees handle the cash at the ATMs; there is a company that services their machines. He asked that if River Valley was going to leave their branch the way it is now, what would they have to do if they proposed just putting new ATMs in the back. Would they come to the City and inquire about putting something in that area and then later could they come back to the City and say they now want to rebuild the building itself?

Mr. Boron replied yes, that is what they're asking.

Following a discussion between members of Planning Commission, the applicant, and City staff, it was determined that it would be acceptable for River Valley to bring the ATM/ITM proposal back separately for review by Planning Commission. The applicants will address concerns raised on the separation of construction traffic and staging, utilities, pedestrian access, among other site planning details.

Mr. Sillies asked about the number of parking spaces proposed. Is it based on projected growth or is it simply because of the amount of real estate in the back?

Mr. Youst replied that there were a couple of reasons for the large amount of parking spots. The main reason is that the lot is used for events.

Mr. Boron said that Mr. Sillies' question leads to the issue of storm water. If the amount of impervious area goes down there is no need for the storm water retention area suggested by the plan.

Mr. Dudas confirmed Mr. Boron's statement. There is no existing retention on the site; it is not necessary.

Mr. Pearson asked if there were flooding or other storm water issues in this area currently.

Mr. Youst replied that he was not aware of any excess storm water problems. The new plan shows less parking but he feels that it will be added back to the site once the cost of landscaping the area is considered.

Mr. Pearson stated that currently the parking goes almost all the way to the back of the lot. He confirmed with Mr. Youst that the proposed grass and landscaping would not be added, that the area would just stay paved and the area resurfaced.

Mr. Youst stated that right now River Valley is proposing some landscaping, but again that the credit union is looking to coordinate with the City on providing parking for events.

Ms. Iverson asked if anyone else had any further questions or comments.

There were none.

Mr. Boron said City staff will work with applicant on the submission details for the ATM/ITM for upcoming meetings.

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

Ms. Iverson asked if there were any guest comments.

There were no guest comments.

#### **V. Planning Commission and Staff Comments**

Ms. Iverson asked for any final staff comments before they adjourn.

Mr. Boron said there will be items on the agenda for April 12th. One case is already in.

Mr. Harding said he may not be able to attend the April 12th meeting.

Mr. Boron said that he would keep River Valley posted on when the public hearing would be set for review.

Mr. Boron stated there was a Public Hearing of City Council on March 2nd for the rezoning of Clearview Crossing which is located at Red Lion-Five Points Road and SR 73. No one in opposition to the rezoning attended the meeting. It will proceed to a second and then a third reading.

Ms. Iverson asked for further questions. There were none.

## VI. Adjournment

Ms. Iverson called for a motion to adjourn.

*Mr. Harding motioned to adjourn the March 8, 2023 Planning Commission Meeting at 7:05 pm*

*Mr. Thompson seconded the motion.*

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

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Becky Iverson, Planning Commission Chairperson

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Dan Boron, Planning Consultant

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September Bee, Planning Commission Secretary