

Agenda
City of Springboro Planning Commission Meeting
Wednesday, December 17, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. November 12, 2025 Planning Commission Meeting
- III. Agenda Items
 - A. Preliminary Review, Rezoning, South Richards Run Road from East Central Avenue (SR 73) to Duvall Drive, M-1, Light Manufacturing District, to M-2, Heavy Manufacturing District; PUD-O, Planned Unit Development-Office, to M-2 District; and R-1, Estate-Type Residential District, to M-2 District
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Comments
Springboro Planning Commission Meeting
Wednesday, December 17, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Preliminary Review

Rezoning, South Richards Run Road from East Central Avenue (SR 73) to Duvall Drive, M-1, Light Manufacturing District, to M-2, Heavy Manufacturing District; PUD-O, Planned Unit Development-Office, to M-2 District; and R-1, Estate-Type Residential District, to M-2 District

Background Information

This agenda item is an application filed by LJB, Inc. on behalf of High Concrete Group, LLC, property owner, requesting the rezoning of 12.123 acres of land on South Richards Run Road from East Central Avenue (SR 73) to Duvall Drive to M-2, Heavy Manufacturing District. The applicants are requesting the rezoning to consolidate zoning for company-owned property and to accommodate expansion of the concrete plant east of current operations.

The proposal includes the rezoning of the following sub-parcels; descriptions correspond to sheet C300 in the application included in the meeting materials:

- The rezoning of an undeveloped 1.486-acre site, labeled rezone parcel A, from R-1, Estate-Type Residential District, to M-2 District. This site was the location of a home prior to the construction of South Richards Run Road.
- A 2.886-acre area, labeled rezone parcel B, on the northeast corner of Mound Park Drive and Duvall Drive from M-1, Light Industrial District, to M-2 District. This is the site of a small High Concrete building and off-street parking.
- The rezoning of 7.751 acres of land, labeled rezone parcels C-D, from PUD-O, Planned Unit Development-Office, to M-2. This site is mostly undeveloped but includes a High Concrete vehicle storage area at the northwest corner of Duvall Drive and South Richards Run Road.

The M-2 District is established in the Planning and Zoning Code "...to provide land for major manufacturing, processing, storage and warehousing, and research and testing establishments which require large sites, extensive community services and facilities, ready access to regional transportation, [and that] generate heavy traffic and create no nuisance discernable beyond the district." In addition to the description above, uses permitted in the district include vehicle repair, offices, business service establishments, kennels and dog day care facilities, hospitals, public recreation, essential services (utilities, public facilities), garden centers, and accessory uses and structures. The M-2 District requires large lots with corresponding large setbacks. Buildings up to 40 feet in height are permitted, with 55 feet permitted for uninhabited structures. The M-2 District includes most of High Concrete's operation as well as Mound Steel's facility to the southeast.

High Concrete intends to expand their Springboro operation upon approval of the rezoning request. No plans have been formally submitted at this time; when they are, they will be subject to review by the Planning Commission through the site plan review process. The Planning Commission review will address the architecture of the buildings, site access and internal circulation, stormwater

management, the provision of utilities and public services, external lighting, fencing and walls, and landscaping including screening from adjacent property, the retention of existing vegetation, and more.

Adjacent land uses include the remainder of the High Concrete operation to the west, to the north on the north side of East Central Avenue the common space, entrance, and south-most homes in the Richards Run subdivision; to the east on the east side of South Richards Run Road the South Richards Run Business Park (Irongate Realty, Imagination Station daycare, offices, Empowered Community Service), and undeveloped City-owned land; and to the south the City of Springboro Public Service Garage, and the Mound Steel operation to the southwest. Adjacent zoning includes M-2 District to the west and southwest, PUD corresponding to the Richards Run subdivision, PUD-MU, Planned Unit Development-Mixed Use, corresponding to the South Richards Run Business Park, PUD-O, Planned Unit Development-Office, corresponding to the City-owned land to the southeast and a portion of the City service operation to the south, and M-1 District to the south corresponding to the remainder of the City service operation.

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 characteristics. Policy Area 14, South Richards Run Corridor, includes the subject property and others in the vicinity. The master plan recommends, among other actions, infill development around the existing High Concrete operation, the use of South Richards Run Road as a bypass to South Main Street to reduce traffic congestion and heavy truck traffic there, and the development of other areas as office. The plan also encourages landscaping and design standards that coordinate building and lot design, with other portions of the policy area developing with non-industrial operations.

Staff Comments

City staff has no comments. Following Planning Commission and City Council consideration of this application and its approval, the applicants are encouraged to coordinate with City staff early to work through the requirements of the site plan review process.

The information contained in this report is based on material provided to the City of Springboro as of Wednesday, December 10, 2025 at 12:00 p.m.



High Concrete Group Rezoning Request

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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 **APPLICANT NAME:** Noah Mazy High Concrete Group, LLC

Agent

Lessee **Address:** 95 Mound Park Drive

Signed Purchase Contract Springboro, Ohio 45066

Telephone No. (484) 794-2177 Cell; (717) 336-9300 Office

Fax No. ()

Email Address NMazy@high.net

PROPERTY OWNER NAME (IF OTHER): _____

Address: _____

Telephone No. ()

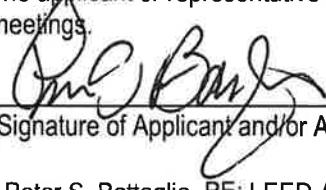
Property Address or General Location: Richards Run/ Duvall Drive

Parcel Number(s): 0407176008, 0407176001, Parts of 0407156026 Existing Zoning District: PUD-O, M-1, R-1

Proposed Zoning District: M-2

Proposed Use: Pre-Cast Concrete Production

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


Peter S. Battaglia Agent, LJB Inc. 11-21-2025
(Signature of Applicant and/or Agent) (Date)

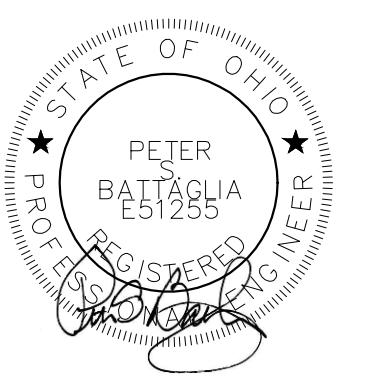
Peter S. Battaglia, PE; LEED AP
Printed Name



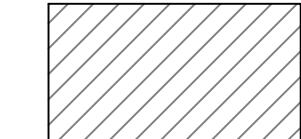
Engineering

Building Partnerships

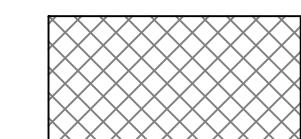
LJBinc.com
(866) 552-3536
info@LJBinc.com



ZONING LEGEND



EXISTING ZONING: PUD-0



EXISTING ZONING: M-1



EXISTING ZONING: R-1

HIGH CONCRETE

95 MOUND PARK DRIVE
SPRINGBORO, OHIO 45066



HIGH CONCRETE GROUP LLC

SPRINGBORO SITE MODIFICATIONS

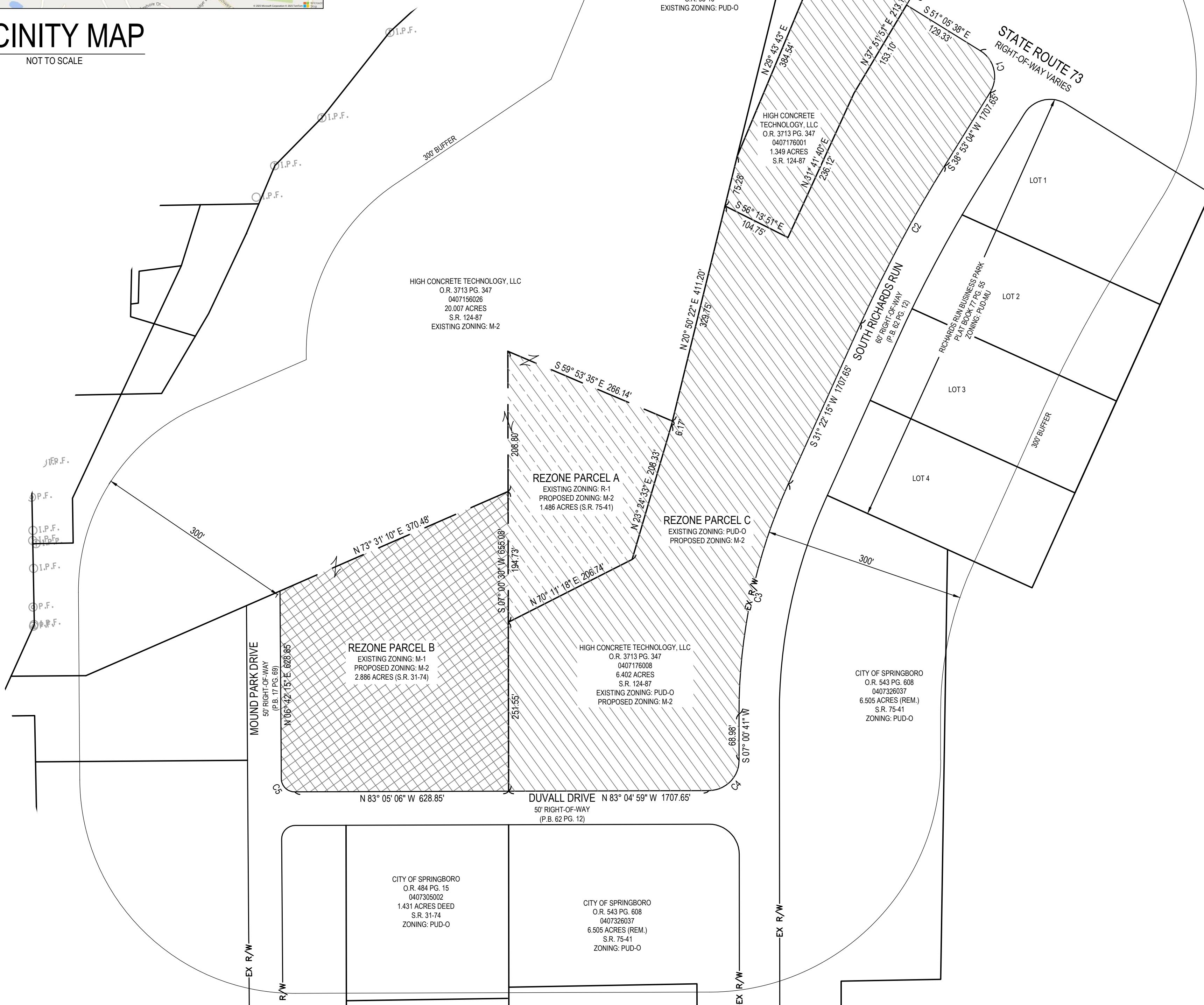
DUVALL DR. / S. RICHARDS RUN
SPRINGBORO, OHIO 45066

NOTES

- PARCELS A-D ARE PROPOSED TO BE ZONED M-2
- LEGAL DESCRIPTIONS FOR EACH PARCEL ARE ORGANIZED AS:
 - **PARCEL A:** LEGAL DESCRIPTION BY LJB Inc., PER S.R. 75-41, PART OF AUDITOR PARCEL NUMBER 0407156026.
 - **PARCEL B:** LEGAL DESCRIPTION IN EXHIBIT "A" OF DEED O.R. 280 PG. 665, PART OF AUDITOR PARCEL NUMBER 0407156026.
 - **PARCEL C:** LEGAL DESCRIPTION IN EXHIBIT "A" OF DEED O.R. 3713 PG. 347 (PARCEL "I"), AUDITOR PARCEL NUMBER 0407176008.
 - **PARCEL D:** LEGAL DESCRIPTION IN EXHIBIT "A" OF DEED O.R. 3713 PG. 347 PARCEL "II") AUDITOR PARCEL NUMBER 0407176001.

VICINITY MAP

NOT TO SCALE

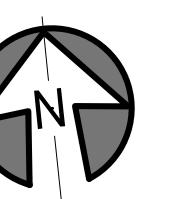


CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	89.98	70.67	45.00	S6° 06' 17"E	63.63
C2	7.51	266.20	2030.00	S35° 07' 39"W	266.01
C3	24.36	352.88	830.00	S19° 11' 28"W	350.22
C4	89.91	70.61	45.00	S51° 57' 51"W	63.59
C5	89.79	31.34	20.00	N38° 11' 22"W	28.23

FILE PATH: Q:\High Conc Grp0130226A_00 - High Concrete Site Modifications Dev Drawings\Zoning Site plan\130226_Rezoning Map.dwg
SAVE DATE: 12/9/2025 10:52 AM SAVED BY: cmontgomery PLOT DATE: 12/9/2025 10:53 AM PLOT BY: Clay Montgomery

SITE PLAN

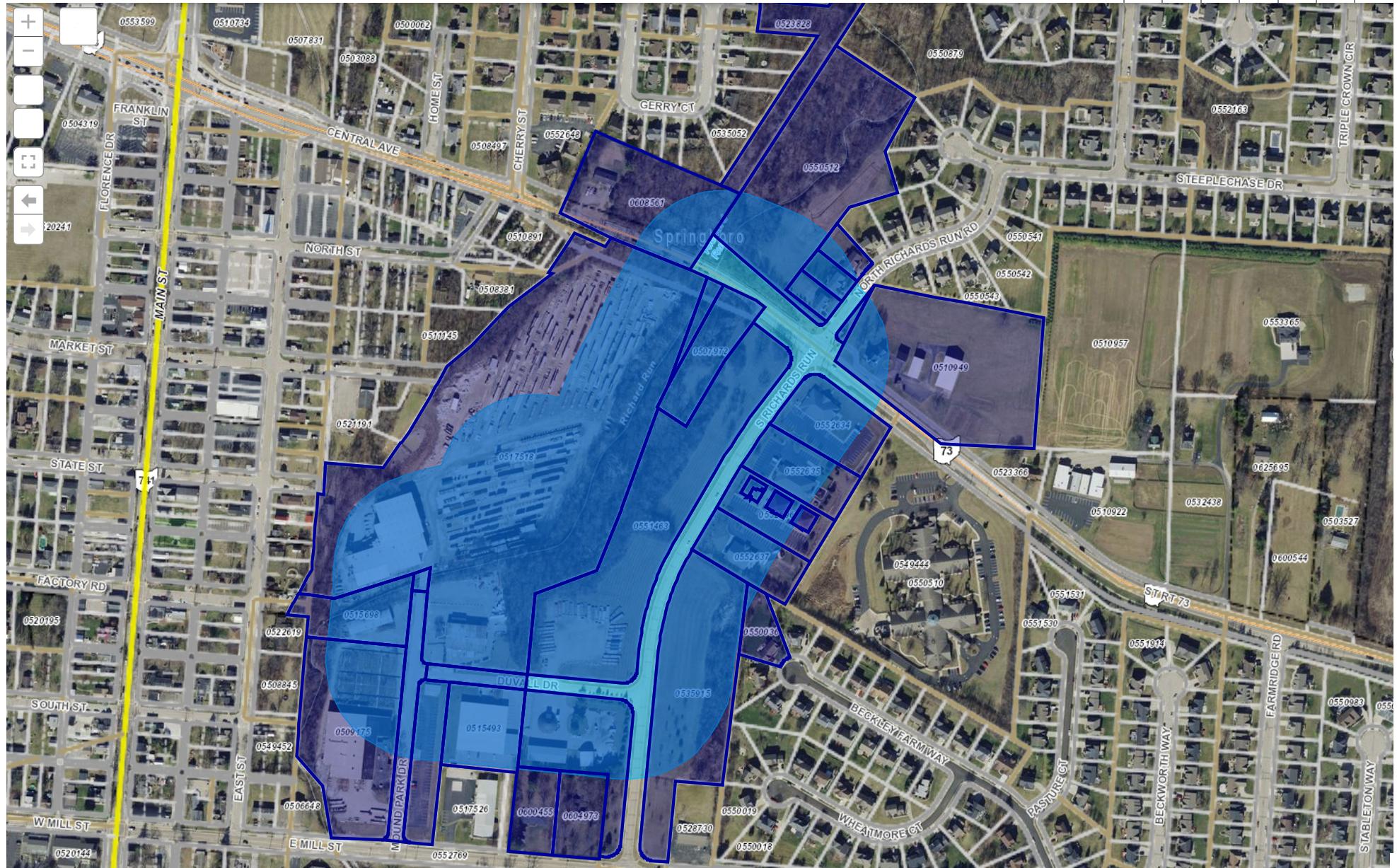


A horizontal graphic scale bar consisting of a thick black line with a white center. The white center contains the number '100' on the left and '200' on the right. Below the scale bar, the text 'GRAPHIC SCALE' is printed in a bold, sans-serif font.

C300

 Warren County GIS

Scale: 1:4,514



Legal Description

1.486 acres

High Concrete Technology, Inc.

Rezoning Parcel A

Situated In Section 7, Town 2, Range 5 in the City of Springboro, Warren County, State of Ohio, being further described as follows:

Commencing at the centerline intersection at Mound Park Drive (50' R/W) and East Mill Street (60' R/W); **thence** along the centerline of East Mill Street South 87°24'33" East 358.09 feet to a point; **thence** North 03°29'20" East 839.4 feet to a point, being the True Point of Beginning of the parcel herein described:

Thence, the following four bearings and distances:

- 1) North 03°29'20" East 403.39 feet to a point;
- 2) South 62°08'44" East 266.83 feet to a point;
- 3) South 19°48'20" West 208.30 feet to a point;
- 4) South 66°38'45" West 206.83 feet to the Point of Beginning, containing 1.486 acres more or less.

Being part of Parcel "III" as described in Exhibit "A" of O.R. 4143 Pg. 896 of the Warren County Recorders Deed Records.

The above description and bearings are based on a survey by RW consultants, Inc., Engineers and Surveyors, Middletown, Ohio, David L. Cox, Ohio Professional Surveyor No. 7101, which is recorded in Volume 75 Pg. 41 of the Warren County Engineers Records of Land Surveys.

The above description is based on records and does not reflect a boundary survey per OAC 4733-37. The intent of the description is for zoning purposes only and shall not be used for conveyance of property.



STRUCTURAL

FALL PROTECTION
SAFETY

TRANSPORTATION



SITE DESIGN



SURVEY

WATER
RESOURCESTECHNOLOGY
& INNOVATION

00306

Know all Men by these Presents

That DOUBLE JAY COMPANY,
an Ohio General Partnership,
of Warren County, State of Ohio, for valuable consideration paid, grants
with general warranty covenants, to CONCRETE TECHNOLOGY, INC.,

whose tax mailing address is 156 East Mill Street, Springboro, Ohio 45066,

the following real property: Situated in the Village of Springboro, Warren
County, Ohio, and being a part of Section #7, Town 2, Range 5, and
being more particularly described on Exhibit "A" attached hereto
and made a part hereof.

Old SIDWELL# 04-07-157-014
S:dwell Split 2.886 Ac.
1.543 Ac.
04-07-157-015 Base,
HCH

New Sidwell# 04-07-157-016 - 2.886 Ac.
New Sidwell# 04-07-157-017 - 1.543 Ac.

This partnership has complied with section
1771.22 C.R.C.
Filed in Official Record Volume No. 6 Page 111
Elliott Deaf'rd, Recorder
Warren County, Ohio

APPROVED
WARREN COUNTY
MAP DEPT.
DATE 1-9-86
By HCH

Prior Instrument Reference: Volume 519, Page 885 of the Deed Records of Warren
County, Ohio.

Witness its hand this 17th day of December,
1985.

Signed and acknowledged in presence of

Gerald H. Wilks
Margaret C. Baker

DOUBLE JAY COMPANY

By: John G. Peeler
John G. Peeler, General Partner

State of Ohio, } ss. Before me, a Notary Public
Montgomery County, } in and for said County and State, personally appeared the above named
Double Jay Company, an Ohio General Partnership, by John G. Peeler,
General Partner,

who acknowledged that he did sign the foregoing instrument and that the same is his free
act and deed, personally and as such General Partner.

In Testimony Whereof, I have hereunto set my hand
and official seal, at Dayton, Montgomery County, Ohio
this 17th day of December A.D. 1985

Gerald H. Wilks

GERALD H. WILKS, Attorney At Law

Notary Public - State of Ohio

My commission has no expiration date

This instrument prepared by Gerald H. Wilks, Attorney At Law
803 E. Fifth St. Dayton, OH 45402
OR 280 PAGE 605

Rezone Parcel B

EXHIBIT "A"

Situated in the Village of Springboro, Warren County, Ohio, and being a part of Section #7, Town 2, Range 5, and bounded and described as follows:

Beginning at a point in the centerline of Mill Street at the Southeasterly corner of a 15.517 Acre Tract recorded in Deed Book 391, Page 397, of the Deed Records of said County; thence, with the Easterly line of said 15.517 Acre Tract, N. $3^{\circ} 29' 20''$ E. 588.47 feet to the real point of beginning for the herein described Tract:

Running thence, from said real point of beginning, by new division lines, on the following courses: (1) N. $86^{\circ} 36' 10''$ W. 316.26 feet to a point; (2) On a 20.00 foot radius curve to the right, whose chord bears N. $41^{\circ} 42' 30''$ W. 28.23 feet, an arc distance of 31.34 feet to a point; (3) N. $3^{\circ} 11' 05''$ E. 280.09 feet to a point; (4) N. $70^{\circ} 00' 00''$ E. 368.31 feet to a point in the Easterly line of said 15.517 Acre Tract; thence, with the Easterly line of said 15.517 Acre Tract, S. $3^{\circ} 29' 20''$ W. 446.28 feet to the point of beginning, containing Two and Eight Hundred Eighty-Six Thousandths (2.886) Acres, subject to all easements of record, and being Lot No. six (6) as the same is designated in a survey plat of Heldon, Inc. lands dated May 15, 1972, and revised December 19, 1975, and made by Hasselbring, Duane and Thompson, Registered Surveyors. *Warren Co. Survey Vol. 31 Plat 74.*

Subject to all legal highways, easements, restrictions, conditions and limitations of record, taxes and assessments due and payable after December 1985 and rights of tenants in possession.

Grantor further grants to Grantee a perpetual easement for purposes of ingress and egress over Lot #2 as the same is designated on the Plat hereinabove mentioned.

35 pd

00306

Warranty Deed

9 9 59 AM '86

TO

TRANSFERRED

Transferred 150⁰⁰ 19
JAN 09 1986
43
REC'D. 319.202 COMPILED BY
LESLIE SPAETH, Auditor
WARREN COUNTY, OHIO

280-665

RECEIVED AND RECORDED
9:59AM

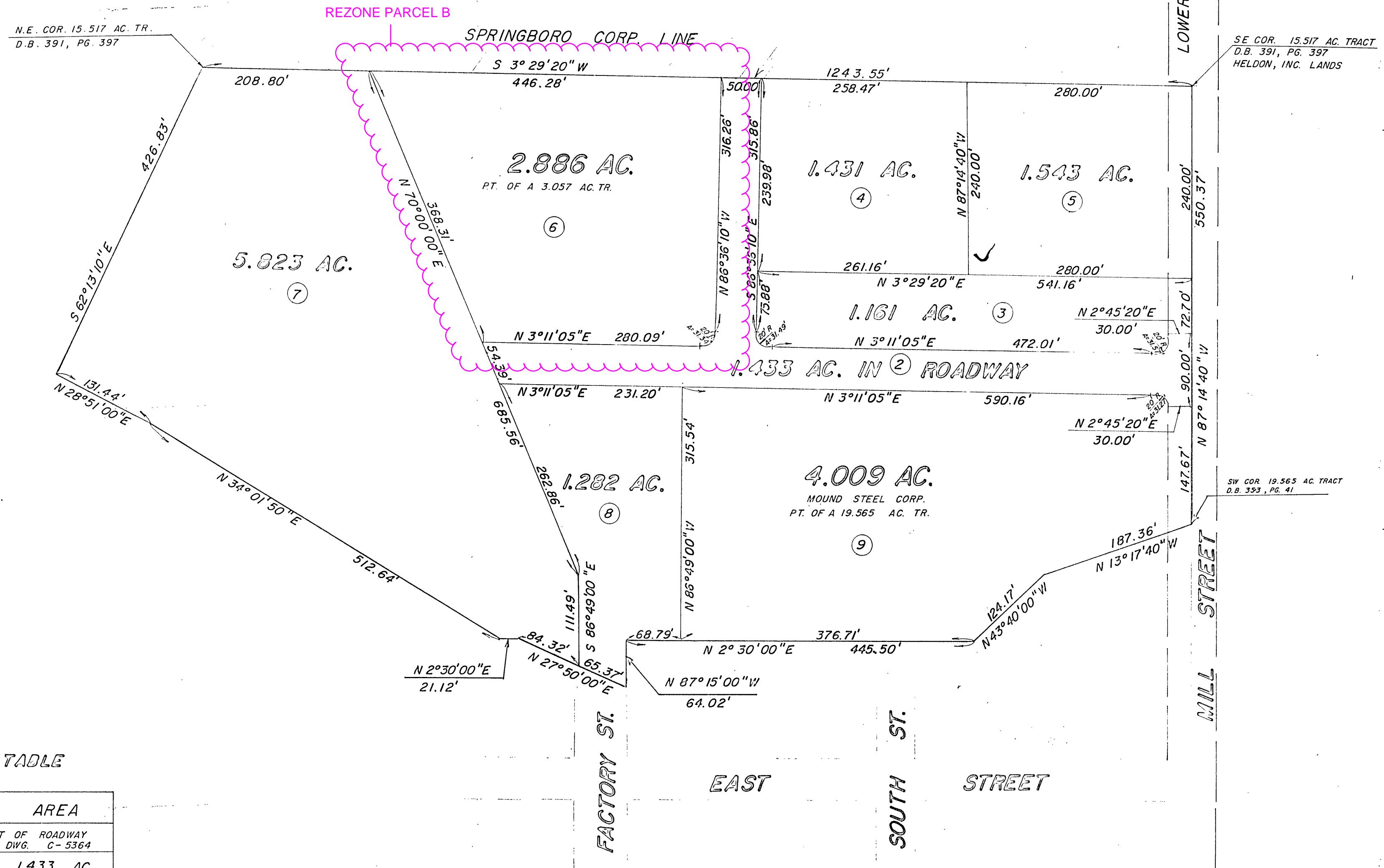
JAN 9 1986

J.R. VOL 280 PAGE 665
FEE 12.00
BETH DECKARD
WARREN COUNTY RECORDER, LEBANON, OHIO

OR 280 PAGE 667
PAGE 3 OF 3

LOGAN AND DAVIS
ATTORNEYS AT LAW
SUITE 1536
ONE FIRST NATIONAL PLAZA
DAYTON, OHIO 45402

12⁰⁰ BX HAROLD HECK



ACREAGE TABLE

TRACT NO.	AREA
1	PART OF ROADWAY SEE DWG. C-5364
2	1.431 AC.
3	1.161 AC.
4	1.431 AC.
5	1.543 AC.
6	2.886 AC.
7	5.823 AC.
8	1.282 AC.
9	4.009 AC.

SURVEY PLAT OF
HELDON, INC. LANDS
SEC. 7, T-2, R-5 VILLAGE OF SPRINGBORO
WARREN COUNTY, OHIO



REVISED 12-19-75

HASSELBRING, DUANE & THOMPSON ENGINEERS - SURVEYORS		
212 N. BROADWAY LEBANON, OHIO		1323 FIRST AVENUE MIDDLETON, OHIO
SCALE 1" = 100'	DRAWN BY H.H.	CHECKED BY
SEE DWG. C-5364		D-5373
DATE 5-15-72		DRWG. C- 4000

JAGO TITLE INSURANCE CO.
ONE DAYTON CENTRE
ONE S. MAIN ST., STE 330
DAYTON, OHIO 45402
ATTN: JOYCE KRAMER

LIMITED WARRANTY DEED

11/8

KNOW ALL MEN BY THESE PRESENTS: That CONCRETE TECHNOLOGY INC.,

also known as CONCRETE TECHNOLOGY, INC., an Ohio corporation, of Warren County, Ohio, for valuable consideration paid, grants, with limited warranty covenants to HIGH CONCRETE TECHNOLOGY, LLC, an Ohio limited liability company, whose tax mailing address is 1853 William Penn Way, Lancaster, PA 17605-0008, Attn. James B. Pineau, Vice President/CFO, the real property described in Exhibit A attached hereto as a part hereof (the "Property").

The Property is conveyed subject to, and there are hereby excepted from the limited warranty covenants, all of the matters set forth on Exhibit B attached hereto as a part hereof.

Prior Instrument References: O.R. 2202, Page 477; O.R. 2260, Page 170; O.R. 280, Page 661; O.R. 280, Page 665; O.R. 506, Page 639 ; O.R. 280, Page 656 ; O.R. 280, Page 658 and O.R. 714, Page 232, Warren County, Ohio Records.

WITNESS the execution hereof this 8th day of November, 2004.

CONCRETE TECHNOLOGY INC. aka
CONCRETE TECHNOLOGY, INC.,
an Ohio corporation

By: William R. Farwell
Name: WILLIAM R. FARWELL
Title: Chairman and President

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 8th day of November, 2004, by William R. Farwell, President and Chairman of CONCRETE TECHNOLOGY INC., an Ohio corporation, on behalf of the corporation.

D. A. Neuhardt
Notary Public

DAVID A. NEUHARDT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

This Instrument Prepared By:
Steven J. Davis, Esq.
Thompson Hine LLP
2000 Courthouse Plaza, N.E.
10 W. Second Street
Dayton, Ohio 45402-1758

BOOK 3713 PAGE 347

WARREN COUNTY
360235.1

508332

PAGE 1 OF 7

EXHIBIT "A"

PARCEL 1: 04-07-176-008 ✓

REZONE PARCEL C

SITUATE IN SECTION 7, TOWN 2, RANGE 5, CLEAR CREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO AND BEING PART OF LANDS CONVEYED TO THE CITY OF SPRINGBORO BY DEEDS RECORDED IN O.R. 543, PAGE 608 AND O.R. 1440, PAGE 296 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF STATE ROUTE 73, SAID POINT BEING THE SOUTHEAST CORNER OF RICHARD'S RUN, SECTION ONE (1) AS RECORDED IN PLAT BOOK 40, PAGES 94 AND 95 OF THE RECORDS OF WARREN COUNTY; WITNESS AN IRON PIN BEARING S 54° 38' 15" E A DISTANCE OF 55.92', SAID IRON PIN BEING LOCATED AT THE NORTHEAST CORNER OF A 5.0001 ACRE TRACT AS CONVEYED TO THE CITY OF SPRINGBORO RECORDED IN O.R. 1440, PG. 296 AS SHOWN ON UPON SURVEY RECORD VOL. 93, PAGE 16 OF THE RECORDS OF WARREN COUNTY, OHIO; ALSO WITNESS A MAG NAIL BEARING S 54° 38' 15" E A DISTANCE OF 247.39', SAID MAG NAIL BEING LOCATED AT THE NORTHWEST CORNER OF A 10.3017 ACRE TRACT AS RECORDED ON SURVEY RECORD VOL. 104, PG. 3; THENCE WITH SAID CENTERLINE N 54° 38' 15" W A DISTANCE OF 277.73' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID 5.0001 ACRE TRACT AND THE NORTHEAST CORNER OF A 1.349 ACRE TRACT CONVEYED TO ALAN W. BLEVINS AS RECORDED IN DEED BOOK 728, PG. 844; THENCE LEAVING SAID CENTERLINE AND ALONG THE WEST LINE OF SAID 5.0001 ACRE TRACT AND ALONG THE EAST LINE OF SAID 1.349 ACRE TRACT, S 34° 36' 28" W A DISTANCE OF 60.00' TO THE TRUE POINT OF BEGINNING.

TEMA 06.4.5/06.3...

SHOWN UPON SURVEY RECORD
PAGE 2 OF 7

VOL. 75, PG. 41 OF THE RECORDS OF WARREN COUNTY; SAID PIN ALSO BEING LOCATED AT THE NORTHEAST CORNER OF SAID 11.806 ACRE TRACT; WITNESS AN IRON PIN (FOUND) BEARING S 62° 10' 22" E A DISTANCE OF 266.13'; THENCE ALONG THE WEST LINE OF SAID 5.0001 ACRE TRACT AND ALONG THE WEST LINE OF SAID 9.000 ACRE TRACT N 17° 21' 20" E A DISTANCE OF 335.95' TO AN IRON PIN, SAID POINT BEING LOCATED AT THE SOUTHWEST CORNER OF A 1.349 ACRE TRACT CONVEYED TO ALAN W. BLEVINS AS RECORDED IN DEED BOOK 728, PG. 844 OF THE RECORDS OF WARREN COUNTY, OHIO; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID 1.349 ACRE TRACT S 59° 42' 53" E A DISTANCE OF 104.43' TO A WOOD POST; SAID POST BEING THE SOUTHEAST CORNER OF SAID 1.349 ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID 1.349 ACRE TRACT AND ALONG THE WEST LINE OF SAID 5.0001 ACRE TRACT N 28° 12' 38" E A DISTANCE OF 236.12' TO AN IRON PIN (FOUND) BENT; THENCE CONTINUING ALONG SAID WEST AND EAST LINES N 34° 22' 49" E A DISTANCE OF 153.10' TO THE TRUE POINT OF BEGINNING CONTAINING 6.402 ACRES MORE OR LESS.

BASIS OF BEARING: THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE FOUND MONUMENTS WITH THE BEARING OF NORTH 27° 55' 35" EAST, SHOWN AS THE WESTERLY PARCEL LINE PER THAT SURVEY FILED FOR RECORD IN VOLUME 104, PAGE 3, WARREN COUNTY ENGINEERS OF LAND SURVEYS. S.R. 114-46.

THE ABOVE DESCRIPTION IS BASED UPON A SURVEY MADE BY JONES WARNER CONSULTANTS, INC. AS PREPARED BY JOHN DAVID JONES, REGISTERED SURVEYOR NO. OH-4362.

REZONE PARCEL C

THIS DESCRIPTION RECORDED IN SURVEY RECORD VOLUME 114 PAGE 46.

PARCEL 11: 04-07-176-001

SITUATED IN THE STATE OF OHIO, COUNTY OF WARREN, AND TOWNSHIP OF CLEARCREEK, AND BEING PART OF SECTION #7, TOWN 2, RANGE 5 AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF THE SPRINGBORO-WAYNESVILLE ROAD (STATE ROUTE #73) AT ITS INTERSECTION WITH THE EAST LINE OF A 21.50 ACRE TRACT AS RECORDED IN DEED BOOK 114, PAGE 417, RUNNING THENCE WITH THE CENTERLINE OF SAID ROAD (1) N. 52 DEG. 58' 40" W. 350.52 FEET TO A POINT; (2) N. 51 DEG. 54' 40" W. 635.58 FEET TO A POINT; THENCE STILL WITH THE CENTERLINE OF SAID HIGHWAY N. 54 DEG. 24' 40" W. 65.39 FEET TO A POINT AND THE REAL POINT OF BEGINNING FOR THIS CONVEYANCE. FROM SAID REAL POINT OF BEGINNING, RUNNING THENCE BY NEW DIVISION LINES; (1) S. 36 DEG. 45' 20" W. (PASSING AN IRON ROD AT 64.99 FEET) A DISTANCE OF 212.89 FEET TO AN IRON ROD; (2) S. 30 DEG. 29' W. 236.48 FEET TO AN IRON ROD; (3) N. 57 DEG. 28' 40" W. 116.00 FEET TO AN IRON ROD; (4) N. 28 DEG. 25' 20" E. (PASSING AN IRON ROD AT 392.66 FEET) A DISTANCE OF 458.08 FEET TO A POINT IN THE CENTERLINE OF STATE ROUTE #73; THENCE WITH SAID CENTERLINE S. 54 DEG. 24' 40" E. 156.03 FEET TO THE PLACE OF BEGINNING; CONTAINING ONE AND THREE HUNDRED FORTY NINE THOUSANDTHS (1.349) ACRES. IN THE ABOVE 1.349 ACRE TRACT THERE BEING ABOUT 0.25 ACRES IN THE STATE HIGHWAY RIGHT OF WAY.

REZONE PARCEL D

PARCEL 111:

SITUATE IN SECTION 7, TOWN 2, RANGE 5, CITY OF SPRINGBORO, WARREN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 14 OF JOB CARRS ADDITION TO SPRINGBORO (NORTH LOTS) AS RECORDED IN DEED BOOK 8, PAGE 442; THENCE ALONG THE NORTHERLY LINE OF LOTS 14 AND 15, S 67° 42' 41" E A DISTANCE OF 103.50 FEET TO THE NORTHEASTERLY CORNER OF LOT 15; THENCE ALONG THE WESTERLY LINE OF A 9 ACRE TRACT AS RECORDED IN OFFICIAL RECORD VOLUME 280, PAGE 656, N 31° 49' 17" E A DISTANCE OF 30.42 FEET TO THE NORTHWESTERLY CORNER OF SAID 9 ACRE TRACT; THENCE ALONG THE OLD CENTERLINE OF STATE ROUTE 73, S 72° 10' 50" E A DISTANCE OF 318.12 FEET TO THE NORTHEASTERLY CORNER OF SAID 9 ACRE TRACT; THENCE ALONG THE EASTERLY LINE OF SAID 9 ACRE TRACT, S 17° 22' 58" W A DISTANCE OF 772.07 FEET TO A 1/2" IRON PIN FOUND; THENCE ALONG THE WESTERLY LINE OF AN 11.806 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

WARREN COUNTY

508332

LTRCON-11/15/93-dr

PAGE 3 OF 7
BOOK 3713 PAGE 349

- 1) S 19° 48' 20" W A DISTANCE OF 208.30 FEET TO A 1/2" IRON PIN FOUND;
- 2) S 66° 38' 45" W A DISTANCE OF 206.83 FEET TO A 1/2" IRON PIN FOUND;
- 3) S 03° 29' 20" W A DISTANCE OF 251.69 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF AN ORIGINAL 2.886 ACRE TRACT AS DESCRIBED IN OFFICIAL RECORD VOLUME 280, PAGE 665;

THENCE ALONG THE SOUTHERLY LINE OF SAID 2.886 ACRE TRACT, N 86° 36' 10" W A DISTANCE OF 316.26 FEET TO A 1/2" IRON PIN FOUND AT A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.34 FEET; THE CHORD OF SAID CURVE BEARS N 41° 42' 32" W A DISTANCE OF 28.23 FEET TO A 1/2" IRON PIN FOUND IN THE EAST RIGHT OF WAY LINE OF MOUND PARK DRIVE (50' RIGHT OF WAY); THENCE ALONG THE EASTERLY LINE OF SAID MOUND PARK DRIVE, N 03° 11' 05" E A DISTANCE OF 280.09 FEET TO A 1/2" IRON PIN FOUND; THENCE ALONG THE SOUTHERLY LINE OF A 5.823 ACRE TRACT AS DESCRIBED IN OFFICIAL RECORD VOLUME 280, PAGE 658, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 70° 00' 00" W A DISTANCE OF 317.25 FEET TO A 1/2" IRON PIN FOUND;
- 2) N 86° 49' 00" W A DISTANCE OF 111.49 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF SAID 5.823 ACRE TRACT;

THENCE N 27° 50' 00" E A DISTANCE OF 84.32 FEET TO A 1/2" IRON PIN FOUND; THENCE N 02° 30' 00" E PASSING A 1/2" IRON PIN FOUND AT 21.12 FEET, A TOTAL DISTANCE OF 240.43 FEET TO A 5/8" IRON PIN FOUND; THENCE ALONG THE NORTHERLY LINE OF A 0.342 ACRE TRACT AS DESCRIBED IN OFFICIAL RECORD VOLUME 714, PAGE 232, S 87° 30' 00" E A DISTANCE OF 16.50 FEET TO A 5/8" IRON PIN FOUND; THENCE ALONG A 0.3415 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 02° 30' 00" E A DISTANCE OF 100.00 FEET TO A 5/8" IRON PIN FOUND;
- 2) S 87° 30' 00" E A DISTANCE OF 179.41 FEET TO A 5/8" IRON PIN FOUND;

THENCE ALONG THE WESTERLY LINE OF THE AFOREMENTIONED 5.823 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 34° 01' 50" E A DISTANCE OF 138.02 FEET TO A 1/2" IRON PIN FOUND;
- 2) N 28° 51' 00" E A DISTANCE OF 131.44 FEET TO A 1/2" IRON PIN FOUND;

THENCE ALONG THE WESTERLY LINE OF THE AFOREMENTIONED 9 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) N 26° 23' 24" E A DISTANCE OF 110.02 FEET TO A 1/2" IRON PIN FOUND;
- 2) N 47° 56' 21" E A DISTANCE OF 100.00 FEET TO A 1/2" IRON PIN FOUND;
- 3) N 41° 56' 21" E A DISTANCE OF 162.70 FEET TO A 1/2" IRON PIN FOUND;
- 4) N 51° 02' 21" E A DISTANCE OF 169.00 FEET TO A 1/2" IRON PIN FOUND;
- 5) N 67° 42' 42" W A DISTANCE OF 13.03 FEET TO A 1/2" IRON PIN FOUND;
- 6) N 31° 49' 17" E PASSING A 1/2" IRON PIN FOUND AT 120.73 FEET, A TOTAL DISTANCE OF 148.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.007 ACRES MORE OR LESS.

THE ABOVE DESCRIPTION IS BASED UPON A FIELD SURVEY BY RW CONSULTANTS, INC., ENGINEERS AND SURVEYORS, MIDDLETOWN, OHIO, KENNETH R. COMBS, OHIO PROFESSIONAL SURVEYOR NO. 7311
WARREN COUNTY 308332 PAGE 4 OF

AND IS RECORDED IN VOLUME 104 PAGE 15 OF THE WARREN COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

PARCEL IV: 04-07-157-018 *SW*

SITUATED IN SECTION 7, TOWN 2 EAST, RANGE 5 NORTH, M.R.S., CLEARCREEK TOWNSHIP, VILLAGE OF SPRINGBORO, WARREN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN SET AT THE NORTHWESTERLY CORNER OF MOUND PARK DRIVE AS RECORDED IN PLAT BOOK 17, PAGE 69; THENCE ALONG THE EASTERLY LINE OF A TRACT CONVEYED TO DOUBLE JAY CO. IN DEED BOOK 519, PAGE 885, N 3° 11' 05" E FOR A DISTANCE OF 53.59 FEET TO A 3/4" IRON PIN SET; THENCE ALONG THE SOUTHERLY LINE OF A 5.823 ACRE TRACT AS RECORDED IN OFFICIAL RECORDS VOLUME 280, PAGE 658, N 70° 00' 00" E FOR A DISTANCE OF 54.39 FEET TO A 3/4" IRON PIN SET; THENCE ALONG THE WESTERLY LINE OF A 2.886 ACRE TRACT AS RECORDED IN OFFICIAL RECORDS VOLUME 280, PAGE 665, S 3° 11' 05" W FOR A DISTANCE OF 75.00 FEET TO A 3/4" IRON PIN SET; THENCE ALONG THE NORTHERLY LINE OF MOUND PARK DRIVE, N 86° 48' 55" W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.074 ACRES MORE OR LESS.

BASIS OF BEARINGS: "MOUND PARK DRIVE R/W DEDICATION" PLAT BOOK 17, PAGE 69.

THE ABOVE DESCRIPTION IS BASED UPON A SURVEY BY RW CONSULTANTS, INC., ENGINEERS AND SURVEYORS, MIDDLETOWN, OHIO, ORBERT WIENEKE, OHIO REGISTERED SURVEYOR NO. 5095 AND IS RECORDED IN VOLUME 72, PAGE 12 OF THE WARREN COUNTY ENGINEERS RECORD OF LAND SURVEYS.

Parcel III:

Old 04-07-157-019	1.315 ac.
Old 04-07-157-016	2.886 ac.
Old 04-07-157-020	0.3415 ac.
Old 04-07-156-019	9.00 ac. & lots 14 & 15 Carr's Add.
Old 04-07-157-012	5.823 ac.
Old 04-07-158-006	0.342 ac.
New 04-07-156-020	20.007 ac. (including lots 14 & 15 Carr's Add. to Springboro North lots)
No Rem.	

APPROVED
WARREN CO. MAP DEPT.
DATE *1/12/04*
BY *Benjamin M. Jenkins*

[Ohio]

EXHIBIT B

Permitted Exceptions

1. Liens and encumbrances for current taxes not yet due and payable.
2. All building codes and zoning ordinances and other laws, ordinances, regulations, rules, orders or determinations of any federal, state, county, municipal or other governmental authority heretofore, now or hereafter enacted, made or issued by any such governmental authority affecting the Property.
3. All easements, rights-of-way, covenants, conditions, restrictions, reservations, licenses, agreements and other matters of record.
4. All encroachments, overlaps, boundary line disputes, shortages in area, drainage and other easements, rights of person in possession and other matters not of record which would be disclosed by an accurate survey or inspection of the Property.
5. All electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines, pipelines, service lines and facilities of any nature now located on, over or under the Property, and all licenses, easements, rights-of-way and other agreements related thereto.
6. All existing public and private roadways and streets (whether dedicated or undedicated), and all railroad lines and rights-of-way affecting the Property.
7. Easement to The Cincinnati Gas & Electric Co. recorded in Deed Book 127, Page 466, Warren County Recorder's Office.
8. Agreement for Channel Change with The State of Ohio recorded in Deed Book 263, Page 597, Warren County Recorder's Office.
9. Easement to The State of Ohio recorded in Book 263, Page 589, Warren County Recorder's Office.
10. Rights of the public to use those portions of the Property lying within the confines of public roads and highways, as to State Route 73.
11. Easement to The Cincinnati Gas & Electric Company recorded in Deed Book 182, Page 16, Warren County Recorder's Office.
12. Easements to The Cincinnati Gas & Electric Company, recorded in Deed Book 415, Pages 234 and 441, Warren County Recorder's Office.
13. Easement to The Cincinnati Gas & Electric Company, recorded in Deed Book 448, Page 93, Warren County Recorder's Office.

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14. Easement contained in the Deed to Heldon, Inc., recorded in Deed Book 499, Page 787, Warren County Recorder's Office.

15. Easement contained in the Deed to Heldon, Inc., recorded in Deed Book 499, Page 795, Warren County Recorder's Office.

16. Easement to City of Springboro, Ohio, recorded in Official Record Vol. 544, Page 777, Warren County Recorder's Office.

17. Easement to The Cincinnati Gas & Electric Company, recorded in Official Record Vol. 608, Page 434, Warren County Recorder's Office.

18. Easement contained in Deed from Ira F. Phelps and Donnie C. Phelps, husband and wife, to Earl Manifold and Helen Manifold, filed June 4, 1963 in Deed Book 338, Page 567, Warren County Recorder's Office.

19. Easement to The Cincinnati Gas & Electric Company, of record in Deed Book 347, Page 354, Warren County Recorder's Office.

20. Agreement for Channel Change with The State of Ohio, recorded in Deed Book 263, Page 597, Warren County Recorder's Office.

21. Easement to The City of Springboro, Ohio, recorded in Official Record Vol. 752, Page 759, Warren County Recorder's Office.

22. Easement to The City of Springboro, Ohio, recorded in Official Record Vol. 752, Page 761, Warren County Recorder's Office.

23. Easements to the Cincinnati Gas & Electric Company, of record in Deed Book 460, Page 359 and Deed Book 355, Page 248, Warren County Recorder's Office.

360480.1

WARREN COUNTY

508332

BETH DECKARD - WARREN COUNTY RECORDER
CHAMBER OF COMMERCE TITLE INSURANCE CO
REC'D: 2-26-19
F/T/DATE: 11/12/2004 11:34:11
REC#:
Doc #:
508332 Type: DEED
Page:
3713 Return:
68.00
Page:
7

PAGE 7 OF 7

BOOK 3713 PAGE 353

TRANSFERRED

NOV 12 2004
SEC. 319.202 COMPLETED WITH
NICK NEISON, Auditor
WARREN COUNTY, OHIO

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.00'	70.67'	89°58'58"	S09°38'15"E	63.63'
C2	2030.00'	266.21'	7°30'49"	S31°35'02"W	266.02'
C3	830.00'	352.87'	24°21'33"	S15°38'51"W	350.22'
C4	45.00'	70.62'	89°54'39"	S48°25'14"W	63.59'
C5	20.00'	31.34'	89°46'49"	N41°43'58"W	28.23'

PLAT OF SURVEY
SECTION 7, TOWN 2, RANGE 5
CITY OF SPRINGBORO
WARREN COUNTY, OHIO
27.817 ACRES

SURVEY REFERENCES:

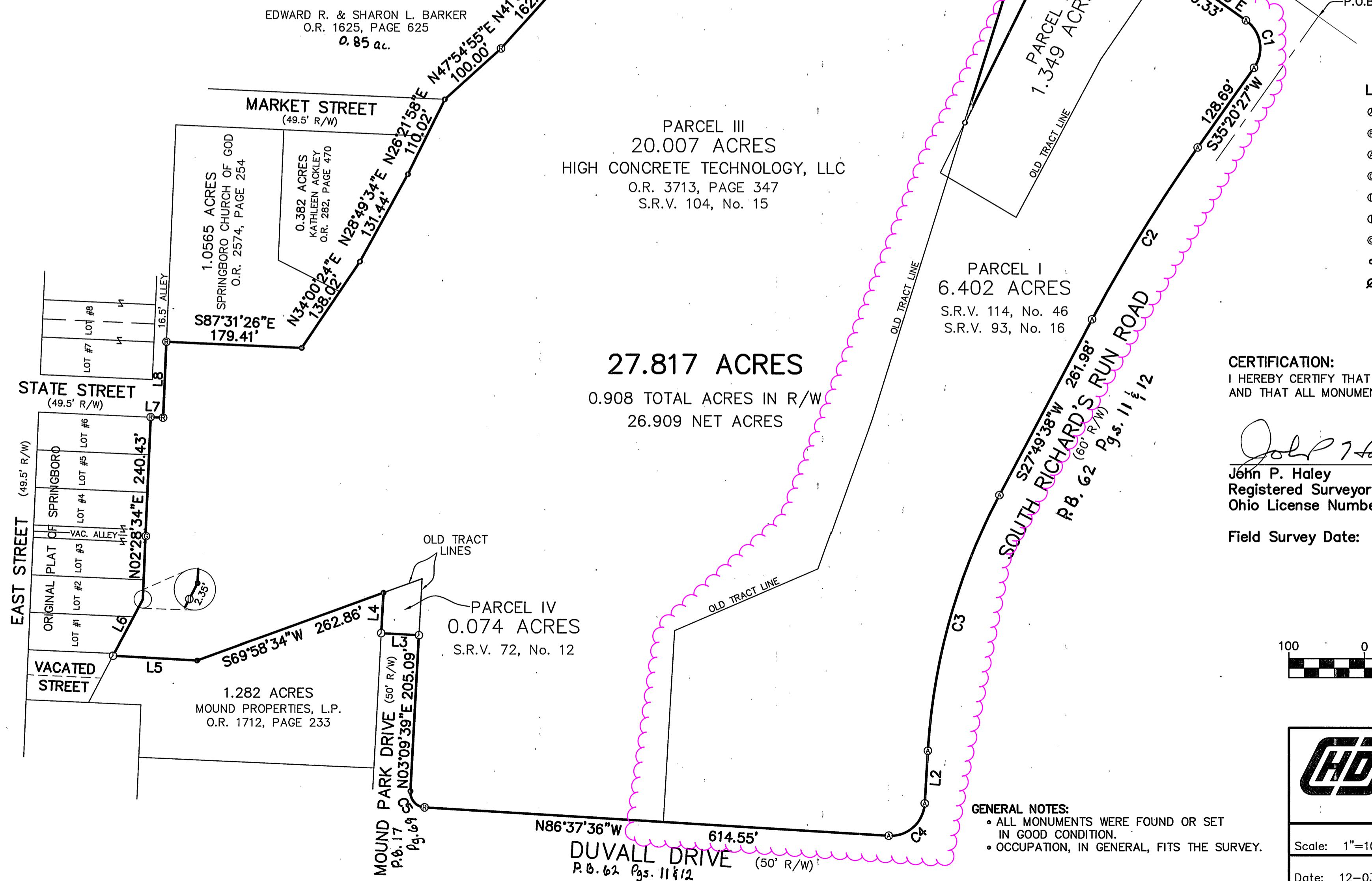
- RIGHT-OF-WAY DEDICATION FOR SOUTH RICHARD'S RUN ROAD
P.B. 62, PAGE 12
- RIGHT-OF-WAY DEDICATION FOR MOUND PARK DRIVE
P.B. 17, PAGE 69
- STATE ROUTE 73 LOCATION PLAN, WAR-73-(6.26-6.33), 1956
P.B. 3, PAGE 421
- ALL DEEDS, PLATS, AND SURVEYS AS SHOWN ON THE FACE
OF THIS SURVEY.

VOLUME 124, PLAT NO. 87WARREN COUNTY ENGINEERS
RECORD OF LAND SURVEYS

DEED REFERENCE

DEED BOOK , PAGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°22'49"W	60.01'
L2	S03°28'04"W	68.98'
L3	N86°50'21"W	50.00'
L4	N03°09'49"E	53.59'
L5	N86°50'26"W	111.49'
L6	N27°48'34"E	84.32'
L7	S87°31'26"E	16.50'
L8	N02°28'34"E	100.00'
L9	N67°44'08"W	13.03'
L10	N31°47'51"E	30.42'
L11	S17°21'20"W	361.11'
L12	N26°11'07"E	384.54'





November 12, 2025

PC Minutes for review

**City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, November 12, 2025**

I. Call to Order

Becky Iverson, Chair, called the Wednesday, November 12, 2025, 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, Chris Pearson, Rob Dimmitt, Steve Harding, Scott Marshall, and John Sillies.

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

Mr. Harding motioned to excuse Mike Thompson; Mr. Sillies seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

II. Approval of Minutes

October 8, 2025 Planning Commission Minutes

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

Mr. Pearson motioned to approve the October 8, 2025 Planning Commission minutes. Mr. Harding seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

III. Agenda Items

A. Final Approval

Record Plan, Easton Farm, Section Three

Background Information

This agenda item is a request for record plan approval for Easton Farm, Section Three. The plan is replatting the apartment site, adjusting for the additional property obtained at the southwest corner of the site and vacated right-of-way. The plan contains one lot for a total of 11.8 acres. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan for Easton Farm, Section Three, subject to the following comments:

1. Fill in blanks with Warren County recording information throughout plat.
2. Sheet 2 – Add plat reference to Old Lot 12. Also revise all references to “Easton Farm, Section 2” to be “Easton Farm, Section Two”.
3. Submit to Warren County for review and revise accordingly.

Discussion:

Mr. John DelVerne, Bayer-Becker, site Civil Engineer, was present to answer questions from Planning Commission members and staff.

Ms. Iverson asked Mr. DelVerne if he had any questions for staff or Planning Commission members regarding the staff recommendations.

Mr. DelVerne said that he does not have any questions and they concur with all comments.

Ms. Iverson asked the Board if they had any questions.

Mr. Sillies asked if anything had changed since the last time this agenda item was reviewed.

Mr. Boron deferred to Mr. Dudas, but said this item is covering a recent purchase of property from the City to square off land at the southwest corner of the site.

Mr. Dudas said the previous record plan split that piece off and it created this lot which is now being recombined with the parent lot.

Ms. Iverson asked if there were any further questions or comments. There were none.

Ms. Iverson called for a motion to approve the Final Approval, Record Plan, Easton Farm PUD-MU, Planned Unit Development-Mixed Use, 605 North Main Street (SR 741), Section Three.

Mr. Sillies made a motion to approve the Final Approval, Record Plan, Easton Farm PUD-MU, Planned Unit Development-Mixed Use, 605 North Main Street (SR 741), Section Three. Mr. Marshall seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

B. Final Approval
Record Plan, Bailey Farm, Phase 2

Background Information

This agenda item is a request for record plan approval for the Bailey Farm subdivision Phase 2, located at 6821 Red Lion-Five Points Road, submitted by developer M/I Homes of Cincinnati, LLC. The plan contains 64 single-family buildable lots on the PUD-R, Planned Unit Development-Residentially-zoned site, with an approximate overall area being 31.5 acres. Record plan review is the final stage of the subdivision PUD approval process. 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. Add General Note 13 – Public access permitted on Open Space D and E and on sidewalks/paths located on private property/Bailey Farm Owner's Association Property. Also, there are two “11” general notes, revise accordingly.
2. Revise General Note 9 to state: All storm sewer mains and structures on open space lots and on buildable lots where located in rear and side yards, are private and to be maintained by the Bailey Farm Homeowner's Association.
3. Add private storm sewer easements (for HOA maintenance) for all locations. Specifically, in common side yard of Lot 36/37, in rear yards of lots 29 through 32, in rear yards of lots 76 through 82 and in the side yard of lot 27.
4. Construction drawings to match record plan.
5. Submit to Warren County for review and revise accordingly.

Discussion:

Mr. Ryan Lefeld, Choice Once Engineering, site Civil Engineering consultant, was present to discuss this agenda item.

Ms. Iverson asked Mr. Lefeld if he had any questions or comments about the staff recommendations.

Mr. Lefeld said no, they agree with all the comments.

Ms. Iverson asked if there were any questions or comments from the Board. There were none.

Ms. Iverson called for a motion to approve the Final Approval, Record Plan, Bailey Farm, PUD-R, Planned Unit Development-Residential, 6821 Red Lion-Five Points Road, Phase Two.

Mr. Dimmitt made a motion to approve the Final Approval, Record Plan, Bailey Farm, PUD-R, Planned Unit Development-Residential, 6821 Red Lion-Five Points Road, Phase Two. Mr. Harding seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

C. Final Approval

Rezoning, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

D. Final Approval

General Plan, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

Background Information

This agenda item is based on an application filed by Taft Stettinius & Hollister, LLP, requesting approval of rezoning and general plan to allow the development of a mixed-use development southeast of the corner of West Central Avenue (SR 73) and Clearcreek-Franklin Road. The property has no address; addresses are not assigned by the City until later in the site development process. The development, envisioned as The Lawn, would be located on 35.60 acres of land that was farmed as recently as this summer. Development would be accomplished through rezoning the property from O, Office District, to PUD-MU, Planned Unit Development-Mixed Use.

This item was last reviewed on a preliminary basis at the October 8 meeting. Before that, the rezoning/general plan was reviewed at the July 9, May 14, and April 9 meetings.

The O District allows medical and general office development, nursing homes, medical clinics, veterinary hospitals, banks, personal service establishments, among other primary permitted uses, and accessory buildings, off-street parking, and other accessory uses normally associated with the uses listed above.

The applicants are proposing the development of the property with two components within the PUD: a retail component and a multifamily residential component. The retail component includes an area on the easternmost side of the property adjoining The Enclave assisted living/memory care facility (355 West Central Avenue) and another retail component on the northwest corner of the property abutting the West Central Avenue/Clearcreek-Franklin Road intersection and Tractor Supply. The second component includes multi-family and townhome development; a total of 327 residential units are proposed, occupying the lands along the east side of Twin Creek, a stream that bisects the property and drains the western part of Springboro. The proposed residential development density is 20.77 dwelling units per acre for the residential component, although this number would be reduced considering the open space requirement of the residential component.

The applicant proposes multiple access points to the PUD-MU: one from the intersection of West Central Avenue and Springwood Drive, making it a four-way signalized intersection, an interconnecting right-in/right-out drive from The Enclave (which was originally part of the property through the early 2010s) and two more access points to the west of Twin Creek including one from the signal to Tractor Supply. A total of 4.66 acres of open space, or 29.6% of the proposed PUD's residential component, is proposed. Residential PUDs require a minimum of 25% open space. The O District has no open space requirement. The retail component of the PUD also has no open space requirement.

The proposed rezoning/general plan appears as two separate items on the Planning Commission agenda. Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council is required. Final development plan—where more detailed plans for roads, utilities, common areas, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans may be submitted in sections in conjunction with a site's incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. This allows for the subdivision of property, the dedication of right-of-way and the creation of dedicated open spaces. As with final development plans, record plans may be submitted in sections as the development is completed.

Adjacent land uses include to the north a large lot undeveloped and unused property to the north on the north side of West Central Avenue, commonly known as the Eastbrook Farm, Chase Bank (15 Springwood Drive), and the Premier Health office building (360 West Central Avenue); to the east, The Enclave; to the south the City of Springboro's Community Park and Victory Wholesale; and to the west Tractor Supply Company and a regional detention pond.

Adjacent zoning in the vicinity is to the north O District for the Eastbrook Farm and PUD on the site of Chase Bank and the Premier Health office building; PUD-Business to the east on the site of The Enclave; to the south R-2, Low-Density Residential District on the Community Park site, and ED, Employment Center District on the Victory Wholesale site (400 Victory Drive); and HBD, Highway Business District, to the west on the site of Tractor Supply Company (505 West Central Avenue).

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 characteristics. Policy Area 7, City Services Center, includes the subject property and lands fronting West Central Avenue from the City Building west to Clearcreek-Franklin Road. The policy area recommends mixed use development for the subject property, the employment of higher design standards, good internal connectivity for the site, and management of access to West Central Avenue. Retail uses that serve the immediate area are encouraged, and residential uses included in the mixed-use pattern is also encouraged.

Staff Recommendation—Rezoning

City staff recommends approval of the rezoning of the subject property from O, Office District, to PUD-MU, Planned Unit Development-Mixed Use.

Staff Recommendation—General Plan

City staff recommends approval of the general plan for the subject property subject to the following comments:

The following comments are regarding the development plan exhibits and narrative:

1. Identify existing vegetation to remain on the site post-development.
2. Verify no detention ponds are proposed for West Central Avenue frontage.
3. Improvements to the public right of way to be constructed per the recommendations of the traffic impact study.
4. Parking requirements to meet City code.
5. Utility and roadway improvements (private and public) shall meet City of Springboro specifications, including storm water management plan.
6. Create a Property owners association (POA) for development. POA to be completed prior to initial building permit being released. Association shall maintain common elements such as trails, lighting, storm water facilities, private roads, open space, etc.
7. Provide public access easements (ingress/egress) for all private roads throughout the site. Public roads to be built to City specifications.
8. SR 73 existing right-of-way to be dedicated, with a width of not less than 60 feet, along with 15 feet utility easement. Improvements shall include all traffic impact analysis recommendations as well as curb and gutter, sidewalk, bike lane, and storm sewers along SR 73.
9. Any development occurring in the floodplain/floodway, shall require the appropriate permitting through the City, FEMA, and any other federal requirements.
10. Incorporate recommendations of 2020 Bicycle and Pedestrian Plan and results of forthcoming Community Park to North Park shared use path feasibility study.

The following comments are regarding the proposed design manual beginning on page 16 of the booklet:

11. Page 24, Building materials, add vinyl to description of prohibited building material.
12. Page 25, Building color, see Section 1262.04(g)(3), Color, for code limitations.

Discussion:

Mr. Daniel Buchenroth with Kingsley & Company, was present at the meeting to discuss this agenda item.

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

Mr. Buchenroth said he had no questions at this time.

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

Mr. Harding asked if as part of the rezoning to PUD-MU, were they still going to include the gas station in the plans for development.

Mr. Buchenroth said they were keeping the gas station in the plans.

Mr. Harding stated that he is not in favor of the gas station element on the west side for numerous reasons, including traffic and the glut of gas stations already located in the district.

Mr. Pearson said he does not mind that the gas station has remained in the plans because as this area transitions from Highway Business District (HBD) to Mixed Use-Residential, the gas station is on the side that immediately abuts up to the HBD.

Ms. Iverson said she agreed with Mr. Pearson and asked Mr. Buchenroth if Wawa was still the intended operator for the gas station.

Mr. Buchenroth said it would be a Wawa.

Mr. Dimmitt asked if the traffic study had been finalized.

Mr. Buchenroth said it had been finalized and there are numerous improvements being made along SR 73 to help address some of the traffic concerns. He said Mr. Travis Hunt, from Kleininger's Group, the group that prepared the traffic study, was available this evening for specific questions related to the study or he can give a quick overview of the results.

Mr. Boron said that would be a good idea and added that Mr. Scott Knebel, the City's Traffic Engineer, was also available for questions and to make commentary. He has been working with Mr. Dudas and Mr. Dixon for the final recommendations being considered tonight.

Mr. Travis Hunt, Kleinger's Group, introduced himself to Planning Commission members and staff. He said that he conducted the traffic impact study for this project and has been working with Mr. Knebel to finalize all the traffic improvements related to this development.

He said the scope of the study started at Pioneer Boulevard there will be an eastbound drop right turn lane that is 350' proposed and that turn lane will transition into a through lane going eastbound down to the Clearcreek-Franklin intersection.

That lane will continue through into a new driveway that will be located about 400' west of where the western edge of the bridge that crosses the creek is and that will be part of the new traffic access as part of the development. This is the most major improvement that will help with eastbound traffic by providing the extra lane capacity to allow access to the development.

There are a significant number of other improvements at the Clearcreek-Franklin Road intersection where the gas station will be located. There will be an addition of a southbound right turn lane at that intersection, extending the eastbound turn lane to add more storage space for vehicles turning north onto Clearcreek-Franklin Road, and the westbound turn lane to go into the site will be extended to allow more storage spaces for turning vehicles exiting the site. Currently it is just a northbound left and a through right. This will be expanded to three lanes with designated left, through and right lanes.

Additional improvements associated with providing access to the site farther to the east will include opening up the medians to provide left turn lane storage to get into the site, and then improvements at the Springwood Drive intersection that will add a westbound left turn lane for access and for the eastern portion of the development.

When the traffic study was done, the proposed gas station was included in the data collection, and the intersection received a calculated service level of B with all the movements operating. Levels of service range from A to F, with the level of service A being the best and F being the worst. Levels are determined based on mathematical calculations, but it comes down to what the delay is at the intersection.

With the way the intersection is laid out currently, it is experiencing relatively high delays, with a service level estimated to be at an F using background traffic growth. The improvements are intended to mitigate the additional traffic that will occur with the new development.

Mr. Sillies asked where the right turn lane would begin near Pioneer Boulevard.

Mr. Hunt said the lane would start just west of South Pioneer Boulevard, in front of the existing Speedway Convenience Store, and continue to Clearcreek-Franklin Road and then curve slightly to turn right into the development just past Tractor Supply Company's entrance at Clearcreek-Franklin Road.

Ms. Iverson asked if the applicants had any further questions or comments. They did not.

Ms. Iverson called Mr. Knebel to approach the podium to further address the traffic study completed for this project.

Mr. Knebel said that the applicant had submitted the traffic study and they have met for several rounds of reviews of the study. The most recent one was submitted in early November, and his department was able to review that, and the applicants have complied with all comments from the City. The summary Mr. Hunt just presented is accurate relative to the scale of improvements. He believes the development is mitigating the traffic impacts that are being created with the additional traffic that will be generated by this site. He is in concurrence that what is proposed with the traffic study is consistent with what the City would expect.

Ms. Iverson asked if there were any other questions or concerns from Planning Commission members.

Mr. Marshall asked if the new residential development going in on Clearcreek-Franklin Road nearby had been considered in the traffic study.

Mr. Knebel said they do not necessarily consider specific trips of that particular development, but there is a background growth rate that is applied. Based on historical growth trends on SR 73, they apply that percentage as background growth. This process considers additional development that is not specifically identified.

Ms. Iverson asked if there were any further questions or comments. There were none.

Ms. Iverson called for a vote on these items and they would be voted on in two separate motions.

Ms. Iverson called for a motion to approve the Final Approval, Rezoning, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development.

Mr. Pearson made a motion to approve the Final Approval, Rezoning, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development. Mr. Dimmitt seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, no; Marshall, no; Sillies, yes; (4 yes – 2 no)

Ms. Iverson said the motion was approved.

Ms. Iverson called for a motion to approve the Final Approval, General Plan, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development.

Mr. Dimmitt made a motion to approve the Final Approval, General Plan, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development. Mr. Pearson seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, no; Marshall, no; Sillies, no; (3 yes – 3 no)

Ms. Iverson said the motion was a tie vote, so it is not approved. It will go before City Council with a negative recommendation.

E. Final Approval

Rezoning, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, single-family residential redevelopment

F. Final Approval

General Plan, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, single-family residential redevelopment

Background Information

This agenda item is a request from the City of Springboro to rezone approximately 1.07 acres of land located at 100-150 East Street from the current R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential. The properties were purchased by the City in 2024 and 2025; the five single-family homes on the property were demolished in September 2024 and June 2025. The subject property is in the Historic District.

The City is seeking rezoning to PUD-R to accommodate the redevelopment of the subject property with single-family detached residential lots. The north half of the property will be developed beginning in 2026 with four lots. The R-2 District allows single-family detached residential lots at a density of 4.0 units per acre. R-2 District

zoning was placed on this site and others in 2015 as part of a planning and zoning initiative that resulted in a major revision to the Planning and Zoning Code text and the Official Zoning Map of the City of Springboro. Prior to 2015, the subject property was zoned R-3, Medium Density Residential District, which permitted at the time up to 12 dwelling units per acre. The majority of the Historic District was developed at a density of 6.0 dwelling units per acre, a density permitted under the CBD, Central Business District. The CBD allows a wide array of land uses including retail, office, residential, religious institutions, and more. The effective residential development density of the CBD is higher than 6.0 units per acre in some cases since apartments are permitted.

The subject property is in the Historic District. Approval by the Architectural Review Board (ARB) of all changes to protected properties is required for any improvement that results in a change to the exterior appearance of buildings/sites in terms of materials, color, or outward appearance including new construction. All five buildings on the subject property were protected as contributing structures: their demolition was reviewed and approved by the ARB. New construction such as that proposed as part of these agenda items will need to be reviewed by the ARB as part of its Certificate of Appropriateness review process. The ARB uses the Historic Design Standards for New Construction chapter to evaluate such proposals. All vacant sites in the Historic District are so protected. The New Construction chapter of the Design Standards promotes construction like those found elsewhere in the Historic District but in contemporary terms. Examples of new construction built under these standards include SPARC and Go at 320 South Main Street, and additions to 220, 400, and 535 South Main Street.

The proposed redevelopment of the subject property will be at a gross density of 7.46 units per acre. For the near term, the north half of the site will be developed including four residential lots with three facing East Street, and one facing North Street.

The proposed redevelopment of the site will maintain the east-west alley that bisects the site; it will be used for vehicular access and utility placement. A north-south alley is also proposed as part of the redevelopment. Both alleys will be paved and owned and maintained by the City like other public rights-of-way.

The City is requesting that the open space requirement for this redevelopment be waived. Three small City parks are located within 1,100 feet of the subject property. Providing up to 11,650 square feet of open space would prohibit redevelopment of the site as proposed. This would be inconsistent with the goals of the redevelopment to provide as many first-time homebuyer housing units as possible into the Historic District setting. As stated in the PUD Code, Section 1266.01, Intent and Objectives, “It is the intent of this chapter to accommodate creative and imaginative [PUDs] and to permit...innovations in land development that are in the best interest of the City..., in situations where conventional zoning is inappropriate or unduly restrictive. In order to accomplish this intent, it is the purpose of a PUD District to permit, in a carefully-designed development, a variety of uses and/or dwelling types, and to permit the flexible spacing of lots and buildings, the conservation of natural features of the landscape, the provision of accessible and enjoyable open spaces, and the provision of a necessary complement of community and neighborhood facilities.”

The proposed rezoning/general plan appears as two separate items on the Planning Commission agenda. Rezoning together with general plan review and approval are the first step in the three-step PUD review and approval process. Approval by both Planning Commission and City Council is required. Final development plan—where more detailed plans for roads, utilities, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans may be submitted in sections in conjunction with a site’s incremental development. Record plan review and approval by both Planning Commission and City Council is the last step in the PUD approval process. This allows for the subdivision of property, the dedication of right-of-way and the creation of dedicated open spaces. As with final development plans, record plans may be submitted in sections as the development is completed.

The ARB reviewed and approved the redevelopment plan at their October 13 meeting and will review plans for new home construction and other details concurrent to the final development plan stage of the PUD review process.

Adjacent land uses include Springboro United Methodist Church (60 East North Street) to the northwest; the parking lot for the Springboro Eagles to the north; single-family residential to the east, south, and west; to the southeast a vacant former church building (145 East Market Street); a multiuse building (205 East Street) in the former township building to the southwest housing White Dove Circle of Light spiritual center and Springhouse Architects; the Methodist Church/City parking lot to the west and Reveals Truth Tabernacle church (135 East Street). Adjacent zoning includes R-2 District to the northwest, north, east, south, and west; CBD zoning can be found to the southeast and southwest.

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 characteristics. Policy Area 13, Historic Core, includes the subject property and others on East Street and South Main Street. The policy area recommends, among other actions, maintenance of the historic character and identity of the policy area through enforcement of the design guidelines to ensure property maintenance, infill, and new development are conducive to the policy area's design and atmosphere, and providing a mix of residential, service, and retail businesses to ensure a lively and interactive district.

Staff Recommendation—Rezoning

City staff recommends approval of the rezoning of the subject property from R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential.

Staff Recommendation—General Plan

City staff recommends approval of the rezoning of the subject property from R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential subject to the following comments:

1. Include historical references as part of ARB approval of demolitions of existing homes on the subject property.
2. Plan subject to review by ARB. Details for proposed redevelopment subject to Design Standards addressing new construction and streetscape.
3. Other plan elements—lighting, landscaping—subject to Planning and Zoning Code provisions.

Discussion:

Ms. Iverson asked Mr. Boron for a summary of these agenda items.

Mr. Boron said that at the request of the City, this is a request to rezone the property, which is currently zoned R-2, low density residential district to PUD-R, Planned Unit Development-Residential. The PUD would allow for more flexibility for the property's long-term development that has some characteristics that are similar, but not exactly like what you would find in most of the historic district.

He added that most of the Historic District is zoned CBD, Central Business District. That zoning allows for mixed-use development, whereas this recommendation is for residential only. The density proposed, 7.46 units per acre, is like but higher than the density in the historic district, six units per acre. The City is also asking that the open-space requirement of 25% be waived on this property. Waiving this requirement would allow for additional homes to be built on larger lots.

There was a brief discussion among Planning Commission members about the appropriateness of the development. All agreed that this would be a good use of the property and help to revitalize the area.

Mr. Boron noted that because this property is located in the Historic District and is protected property, all plans will be required to be reviewed by and approved by the Architectural Review Board (ARB) under the design standard for new construction within the historic district before the construction may commence.

Ms. Iverson asked if there were any further questions or comments. There were none.

Ms. Iverson called for a motion to approve the Final Approval, Rezoning, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development, Residential, 100 – 150 East Street, single-family residential development.

Mr. Dimmitt made a motion to approve the Final Approval, Rezoning, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development, Residential, 100 – 150 East Street, single-family residential development. Mr. Sillies seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

Ms. Iverson called for a motion to approve the Final Approval, General Plan, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development, Residential, 100 – 150 East Street, single-family residential development.

Mr. Pearson made a motion to approve the Final Approval, General Plan, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development, Residential, 100 – 150 East Street, single-family residential development. Mr. Marshall seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

VII. Guest Comments

Ms. Iverson called for guest comments. There were none.

VIII. Planning Commission and Staff Comments

Ms. Iverson said that she would be out of town when the next Planning Commission meeting is scheduled for December 10. There are two options, moving the meeting back to a later time that night, or rescheduling the meeting for Wednesday, December 17 at 6:00 pm in Council Chambers.

All members present said they would be available on December 17. It was agreed that the meeting would be rescheduled as discussed.

Mr. Boron reminded Planning Commission members that the Miami Valley Planning and Zoning Workshop will be held on Friday, December 5, 2025 at Sinclair Community College. Registration is required and will be paid for by the City so please let Ms. Bee know if you are planning to attend or not.

Mr. Boron added that the Board of Zoning Appeals met on November 5, 2025, and heard a request for a variance from the strict interpretation of the Zoning Code to allow for a slightly higher, by 16.25', than permitted new Personal Wireless Service Tower (cell tower) at 440 South Pioneer Boulevard, located at the corner of West Lower Springboro Road and South Pioneer Boulevard. That request was approved by the Board.

A Public Hearing has been set for Thursday, December 18 at 7:00 p.m. in Council Chambers to receive comments on the redevelopment of the 100 block of East Street as discussed this evening.

Mr. Sillies asked for clarification about The Lawn application and how it will move forward before the City Council.

Mr. Boron said that the rezoning request will move forward with a positive recommendation, and the general plan will be forwarded with a negative one, but both will be sent to City Council.

Mr. Harding added that it would move on to City Council with a negative recommendation from Planning Commission members. Council will still hear it with three readings and then decide if they will approve the application as submitted or with recommendations to amend the submittal before final approval occurs.

There was another brief discussion about the approval process through City Council, and Mr. Boron said the general plan would go before City Council with a negative recommendation and to overcome that recommendation, Council would have to approve it with a super-majority as defined in the code and vote to approve it with the change to remove the gas station component of the proposal.

IX. Adjournment

Ms. Iverson called for a motion to adjourn.

*Mr. Harding motioned to adjourn the November 12, 2025 Planning Commission Meeting at 6:36 pm.
Mr. Pearson seconded the motion.*

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

Ms. Iverson said the motion was approved unanimously and the meeting is adjourned.

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planner

September Bee, Planning Commission Secretary