

Agenda
City of Springboro Planning Commission Meeting
Wednesday, November 13, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. October 9, 2024 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Record Plan, Northampton Phase 1, 1525 South Main Street (SR 741), residential subdivision
 - B. Final Approval, Site Plan Review, Midway Plaza shopping center, exterior façade changes
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting
Wednesday, November 13, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

Record Plan, Northampton, Phase 1, 1525 South Main Street (SR 741), residential subdivision

Background Information

This agenda item is a request for record plan approval for Northampton subdivision, Phase 1, located at 1525 South Main Street (SR 741), submitted on behalf of M/I Homes of Cincinnati, LLC. The record plan contains 41 buildable lots for a total of 17.67 acres. Record plan review is the third and final stage of Planned Unit Development (PUD) approval process.

The Northampton property was rezoned to PUD-R-Residential, effective in January, following review and approval by Planning Commission in October 2023. Final approval of the final development plan—stage two of the PUD review process—by Planning Commission occurred at the May 8 meeting.

Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

Staff recommends approval of the record plan subject to the following conditions.

1. Revise city approval signature blocks.
2. Provide minimum square foot dwelling size on sheet 2 under the Typical Lot detail.
3. Provide HOA documents for review and approval. Add the HOA recording information in General Notes.
4. Revise General Notes comment #5 to include bike lanes as an HOA maintenance item.
5. Submit to Warren County for review and revise accordingly.

B. Final Approval

Site Plan Review, Midway Plaza shopping center, exterior façade changes

Background Information

This agenda item is a request for site plan review approval submitted by MS Consultants on behalf of the Leathery Company, Columbus, property owner. As indicated in the submitted materials, the applicant is proposing to modify the exterior elevations of the All That Dance (815 West Central Avenue) building and the multi-tenant portion of the main shopping center (835-853 West Central Avenue) building within the Midway Plaza Shopping Center.

For the All That Dance building, the applicant proposes to modify the front/west elevation by removing the existing (upper) stucco facade, canopy, and columns. Those would be replaced by a new brick and EIFS facade with an asymmetrical design, and a new canopy and sign placement. The existing storefront system (windows, doors) would remain.

For the multi-tenant portion of the main shopping center building, the existing yellow canopy and soffits will be removed as well as the arch-shaped portions of the canopy support columns. The covered walkway in this portion of the shopping center would remain under a new canopy, and the upper portion of the facade would move forward. Signage for the tenants in this portion of the shopping center would be relocated as indicated in the submitted plan.

The proposed color scheme for both areas included in this request would match.

Staff Recommendation

Staff recommends approval of the record plan subject to the following conditions.

1. Coordinate with Zoning Inspector following Planning Commission's action on plans for the signage relocation and any required permitting.
2. For proposed lighting, select a fixture that is flush-mounted, then submit new fixture selection and photometric analysis for adjacent areas indicating lighting levels to a maximum of 6.0 foot-candles.

The information contained in this report is based on material provided to the City of Springboro as of Friday, November 8, 2024 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: M/I Homes of Cincinnati, LLC

Address 9349 Waterstone Blvd. Suite 100

Cincinnati, Ohio 45249

Telephone No. (513) 833-2206

Fax No. () N/A

Email Address mathan@mihomes.com

PROPERTY OWNER NAME (IF OTHER): _____

Address: _____


Telephone No. () _____

Property Address or General Location: 1525 S. Main Street Springboro, OH 45066

Parcel Number(s): 08182000131 & 08182000132 Zoning District: PUD

Proposed Use: 41-for sale new homes with a typical lot size of 62'x135'.

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)

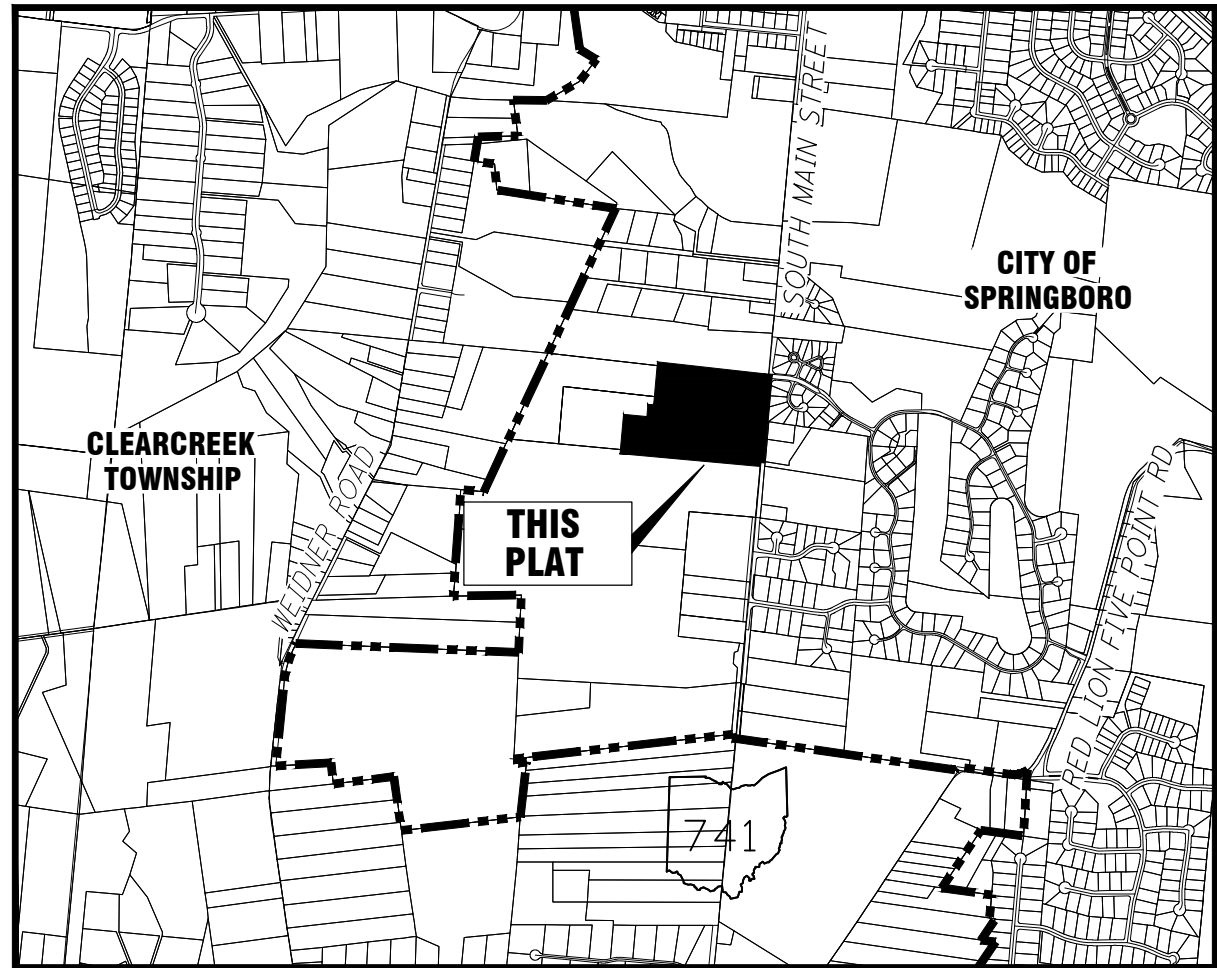
10/10/2024
(Date)

Michael Athan
Printed Name

NORTHAMPTON - PHASE 1

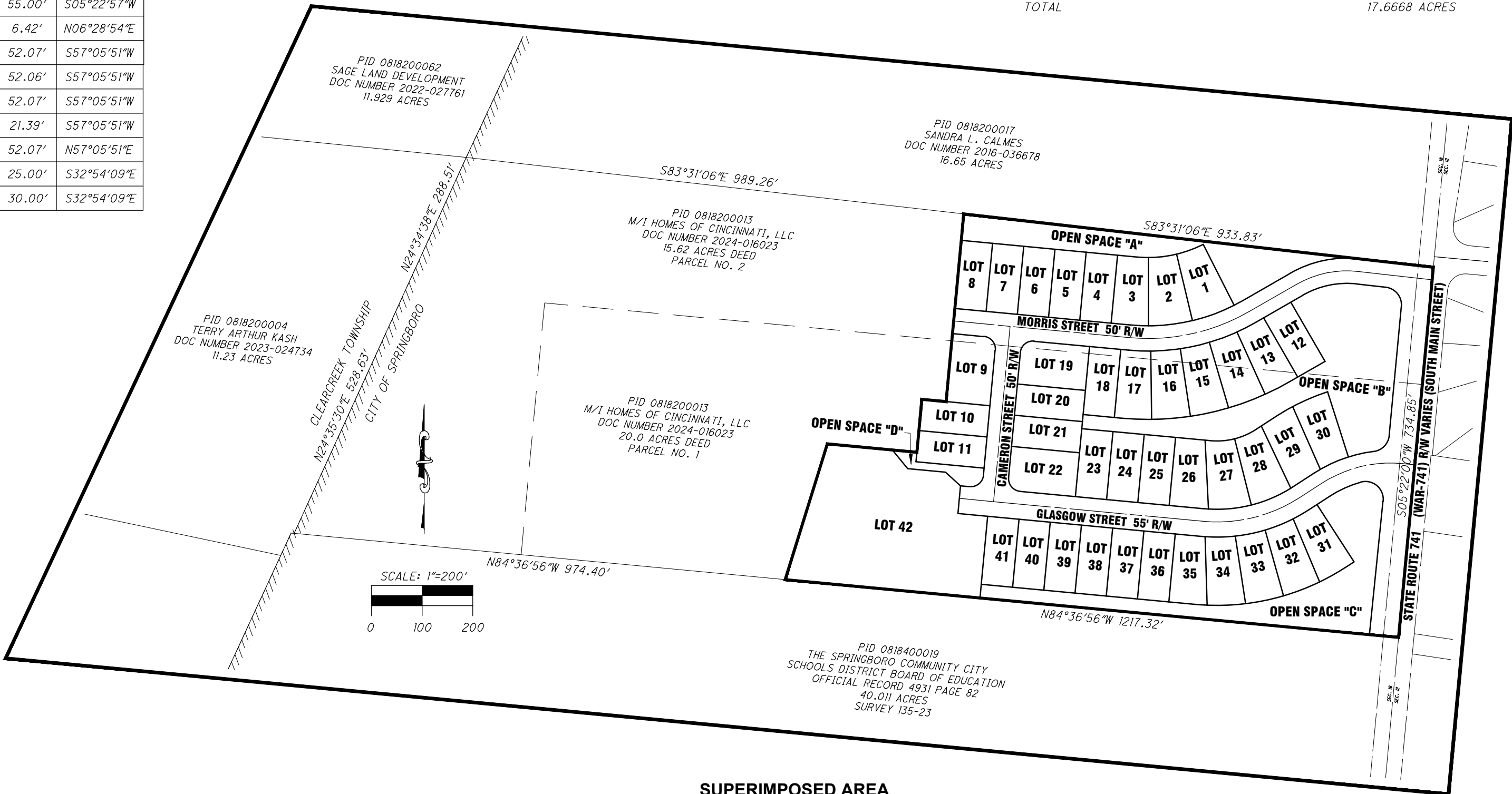
SITUATE IN SECTION 18, TOWN 3, RANGE 4 M.R.s., BEING PART OF 35.62 ACRES AS CONVEYED TO
M/I HOMES OF CINCINNATI, LLC AS DESCRIBED IN DOCUMENT NUMBER 2024-016023,
CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

OCTOBER 2024



VICINITY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.92'	N84°38'00"W
L2	28.00'	N05°22'57"E
L3	18.86'	N05°22'57"E
L4	47.88'	S39°37'03"E
L5	75.00'	S84°37'03"E
L6	40.05'	S47°48'16"E
L7	55.00'	S05°22'57"W
L8	6.42'	N06°28'54"E
L9	52.07'	S57°05'51"W
L10	52.06'	S57°05'51"W
L11	52.07'	S57°05'51"W
L12	21.39'	S57°05'51"W
L13	52.07'	N57°05'51"E
L14	25.00'	S32°54'09"E
L15	30.00'	S32°54'09"E



SUPERIMPOSED AREA

ALL THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON

EXISTING HOME NOTE - LOT 42

APPLICANT INTENDS TO SELL THE EXISTING HOME. PRIOR TO SALE, APPLICANT WILL MAINTAIN THE HOME'S EXTERIOR AND IN CONJUNCTION WITH A SALE OF THE HOME. APPLICANT WILL IMPOSE A RESTRICTION THAT THE PURCHASE WILL HAVE TO OBTAIN APPROVAL BY BOTH THE CITY OF SPRINGBORO PLANNING COMMISSION AND THE COMMUNITY HOA FOR ANY MAJOR MODIFICATIONS TO THE HOME'S EXTERIOR.

DEED REFERENCE

SITUATE IN SECTION 18, TOWN 3, RANGE 4 M.R.s., CLEARCREEK TOWNSHIP, WARREN COUNTY, CITY OF SPRINGBORO, OHIO, CONTAINING 17.6668 ACRES, BEING 5.1915 ACRES OF A 15.62 ACRE PARCEL AND BEING 12.4753 ACRES OF A 20.0 ACRE PARCEL AS CONVEYED TO M/I HOMES OF CINCINNATI, LLC AS CONVEYED IN DOCUMENT NUMBER 2024-016023.

HOME OWNERS ASSOCIATION RESTRICTIONS

THE NORTHAMPTON - PHASE 1 SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS _____, OF THE WARREN COUNTY RECORDER'S RECORDS.

OCCUPATION STATEMENT

1.) LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

2.) PROPERTY LINES ARE CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.

3.) ALL EXISTING MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED ON THIS PLAT.

GENERAL NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

2. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS PER CITY ORDINANCE NUMBER 0-90-36.

3. NO PERSON SHALL INSTALL ANY PUMP, PIPING DEVICE, APPARATUS OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO THE PUBLIC RIGHT-OF-WAY WITHOUT THE APPROVAL OF THE CITY ENGINEER.

4. THE CITY OF SPRINGBORO ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS DRAINAGE EASEMENT ON THIS PLAT.

5. ALL SUMP DRAINS, DETENTION BASINS, DRAINAGE CHANNELS, AND ISLANDS, SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

6. ALL WALKING/BIKE PATHS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE NORTHAMPTON HOMEOWNER'S ASSOCIATION.

7. A POST LIGHT CONTROLLED BY A PHOTOELECTRIC CELL IS TO BE INSTALLED IN THE FRONT YARD OF EACH LOT. THE DESIGN AND LOCATION OF THE YARD LIGHT IS TO BE APPROVED BY THE DEVELOPER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LIGHT IN OPERATING CONDITION AT ALL TIMES.

8. ALL EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURES, PLANTING, FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

9. THE OPEN SPACE LOTS ARE NON-BUILDABLE LOTS AND ARE TO BE MAINTAINED BY THE NORTHAMPTON HOMEOWNER'S ASSOCIATION.

10. ALL STORM SEWER MAINS AND STRUCTURES ON OPEN SPACE LOTS, IN REAR/FRONT/SIDE YARDS, ARE PRIVATE AND SHALL BE MAINTAINED BY THE NORTHAMPTON HOMEOWNER'S ASSOCIATION.

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREON PLATTED, DO HEREBY VOLUNTARY CONSENT TO EXECUTION OF THE SAID RECORD PLAN AND DO DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS RECORD PLAN, UNLESS DESIGNED FOR SPECIFIC PURPOSE, ARE FOR: THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE VISION, STORM SEWER DISPOSAL OR OTHER UTILITY LINES OR SERVICES; AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE HAZARD.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO: CITY OF SPRINGBORO, DUKE ENERGY, A&T, SPECTRUM

IN WITNESS WHEREOF, M/I HOMES OF CINCINNATI, LLC, OWNER, HAS HEREUNTO SET HIS/HER HAND.

PRINTED NAME _____ TITLE _____ DATE _____

SIGNATURE _____

STATE OF _____

COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY APPEARED _____

_____ OF M/I HOMES OF CINCINNATI, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

CITY OF SPRINGBORO ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 20__.

CITY ENGINEER _____

CITY OF SPRINGBORO MANAGER

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 20__.

CITY MANAGER _____

CITY OF SPRINGBORO COUNCIL

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 20__.

THIS PLAT WAS APPROVED BY ORDINANCE NO. _____

PASSED BY THE COUNCIL OF THE CITY OF SPRINGBORO, OHIO

CHAIRMAN _____

WARREN COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS ____ DAY OF _____, 20__.

WARREN COUNTY AUDITOR _____ BY DEPUTY AUDITOR _____

WARREN COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS ____ DAY OF _____, 20__ AT ____ M.

RECORDED ON THIS ____ DAY OF _____, 20__ AT ____ M.

RECORDED IN PLAT BOOK NO. _____ PAGE _____

FEE _____

WARREN COUNTY RECORDER _____ DEPUTY _____

OWNER

M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD., STE 100
CINCINNATI, OHIO 45249
(513) 334-6005

DEVELOPER

M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD., STE 100
CINCINNATI, OHIO 45249
(513) 334-6005

SURVEYOR

CHOICE ONE ENGINEERING
8956 GLENDALE MILFORD ROAD SUITE 1
LOVELAND, OHIO 45140
(513) 334-6005

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C., CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN JANUARY 31, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

ALLEN J. BERTKE, P.S. #8629

DATE



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8534

www.CHOICEONEENGINEERING.com

DATE:

10-31-2024

DRAWN BY:

MPL

JOB NUMBER:

WARSPR2303

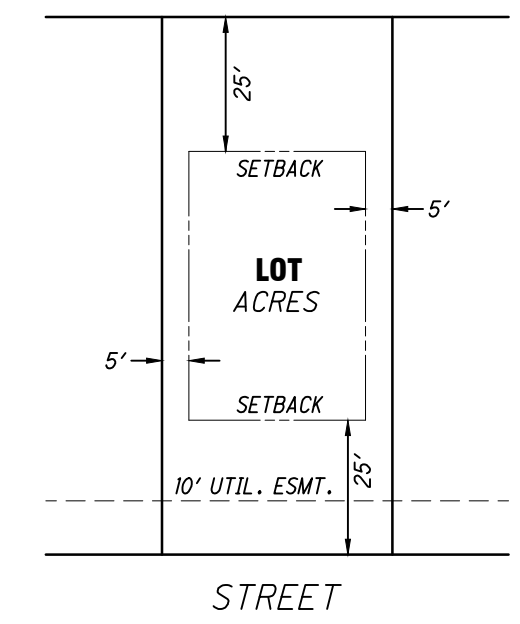
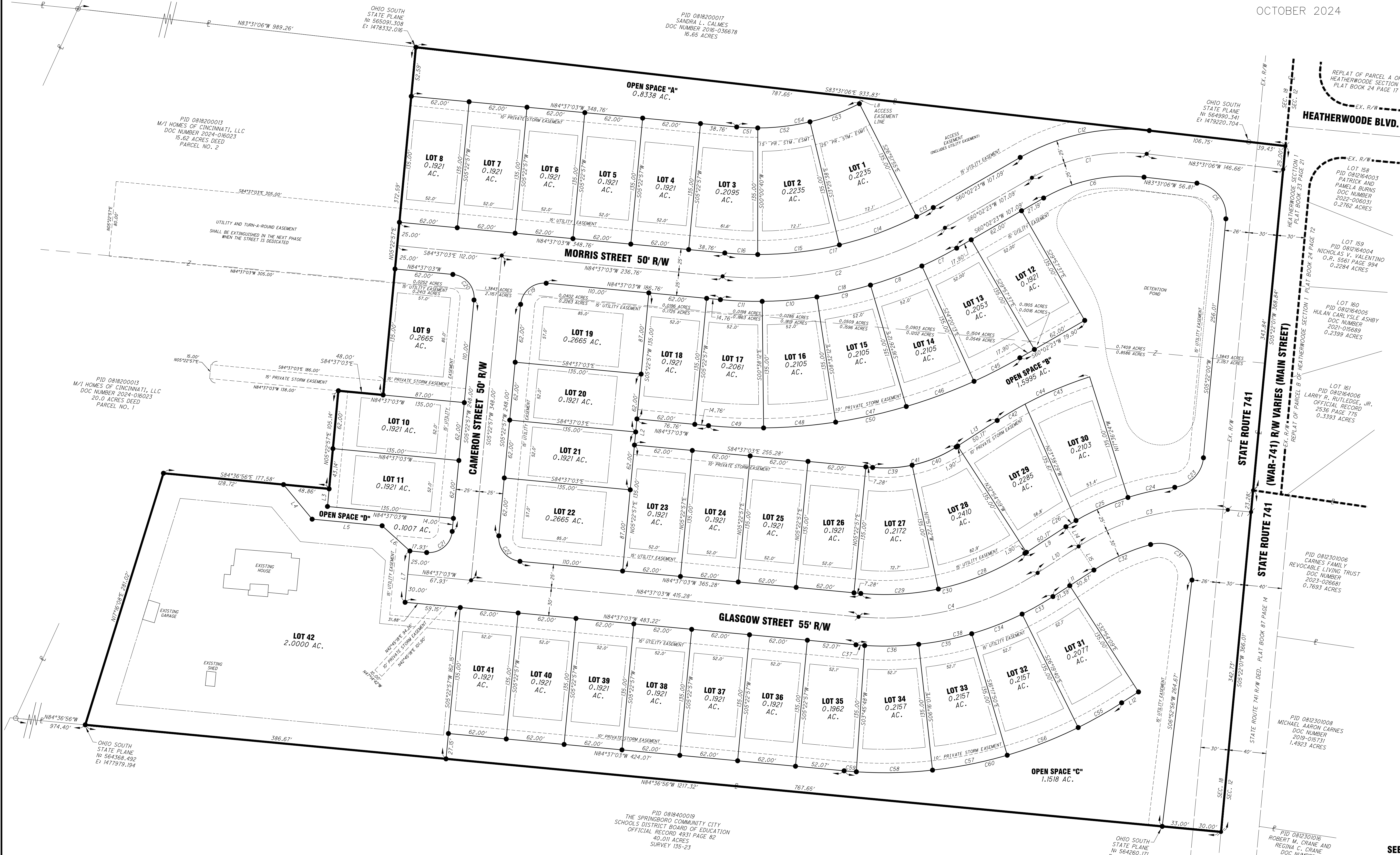
SHEET NUMBER

1 OF 2

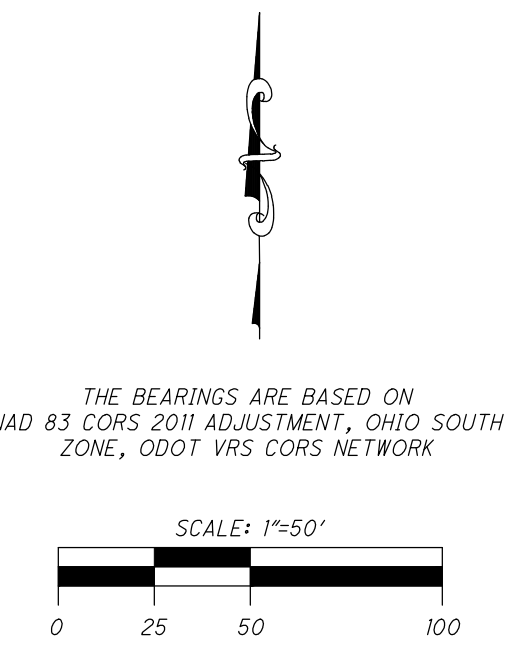
NORTHAMPTON - PHASE 1

SITUATE IN SECTION 18, TOWN 3, RANGE 4 M.R.s., BEING PART OF 35.62 ACRES AS CONVEYED TO M/I HOMES OF CINCINNATI AS DESCRIBED IN DOCUMENT NUMBER 2024-016023, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

OCTOBER 2024



TYPICAL LOT
NOT TO SCALE
NOTE: TYPICAL LOT IS 8,370 SQUARE FEET
BUILDING SETBACKS
FRONT=25'
REAR=25'
SIDE=5'
SETBACKS ARE MEASURED FROM ROOF OVERHANG



- LEGEND**
- 5/8" X 30" REBAR
 - W/CAP SET
 - 5/8" IRON PIN FOUND
 - MAG NAIL SET
 - ⊙ 1" IRON PIPE FOUND
 - MONUMENT BOX W/1P FOUND
 - BUILDING SETBACK LINE
 - - - EASEMENT LINE
 - - - EXISTING SUBDIVISION LINE

SURVEY REFERENCES

SURVEY VOLUME 12 PAGE 146
SURVEY VOLUME 36 PAGE 13
SURVEY VOLUME 77 PAGE 75
SURVEY VOLUME 103 PAGE 40
SURVEY VOLUME 107 PAGE 17
SURVEY VOLUME 119 PAGE 32
SURVEY VOLUME 125 PAGE 29
SURVEY VOLUME 135 PAGE 23
SR 741 WAR-741-12,15-12,541

SURVEY NOTES

- 1.) ALL LOTS SHALL BE SUBJECT TO A PUBLICLY AVAILABLE UTILITY EASEMENT TEN (10) FEET IN WIDTH, ALONG THE FRONT LOT LINES, UNLESS OTHERWISE NOTED.
- 2.) ALL LOTS SHALL BE SUBJECT TO A PRIVATELY AVAILABLE STORM EASEMENT FIVE (5) FEET IN WIDTH ALONG ALL SIDE YARDS AND TEN (10) FEET IN WIDTH ALONG REAR LOT LINES, UNLESS OTHERWISE NOTED.
- 3.) ALL OPEN SPACE LOTS SHALL BE SUBJECT TO A PRIVATELY AVAILABLE STORM EASEMENTS AS A WHOLE LOT.
- 4.) ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY, POINTS OF CURVATURE, SHALL BE MARKED WITH A 5/8" DIAMETER IRON PIN IF NOT INDICATED OTHERWISE.

SEE SHEET 1 OF 2 FOR CURVE AND LINE TABLES

STATE OF OHIO

REGISTERED PROFESSIONAL SURVEYOR

WARSPR2303

DATE:

10-31-2024

DRAWN BY:

MPL

JOB NUMBER:

WARSPR2303

SHEET NUMBER

2 OF 2

PREPARED BY:

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8534
www.CHOICEONEENGINEERING.com

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: Nikki Cook

Address: 2221 Schrock Rd
Columbus, Ohio 43229

Telephone No. (941) 539-4240

Fax No. ()

Email Address: permits@msconsultants.com

PROPERTY OWNER NAME (IF OTHER): Springboro-Harrison, Ltd.

Address: 5 East Long Street, Suite 1200
Columbus, OH 43215

Telephone No. (614-224-4440)

Property Address or General Location: Midway Plaza Shopping Center, 841 W. Central Ave., Springboro 45066

Parcel Number(s): 0420377014 Zoning District: Highway Business

Proposed Use: Multi-Tenant Retail - Existing Use (No proposed change in use)

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

Nikki Cook
(Signature of Applicant and/or Agent)

10/21/24
(Date)

Nikki Cook
Printed Name

The Leathery Company

Real Estate *Brokerage • Development • Management*

5 EAST LONG STREET • SUITE 1200 • COLUMBUS, OHIO 43215-2915 • PHONE 614/224-4440 • FAX 614/224-4447

October 14, 2024

Via Email

City of Springboro
320 W Central Ave.
Springboro, OH 45066

RE: Owner's Authorization Letter

I, Donald Leathery, as an authorized representative of Springboro-Harrison, Ltd., An Ohio Limited Partnership (the "Company"), which Company is the owner of the real property and improvements located at 785 W Central Ave, Springboro, OH 45066, and being Parcel #0420400005, in the Midway Plaza, hereby authorize MS Consultants (the "Architect") to submit applications on this parcel for site plan approvals and building permits on the owner's behalf, required for Tenant's proposed construction of an Aldi Grocery Store establishment within said parcel. Architect may also attend meetings on behalf of the owner and the project.

Sincerely,



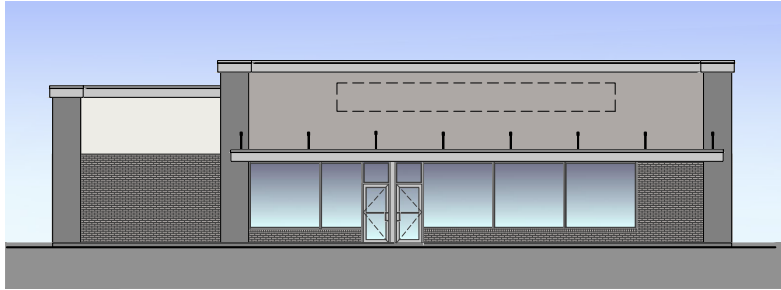
Donald L. Leathery, Jr.

\\msconsultants.com\\Files\\Production\\03\\621\\2A56-00 Leathery Co\\Docs\\CAD\\C000- Cover Sheet.dwg 10/18/2024 1:17 PM, wolfe, nathan

MIDWAY PLAZA

W. CENTER AVE & SHARTS RD

SPRINGBORO OH, 45066



ALL THAT DANCE



MIDWAY PLAZA

CODE INFORMATION

A. APPLICABLE BUILDING CODE

2024 OHIO BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2024 OHIO MECHANICAL CODE
2024 OHIO PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FUEL GAS CODE
2023 NATIONAL ELECTRICAL CODE
ICC ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

B. BUILDING CLASSIFICATION (FULLY SPRINKLER-)

USE GROUP (SECTION 309.1):
NO CHANGE IN USE

M, B, A-2

CONSTRUCTION TYPE (SECTION 602.2):
NO CHANGE CONSTRUCTION TYPE

IIB

ALLOWABLE HEIGHT (TABLE 503)

75 FT.

ALLOWABLE AREA (TABLE 506.2):
NO CHANGE IN BUILDING AREA
NO CHANGE IN TENANT DEMISING

N/A

C. BUILDING HEIGHT / AREA CALCULATIONS

ACTUAL BUILDING HEIGHT
TENANT - ALL THAT DANCE 21'-0"
TENANT - MULTI TENANT AREA 18'-6"
BUILDING AREA
NO CHANGE IN BUILDING AREA
NO CHANGE IN TENANT DEMISING

N/A

D. OCCUPANT LOADING (SECTION 1004, TABLE 1004.1.2)

NO CHANGE IN BUILDING AREA
NO CHANGE IN TENANT DEMISING
NO CHANGE IN OCCUPANT LOAD

E. EXIT CAPACITY PROVIDED

NO CHANGE IN BUILDING AREA
NO CHANGE IN TENANT DEMISING
NO CHANGE IN OCCUPANT LOAD
NO CHANGE IN EGRESS

F. PLUMBING FIXTURE REQUIREMENT

NO CHANGE IN BUILDING AREA
NO CHANGE IN TENANT DEMISING
NO CHANGE IN OCCUPANT LOAD
NO CHANGE IN PLUMBING FIXTURE

G. FIRE PROTECTION

NO CHANGE IN BUILDING AREA
NO CHANGE IN TENANT DEMISING
NO CHANGE IN OCCUPANT LOAD
NO CHANGE IN FIRE PROTECTION

ARCHITECT:

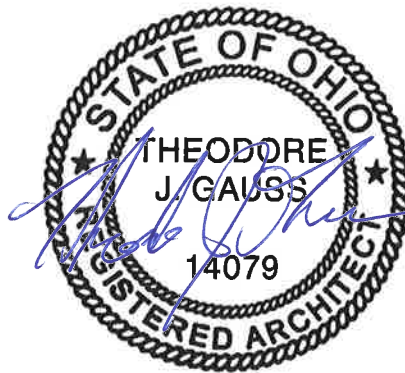
COMPANY: ms consultants, inc.
STREET ADDRESS: 2221 SCHROCK RD.
CITY, STATE ZIP: COLUMBUS, OH 43229
PHONE: 614-898-7100
FAX: 614-898-7570
ARCHITECT: THEODORE J. GAUSS
CONTACT: TED GAUSS
EMAIL: tgauss@msconsultants.com

INDEX OF DRAWINGS

C000 COVER SHEET
C001 PLAZA PLAN

ARCHITECTURAL

A000 COLOR EXTERIOR ELEVATIONS
A101 MIDWAY PLAZA ELEVATION / PLAN
A201 ALL THAT DANCE ELEVATION / PLAN



GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF MATERIAL DISCREPANCIES FOUND IN THE DRAWINGS OR ANY EXISTING CONDITIONS FOUND ON THE SITE WHICH CONFLICT WITH CONDITIONS AS SHOWN IN THE CONTRACT DOCUMENTS.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS INDICATED ON DRAWINGS TAKE PRECEDENCE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- PROVIDE SOLID WOOD BLOCKING IN STUD WALLS AS REQUIRED TO SUPPORT WALL MOUNTED CABINETRY, COUNTERS, AND ALL OTHER COMPONENTS.
- ALL CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE WITH ASTM E84.
- THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE ARCHITECT & ENGINEER HAVE NO RESPONSIBILITY FOR THE SAFETY OF PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS. CONTRACTOR IS TO COMPLY WITH ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT & ENGINEERS OF ANY RESPONSIBILITY. ANY CHANGE FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE CODES AND SAFETY REGULATIONS.
- EXTERIOR DIMENSIONS ARE TO FACE OF STUD FRAMING.
- ALL WOOD BLOCKING/SHEATHING USED IN EXTERIOR WALL SECTIONS TO BE F.R.T.

PROJECT SUMMARY OF WORK

TENANT - ALL THAT DANCE

- REMOVE EXISTING CANOPY AND EXISTING STEEL COLUMNS
- REMOVE EXTERIOR FACE STUCCO FINISH
- EXISTING STOREFRONT TO REMAIN
- CLEAN AND REPAIR WALLS TO RECEIVE NEW EIFS AND PAINT
- ADD NEW METAL CANOPY AND LIGHTS

TENANT - MULTI TENANT AREA

- REMOVE EXISTING CANOPY AND SOFFIT STEEL FRAMING
- REMOVE MASONRY ARCH FROM ALL PILASTERS
- EXISTING FRONT STEEL BEAM TO REMAIN
- EXISTING STOREFRONT TO REMAIN
- CLEAN AND REPAIR WALLS TO RECEIVE NEW FACADE FINISH
- INFILL MASONRY PILASTERS TO MATCH EXISTING
- ADD NEW EIFS ON NEW STRUCTURE FRAMING
- ADD NEW SOFFIT AND LIGHTS

SYMBOL LEGEND

ELEVATION OR DATUM

TYPICAL WALL SECTION

JUNCTION BOX - SINGLE GANG,
GALVANIZED STEEL WITH METAL
COVER.

FINISHED FLOOR
0' - 0"



DETAIL NUMBER
SHEET WHERE
DETAIL IS SHOWN



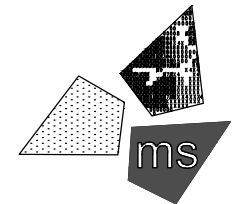
VICINITY MAP



PROJECT LOCATION

Issued:		Date:
A	Concept Package	09/30/24
B	Client Review Set	10/03/24
C	Planning Commission	10/18/24
D		
Revisions:		Date:

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2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

SEAL

PROFESSIONAL OF RECORD:
THEODORE J. GAUSS No. 14079
EXP. DATE: 12/31/25

PROJECT

Midway Plaza
Springboro, OH
W. Central Ave. & Sharts Rd.
Springboro, OH 45066
Warren County

SHEET TITLE

COVER SHEET

DRAWN BY: TJA / MYG

CHECKED BY: TJG

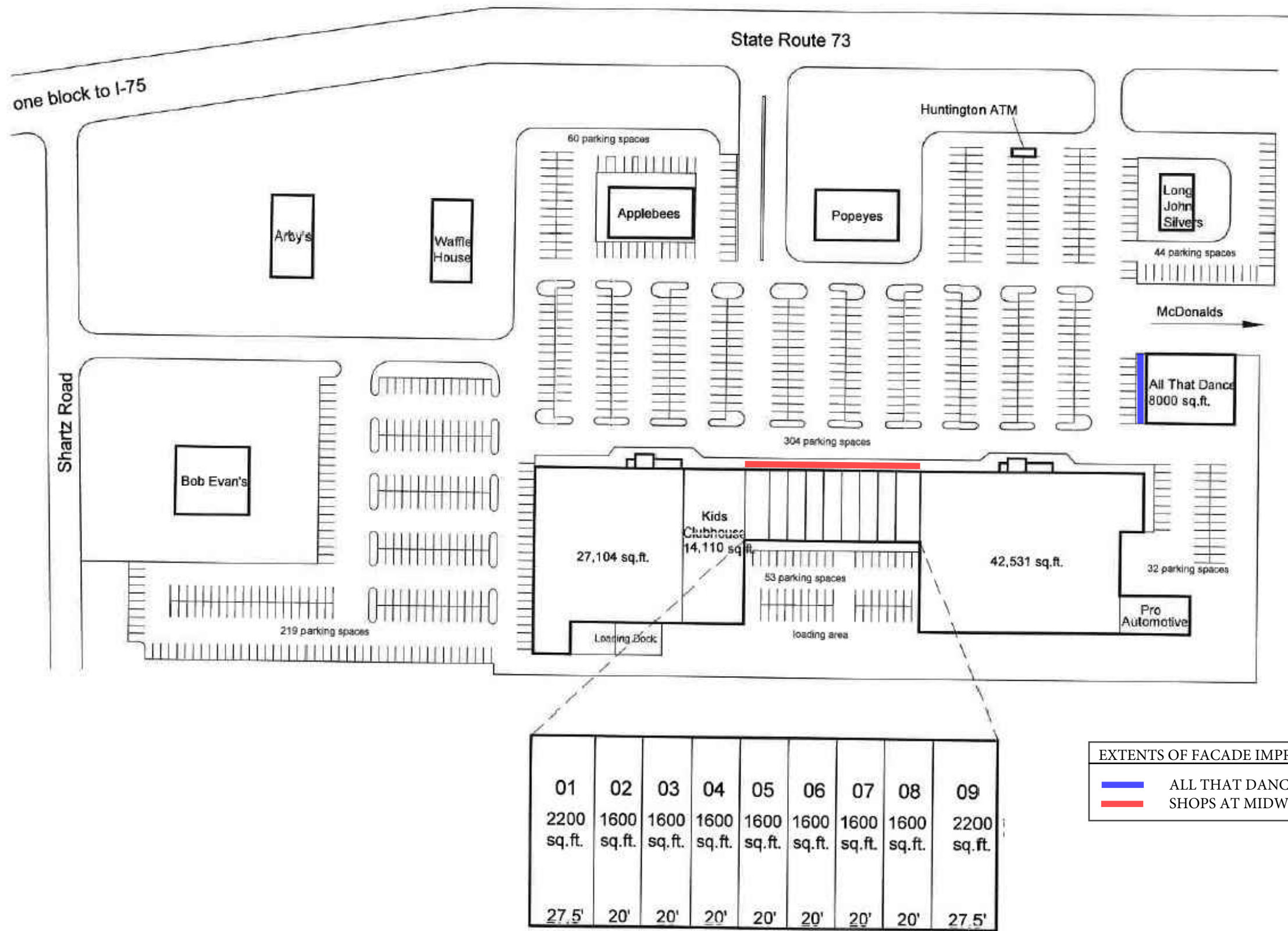
PROJECT NO: 12A56-00

SCALE: AS NOTED

DRAWING

C000

\\msconsultants.com\\Files\\Production\\03\\621\\2A56-00 Leathery Co\\Docs\\CAD\\Plaza Plan.dwg, 10/18/2024 2:02 PM, wolfe, nathan



1 Plaza Plan
SCALE: N.T.S.

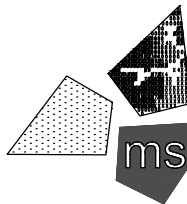
Issued:	Date:
A Concept Package	09/30/24
B Client Review Set	10/03/24
C Planning Commission	10/18/24
D	
Revisions:	Date:

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The Leathery Company



2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

SEAL

PROFESSIONAL OF RECORD:
THEODORE J. GAUSS No. 14079
EXP. DATE: 12/31/25

PROJECT

Midway Plaza
Springboro, OH
W. Central Ave. & Sharts Rd.
Springboro, OH 45066
Warren County

SHEET TITLE

Plaza Plan

DRAWN BY: KTA / MYG

CHECKED BY: TJQ

PROJECT NO: 12A56-00

SCALE: AS NOTED

DRAWING

C001

\\msconsultants.com\\Files\\Production\\03\\621\\2A56-00 Leathery ColDocs\\CAD\\A101 - A201 - Exterior Elevations.dwg, 10/19/2024 1:18 PM, wolfe, nathan

MATERIAL LEGEND

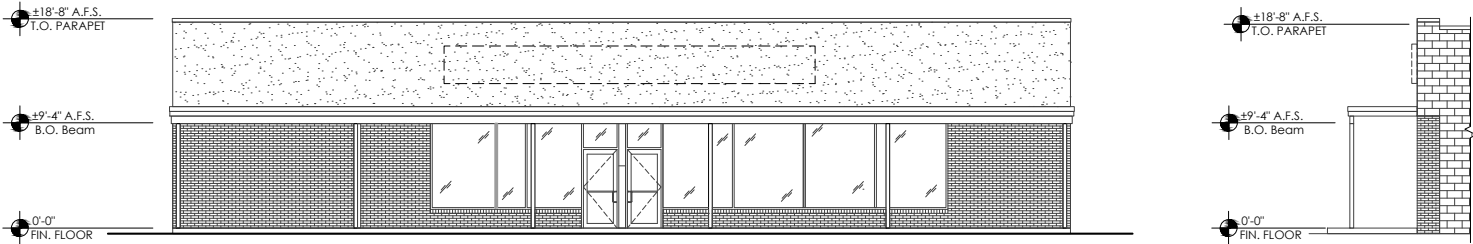
A1
BRIGHT SILVER
EDGE METAL, CANOPY,
CORNICE

A2
EXTERIOR PAINT
SHERWIN WILLIAMS
#7005 PURE WHITE

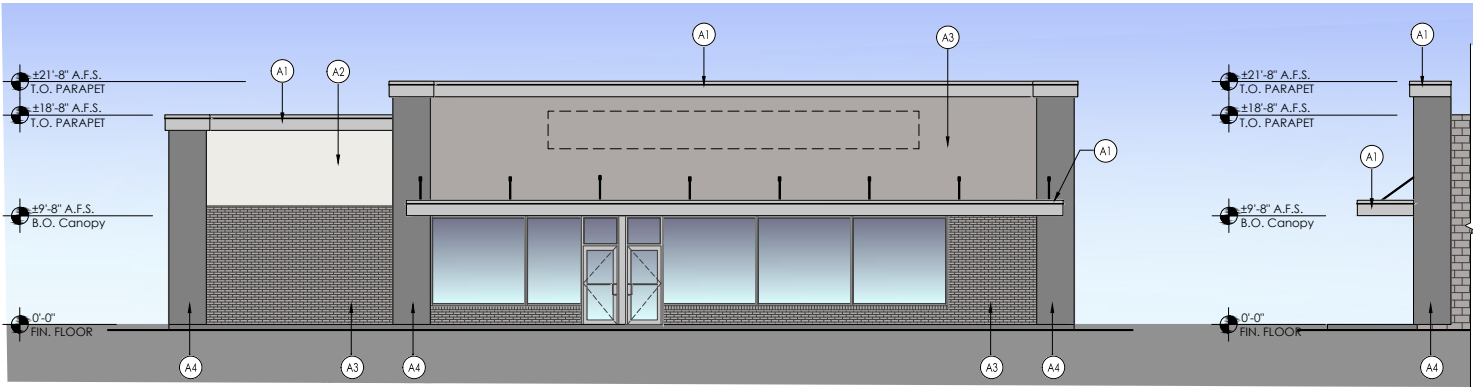
A3
EXTERIOR PAINT
SHERWIN WILLIAMS
#6003 PROPER GRAY

A4
EXTERIOR PAINT
SHERWIN WILLIAMS
#7019 GAUNTLET GRAY

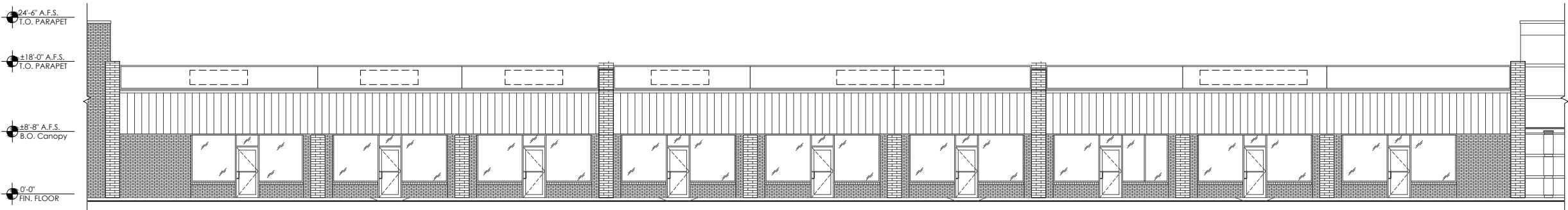
Exterior Finish Schedule		
KEY	MATERIAL/MFG.	COLOR/NO.
A1	EDGE METAL	BRIGHT SILVER
A2	EXTERIOR PAINT	SW #7005 - PURE WHITE
A3	EXTERIOR PAINT	SW #6003 - PROPER GRAY
A4	EXTERIOR PAINT	SW #7019 - GAUNTLET GRAY



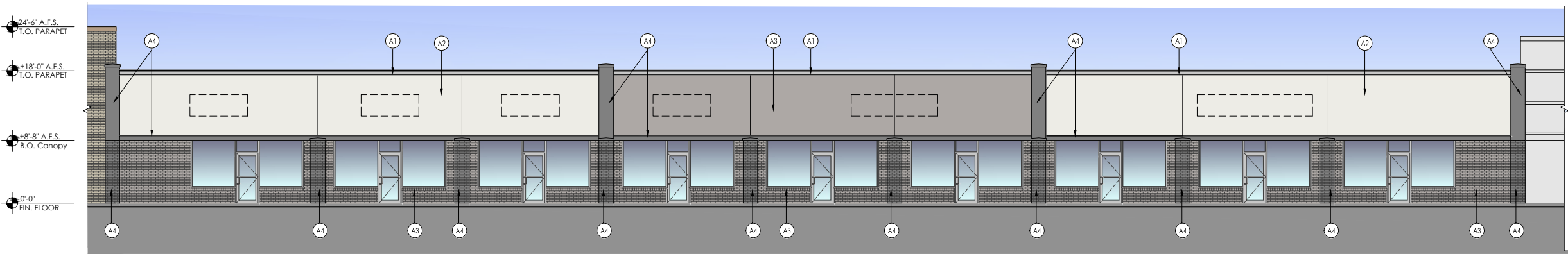
4 All That Dance Existing Elevation
SCALE: 1/8" = 1'-0"



3 All That Dance Proposed Elevation
SCALE: 1/8" = 1'-0"



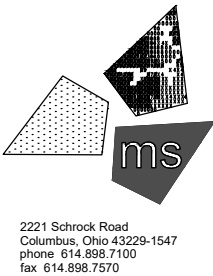
2 Midway Plaza Existing Elevation
SCALE: 1/8" = 1'-0"



1 Midway Plaza Proposed Elevation
SCALE: 1/8" = 1'-0"

Issued:	Date:
A Concept Package	09/30/24
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Revisions:	Date:

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SEAL


PROFESSIONAL OF RECORD:
THEODORE J. GAUSS No. 14079
EXP. DATE: 12/31/25

PROJECT
Midway Plaza
Springboro, OH
W. Central Ave. & Sharts Rd.
Springboro, OH 45066
Warren County

SHEET TITLE
Color
Exterior
Elevations

DRAWN BY: KTA / MYG
CHECKED BY: TJJ
PROJECT NO: 12A56-00
SCALE: AS NOTED
DRAWING

A-000



SEAL

PROJECT

W. Central Ave. & Sharts Rd.
Springboro, OH 45066
Warren County

SHEET TITLE

DRAWN BY: KTA / MYG

CHECKED BY: TJG

PROJECT NO: 12A56-0

SCALE: AS NOTED

DRAWING

A101



GENERAL ELECTRICAL NOTES:

1. EMERGENCY FIXTURES (EM) HAVE EMERGENCY BATTERY BALLAST FACTORY INSTALLED. VERIFY FIXTURE COUNTS AND PLACEMENT OF EMERGENCY FIXTURES PRIOR TO INSTALLATION. NOTIFY AID REP OF ANY DISCREPANCIES.
2. ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO AVOID INTERFERENCE WITH THE OPERATION OF AND/OR ACCESS TO OTHER EQUIPMENT. ALL MOUNTING OF ELECTRICAL ITEMS ON EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR SHALL BE APPROVED IN ADVANCE BY THE OTHER CONTRACTOR AND OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUIT PENETRATIONS THROUGH BUILDING WALLS SHALL BE GROUTED OR SEALED CLOSED. WHERE CONDUIT PENETRATES WALLS AND FLOORS SEAL WITH A U.L. LISTED SEALANT. SEAL PENETRATIONS WITH INTUMESCENT CAULK, PUTTY, OR SHEET INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE WALLS AND FLOORS SHALL BE TESTED AND CERTIFIED AS A SYSTEM PER ASTM E814 STANDARDS FOR FIRE TESTS OR THROUGH-PENETRATION FIRESTOPS AS MANUFACTURED BY 3M, THOMAS & BETTS, OR DUPONT.
4. ALL CONDUIT SHALL BE CONCEALED IN WALLS, PARTITIONS OR ABOVE CEILING, ETC., UNLESS OTHERWISE INDICATED ON THE PLANS OR IN THE SPECIFICATIONS. CONDUIT MAY BE EXPOSED IN BACKROOM TO DISTRIBUTION PANEL ONLY IN VERTICAL RUNS. IF NO CEILING IS INSTALLED, CONDUIT SHALL BE RUN JUST BELOW ROOF DECK AT BOTTOM OF UPPER CHORD OF ROOF JOISTS TO PREVENT POSSIBLE DAMAGE FROM ROOFING SCREWS ABOVE. ALL CONDUITS SHALL BE PARALLEL AND/OR PERPENDICULAR TO THE BUILDING STRUCTURE AND WALLS.

STOREFRONT PLAN KEYNOTES:

11. CONNECT CANOPY LIGHTS TO EXISTING EXTERIOR LIGHTING CIRCUIT AND CONTROLS, OR CONNECT TO EXISTING 20A SPARE CIRCUIT BREAKER AND PROVIDE CONTROL CIRCUIT. COORDINATE LIGHTING CONTROL REQUIREMENTS IN FIELD WITH OWNER.
12. PROVIDE JUNCTION BOX FOR EXTERIOR BUILDING SIGNAGE. CONNECT TO EXISTING SIGNAGE CIRCUIT, OR CONNECT TO EXISTING 20A SPARE BREAKER IN CORRESPONDING TENANT PANEL. COORDINATE POWER REQUIREMENTS IN FIELD PRIOR TO BEGINNING WORK.

3 Storefront P_{Plan} (RCP)



PROFESSIONAL OF RECORD:
THEODORE J. GAUSS No. 14079
EXP. DATE: 12/31/25

Midway Plaza
Springboro, OH
W. Central Ave. & Sharts R.
Springboro, OH 45066
Warren County

All That Dance
Elevation / Place

DRAWING



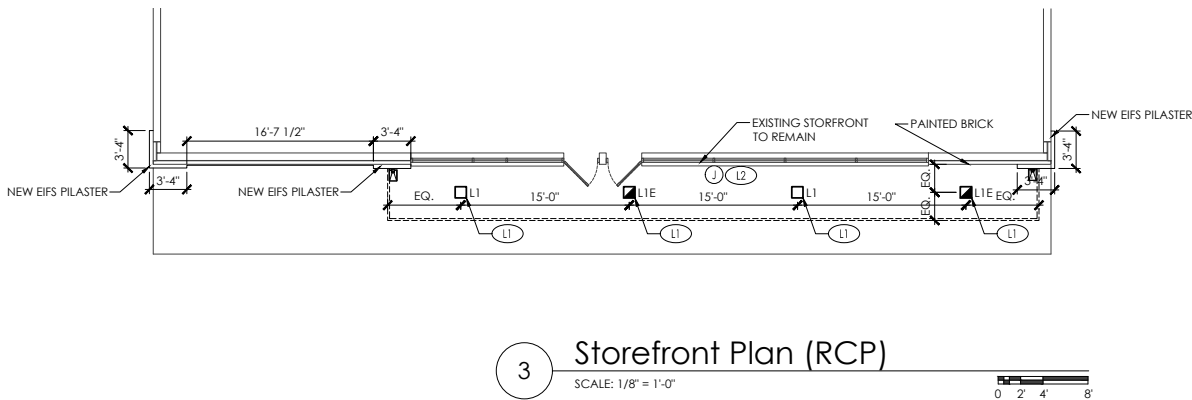
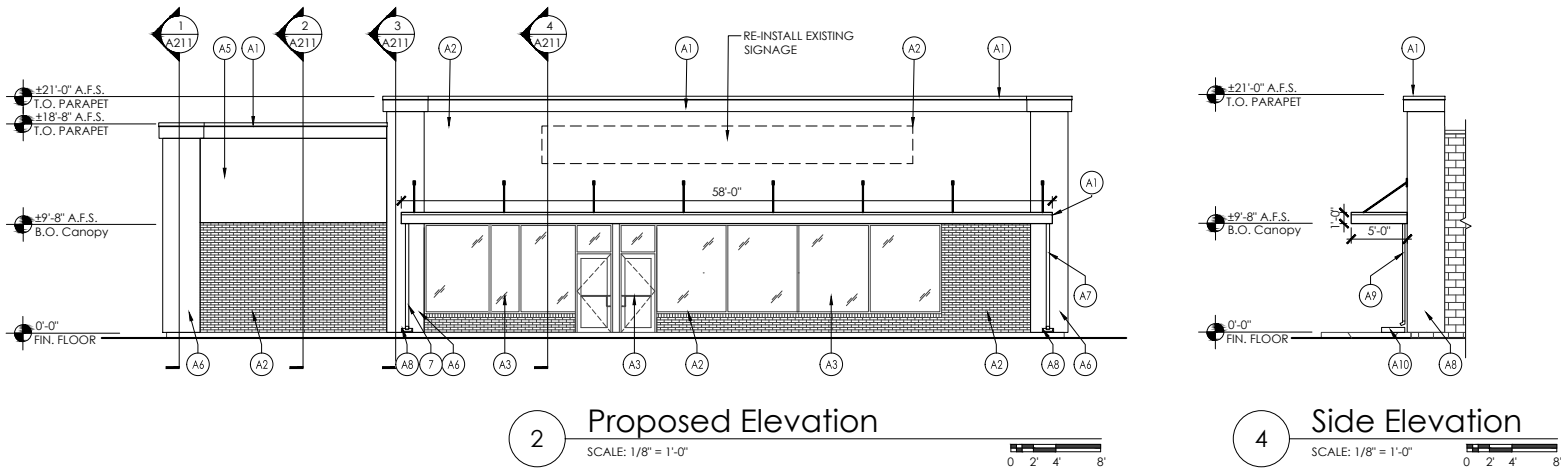
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LIGHTING LUMINAIRE SCHEDULE							
FIXT. NO.	DESCRIPTION	FIXT. SIZE	MOUNTING	LAMPS		VOLTS /BLS TYPE	MANUFACTURER
				TYPE	PERFORMANCE		
L1	CANOPY/SOFFIT SQUARE	14.25"W. x 14.25"L.	SURFACE	LED	25W, 2589L, 30K	120 - 277 V	HOLOPHANE: PPSGL2-P10-30K- MVOLT-GL-T5M- STM-WHSDP
L1E	CANOPY/SOFFIT SQUARE EMERGENCY	14.25"W. x 14.25"L.	SURFACE	LED	25W, 2589L, 30K	120 - 277 V	HOLOPHANE: PPSGL2-P10-30K- MVOLT-GL-T5M- STM-WHSDP-EM



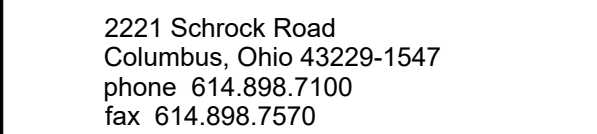
3 Storefront Plan (RCP)

SCALE: 1/8" = 1'-0"

0 2' 4' 8'

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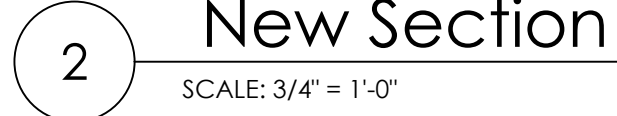
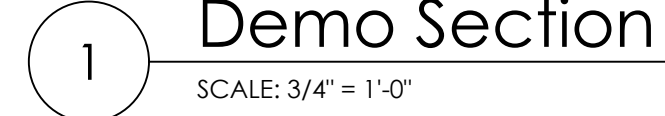


NOT FOR
CONSTRUCTION

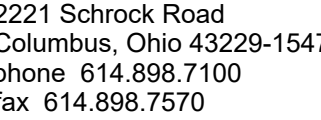
Midway Plaza
Springboro, OH
W. Central Ave. & Sharts Rd.
Springboro, OH 45066
Warren County

Wall Sections at Midway Plaza

A111



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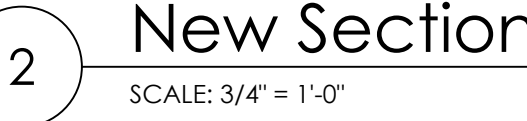
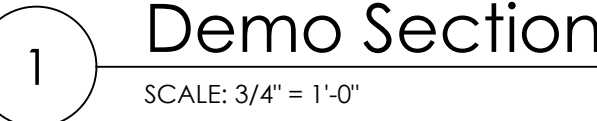
NOT FOR
CONSTRUCTION

Midway Plaza
Springboro, OH
W. Central Ave. & Sharts Rd.
Springboro, OH 45066
Warren County

Wall Sections at Midway Plaza

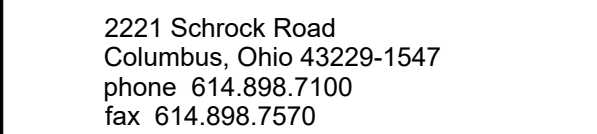
DRAWING

A112



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NOT FOR
CONSTRUCTION

SHEET TITLE

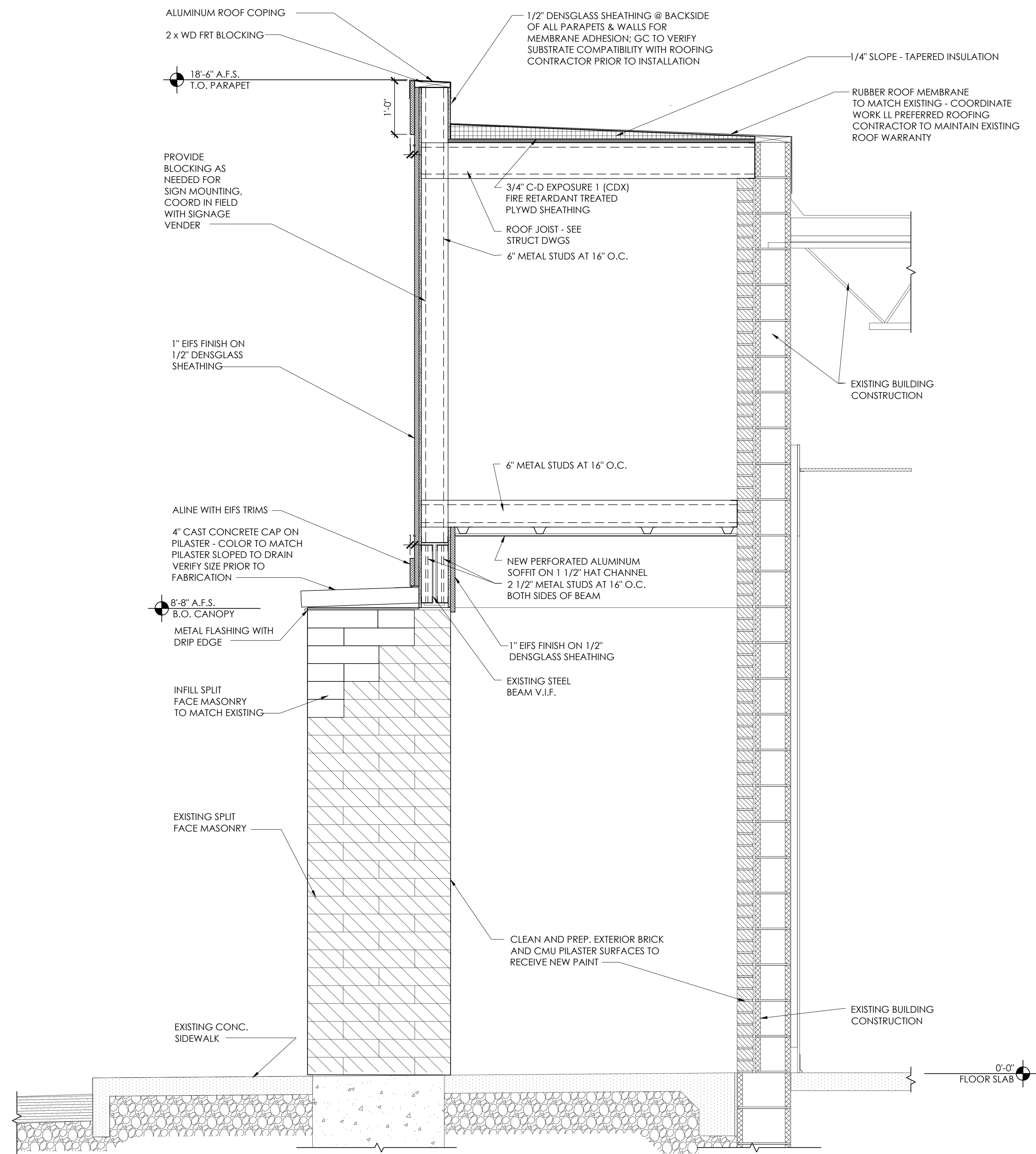
DRAWN BY: KTA / MYG

CHECKED BY: TJG

PROJECT NO: 12A56-00

SCALE: AS NOTED

A113

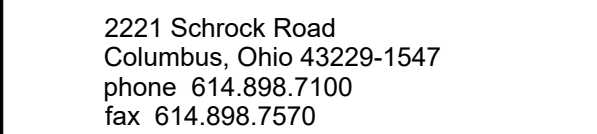


1 SCALE: 3/4" = 1'-0"

2 SCALE: 3/4" = 1'-0"

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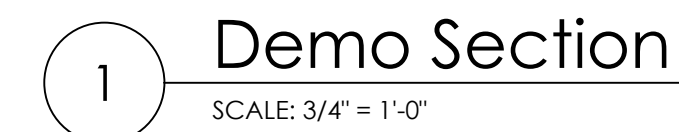


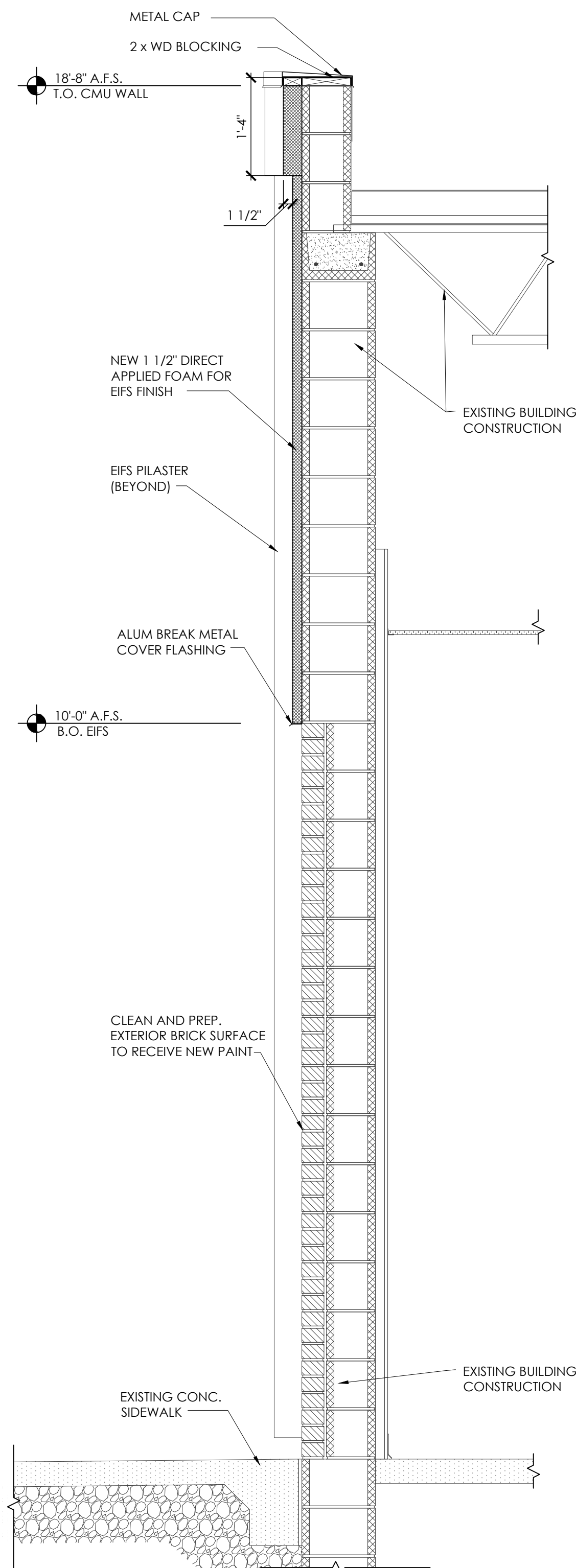
NOT FOR
CONSTRUCTION

Midway Plaza
Springboro, OH
W. Central Ave. & Sharts Rd.
Springboro, OH 45066
Warren County

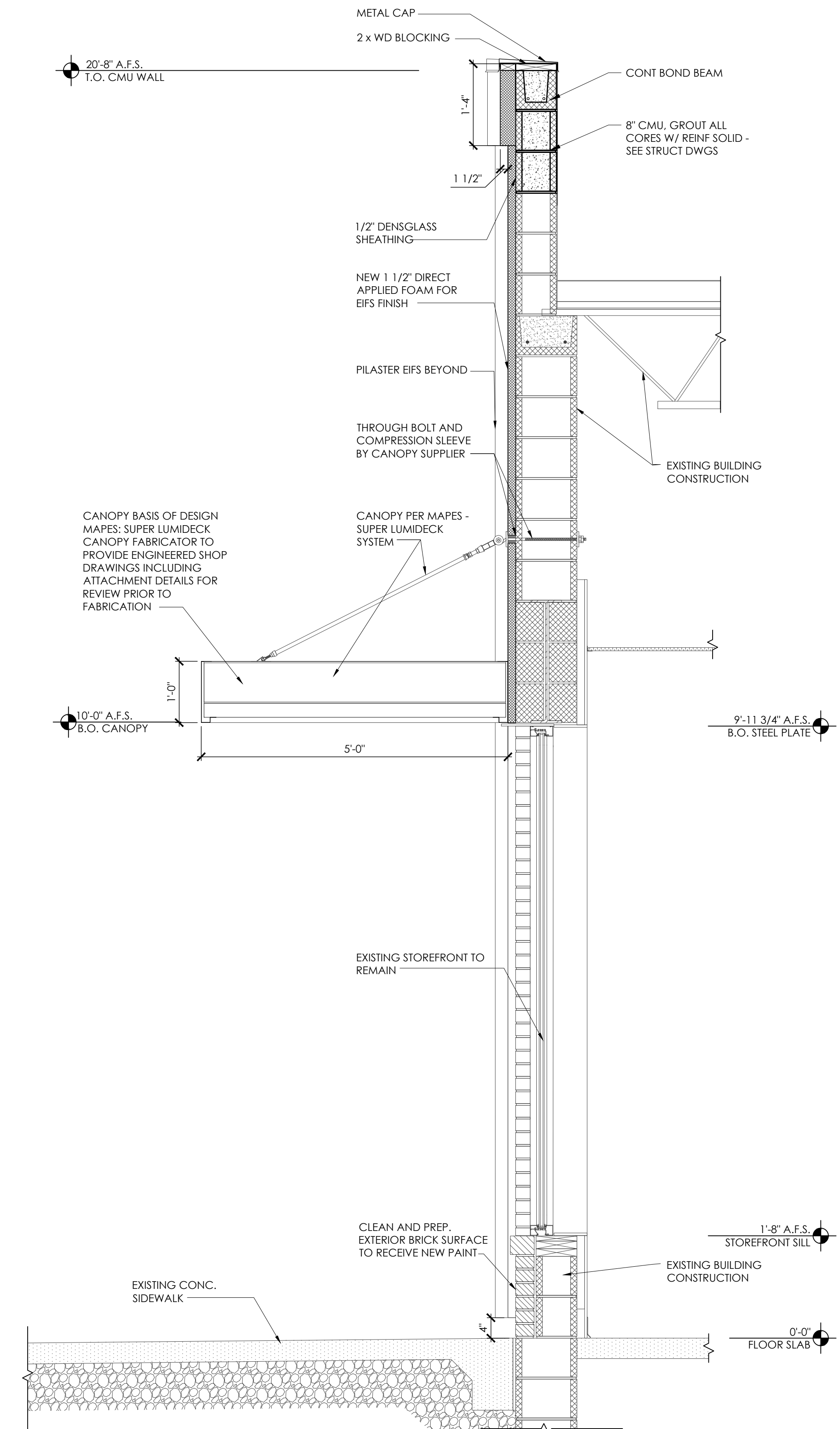
Wall Sections at Midway Plaza

A114





2 Wall Section
SCALE: 3/4" = 1'-0"



4 Wall Section
SCALE: 3/4" = 1'-0"

SHEET TITLE	
Wall Sections at All That Dance	
DRAWN BY: KTA / MYG	
CHECKED BY: T/JG	
PROJECT NO: 12A56-00	
SCALE:	AS NOTED
DRAWING	
A211	

Catalog Number	
Notes	Type

Parkpak® LED



Mechanical

- Heavy grade A360 cast aluminum coupled with a rigorous 5-stage pretreatment, epoxy basecoat and polyester topcoat yield a finish that achieves a scribe creepage rating of 8 after 5,000 hours of salt spray.
- Mounts to a standard junction box
- Provide a swivel kit for pendant mount applications that is secured to a 4 inch square electrical box
- Wet location listed
- IP66 rating
- ¾" threaded plug (¾" - 14 NPT) on each side, accepts ¾" and ½" conduit.
- Vibe rating for surface mount: 3G
- Vibe rating for pendant mount: 3G at 1.5 feet, excludes swivel kit
- Pendant mount: ¾" - 14 NPT in center of housing
- Bird Shroud (Accessory)

Electrical

- Electrical harness for quick and safe disconnect / connect of power and options
- Rated for -40°C / -40°F minimum ambient
- Programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI, 8 week lead-time
- Internal mounted emergency battery backup for operation in an ambient temperature ranging from -20°C / -4°F to 30°C / 86°F for P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA with indicator light per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2
- The emergency battery option surge protection is 10kV/5kA per ANSI C136.2

Optical

- The light engine shall be IP66
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Optical Material Options

- Borosilicate glass lens (GL)
- Polycarbonate lens (PY)
- Zero uplight option (FC)

Controls

- Field adjustable output
- Button style photocontrol
- Motion Sensor / Ambient Photocontrol with mounting options ranging from (8-15') and (15-30')
- Title 24 compliance options available

Certification and Standards

- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C / 104°F for standard product
- Designlights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty

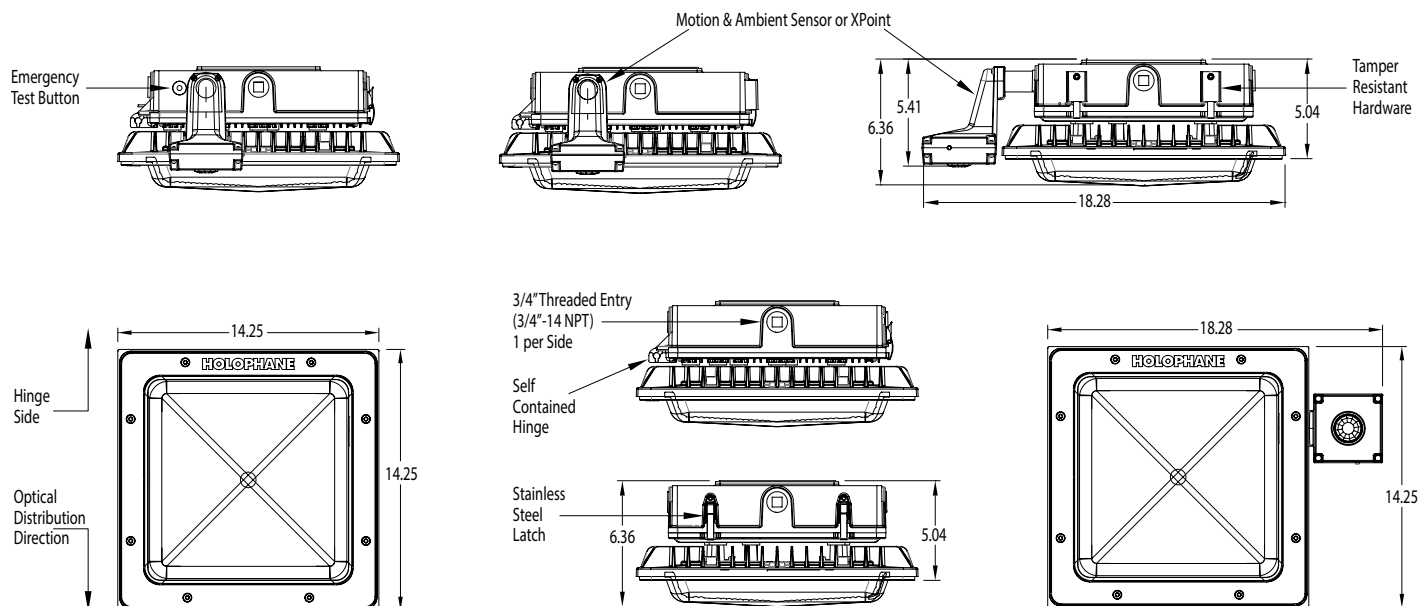
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA

Maximum weight: 24 lbs.



City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, October 9, 2024

I. Call to Order

Chris Pearson, Vice Chair, called the Wednesday, October 9, 2024 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, Rob Dimmitt, Matt Leedy, and John Sillies.

Staff Present: Dan Boron, City Planner; and September Bee, Planning Commission Secretary, Jerry McDonald, City Legal Counsel.

Mr. Sillies motioned to excuse Ms. Iverson, Mr. Thompson, and Mr. Harding. Mr. Dimmitt seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; (4 yes – 0 no)

II. Approval of Minutes

September 11, 2024 Planning Commission Minutes

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

Mr. Sillies motioned to approve the September 11, 2024 Planning Commission minutes. Mr. Dimmitt seconded the motion.

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; (4 yes – 0 no)

III. Agenda Items

A. Preliminary Review

Planning and Zoning Text Amendments, exterior lighting code, sign code

Discussion:

Mr. Pearson asked Mr. Boron for a summary of the agenda item.

Mr. Boron stated that in 2023 City Council enacted a moratorium on the acceptance of new applications for Certificates of Zoning Compliance for vaping establishments to provide the city time to review the Planning and Zoning Code and how this land use is regulated. The result of that review is a recommendation from City staff—the City Manager, Law Director, and himself—to amend the Planning and Zoning Code to address the external effects of these businesses with respect to the intensity of light produced by their operation as well as signage. The City engaged a consultant to review the City's Planning and Zoning Code and their recommendations, as well as those of City staff and the Law Director.

Mr. Boron said that it was important to note what is and is not included in the proposed ordinance change. At the September 9 Planning Commission meeting, he said that the Ordinance changes would also include text amendments addressing the regulation of murals. Murals are not a part of the current recommendation.

The lighting code was revised in 2021. There are only two sections, Section 1273.01 and Section 1273.02, that will be affected by these changes. There is one central change that is being recommended: this will change the way that the lighting ordinance is interpreted to be any lighting that escapes the building is considered exterior lighting. Most other changes are minor.

Mr. Dimmitt asked if these changes would be retroactive.

Mr. Boron said they would not be retroactive, but any new applications or changes made to existing sites would need to be compliant with the updated code.

Mr. Boron added that Ms. Wendy Mueller, the City's consultant, made a recommendation regarding the title of Section 1273.02, Applicability and Approved Site Plan Required. In the past, this has been managed through the Commission's site plan review process. The Planning Commission has routinely asked City staff to handle the technical aspects of the photometric analysis after members have reviewed them. Planning Commission members and staff see the photometric points and the fixtures, but it is left up to staff to work out the details of the staff comments with the applicants.

Mr. Sillies asked what technique is used to take light measurements. Are there specific heights and depths that are consulted when taking measurements?

Mr. Boron replied that the light measurements are taken immediately outside the window. He will research this point further.

Mr. Pearson said the points were specified in the ordinance itself.

Mr. Boron addressed item number three, where a new (a) clarified how the regulations are applied.

Mr. McDonald commented that he wasn't sure if the word "outdoor" should be included in the new (a) comments in Section 1273.02. It had been discussed previously that continuity in wording is important for interpretation and it was decided that exterior and interior lighting was appropriate. It is something that can be looked at when these changes are fine-tuned.

Mr. Boron said the idea was to convey the idea that all lighting be treated the same way, whether it is interior or exterior or even coming from a sign.

Mr. Boron continued to item number four; a new (b) will be added to Section 1273.02. It states that interior lighting visible from the exterior will be treated as exterior lighting. This is the central recommendation to the entire text amendment recommendation. This changes the way lighting will be interpreted. Interior lighting was not considered in the past, but with the evolution of the high-intensity LED lighting that is now available, this issue must be addressed regarding light coming from an interior source.

Item number five, which is the new (c) and was the old (a), clarifies how the chapter is applied.

Mr. Pearson had a question about item number five. He asked about the new verbiage that states the Planning Commission shall review and make a decision on the installation or modification of outdoor light subject to the standards of this chapter as part its site plan approval process, or amendment to a previously approved site plan. Who will be making the amendment?

Mr. Boron said the applicant would be the one making the amendment. In some cases, when the changes are below a certain threshold, approximately 1,000 square feet on an addition and/or 30% of the frontage on the exterior, it just occurs on a staff review basis when very minor changes are being made.

Moving to the next item, number six, Mr. Boron addressed adding to Section 1273.02(c)(2), Lighting plan approval criteria; a new (F) would be added that includes interior lighting visible from the exterior as a criterion in the applicability of the regulation. One of the things that Ms. Moeller liked about the City's ordinance is that not only are there maximum levels of intensity measured in foot-candles, but we also have ratios where the maximum amount of light and the minimum are compared, and the average, so it gives a uniformity of lighting.

Mr. Leedy asked if this applied to the term "unnecessarily bright" used in the verbiage was too subjective.

Mr. Boron said that "unnecessarily bright" should have been removed from the addition.

Mr. McDonald confirmed that the addition for item number six should exclude the term "unnecessarily bright."

Mr. Boron said that item number seven has an addition, (D), that prohibits lighting attached to the interior or exterior of windows.

Mr. McDonald said he was concerned about the advertising signs often used in bars and Christmas lights. Item seven would mean that anyone with a commercial establishment would be prohibited from displaying Christmas lights or advertising their products. He does not think this item should remain in the changes being proposed. If the signs or lighting are attached to an interior or exterior window and meet the criteria for at or below maximum brightness, they should be allowed.

Mr. Boron said staff also recommends that Section 1273.02(c)(3), Design Standards, be recodified as Section 1273.03 to reflect the hierarchy of this part of the Chapter. Succeeding sections would be renumbered accordingly.

Mr. Boron continued to the next bullet item, #9. At the recommendation of Mr. Pearson, the code would use the correct term, "correlated color temperature," and removing the words "degrees Kelvin" and replacing with just "K" to read "...lighting shall have a correlated color temperature of 3500 "K" or less".

Bullet item #10 relates to revising Section 1273.02(c)(3)(J) that regulates the illumination of specific uses. Vehicle fueling station illumination is now increased to a maximum of 15 foot-candles, a standard that has been used for fueling operations since 2020. Drive-throughs would remain 10 foot-candles, and convenience stores are removed from the list and be held to the baseline illumination standard for the ordinance.

Circling back to the question of specifically where light measurements should be taken, Mr. Pearson noted that Table 9, Illumination Standards to Areas within the Site Plan, states that the illumination is to be measured in foot-candles at ground level. He suggested that being more specific by saying that illumination is to be measured in foot-candles at ground level directly in front of the window.

Mr. McDonald agreed with Mr. Pearson and said that he thinks the language should be consistent throughout the ordinance.

Mr. Boron said they would include the suggested wording in the revised version of this presentation.

Mr. Boron asked if there were any further questions regarding the changes to the lighting code. There were none.

Mr. Boron said City staff is recommending changes to the sign code, Chapter 1281. The first change is to revise Table 1281-B, Maximum Individual Building Sign Area in Commercial Zoning Districts, to allow 150% of the maximum sign area in the ADD-1, Austin Development District-1. This change allows for large industrial-type buildings to have larger signs that better match the scale of the building.

Mr. Pearson asked if this change was spurred by requests from businesses.

Mr. Boron replied yes, because most businesses in the ADD-1 have asked for larger signs and those requests have been granted. By making these changes it will avoid the likelihood of a variance request.

The second change to the sign code is a code interpretation regarding a revision to Table 1281-C, Ground Sign Standards. This table was written with a curb in mind, but the curb and the property line often do not match. There are still quite a few properties throughout the City that have property lines in the public right-of-way, and this allows for highway access through an easement for the property owner. This does not change anything about the size of the signage allowed, it just legalizes that the city recognizes these easements.

Members of Planning Commission and staff commented that this revision should reflect existing or proposed right-of-way.

Mr. Boron asked Mr. McDonald if he wanted to comment on the presentation being prepared regarding murals.

Mr. McDonald replied that is still a work in progress. They are leaning more toward regulating murals more as public art rather than signs.

Mr. Dimmitt asked if the only way the City could control the content of a mural was if the city owned the property and funded the mural?

Mr. McDonald said that the current way of approaching projects like murals is if it is public art and the City is the one who is commissioning it, then it would be the City's art, and they could control the content. It is being considered that if the City can own the art and then transfer the license and the requirement to maintain the art, and keep it for a certain amount of time, murals may be possible in select spots within the city.

Mr. Boron added that the Master Plan created in 2022 recommended adding public art to bring interest to the city. This topic will be presented to City Council members at a future date.

Mr. Pearson asked if there were any further questions or comments. There were none.

Mr. Boron said the recommendations discussed this evening on a preliminary basis will be on the November 13 meeting agenda for formal recommendation to City Council.

Mr. McDonald said the vape moratorium would be extended by City Council members; it is set to expire on December 7.

IV. Guest Comments

Mr. Pearson called for guest comments. There were none.

V. Planning Commission and Staff Comments

Mr. Boron commented that the rezoning request for 500 East Street was approved by City Council at their October 3 meeting.

Mr. Boron reminded members that the 36th Annual Miami Valley Planning and Zoning Workshop will be held on Friday, December 6, 2024 at the Ponitz Center, Sinclair Community College in Dayton. All Planning Commission members and staff are invited to attend; if interested in attending, please notify Ms. Bee with your information.

VI. Adjournment

Mr. Pearson called for a motion to adjourn.

*Mr. Sillies motioned to adjourn the October 9, 2024 Planning Commission Meeting at 6:46 pm.
Mr. Dimmitt seconded the motion.*

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; (4 yes – 0 no)

Mr. Pearson said that the motion is approved unanimously, and the meeting is adjourned.

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planner

September Bee, Planning Commission Secretary