

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:00 PM Thursday, June 13, 2018**

**Village Administration Building
99 High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of March 8, 2018
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 18-04P: Application for Site Plan of Rivers Crossing Lot 9, Phase 2 (TJ Maxx and 5 Below) B. Case 18-05P. Review of Proposed Text Amendment to Village Zoning Code relative to Group Homes
9.	Communications
10.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.

**VILLAGE OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2018-10**

**A RESOLUTION TO INITIATE A ZONING TEXT AMENDMENT FOR ROOMING
HOME DWELLINGS AND GROUP RESIDENTIAL FACILITIES, AND
DECLARING AN EMERGENCY**

WHEREAS, Village Council has indicated its interest in amending the Village Zoning Code regarding rooming home dwellings and group residential facilities; and,

WHEREAS, per Section 15.7.3 (1) of the Village Zoning Code, Village Council, by adoption of a resolution, may initiate an amendment to the Zoning Code;

WHEREAS, immediate action is required to refer this action to the Village Planning Commission and proceed with the amendment process, and such action is necessary in order to preserve the public peace, health, safety or welfare of the Village.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of South Lebanon, Ohio, at least two-thirds of all members elected thereto concurring:

Section 1. That the Council hereby initiates a zoning resolution to amend the text of the Village Zoning Code relating to Rooming Home Dwellings and Group Residential Facilities.

Section 2. That the Village Administrator is directed to forward this request to the Village Planning Commission.

Section 3. That the Council is acting in its administrative capacity in adopting this Resolution.

Section 4. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 5. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.

Section 6. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open

meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this 15th day of February, 2018.

Attest: Nicole Armstrong James D. Smith
Nicole Armstrong, Fiscal Officer James D. Smith, Mayor

Rules Suspended: <u>2/15</u> /2018 (if applicable)	Effective Date – / /2018
Vote - <u>6</u> Yeas ___ Nays	
First Reading – / /2018	Effective Date – / /2018
Second Reading – / /2018	
Third Reading – / /2018	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: [Signature]
Date: 2/15/2018

Article 15, p. 114 of the Zoning Code

Dwelling, Rooming Home (Boarding House, Lodging House, Dormitory): A dwelling or part thereof, other than a hotel, motel or restaurant, where meals ~~and~~ or lodging are provided for compensation, for three or more unrelated persons, where no ~~cooking or dining facilities~~ kitchen facilities are provided in the individual rooms.

Article 11, p. 72

Sec 15.11.19 Definition. "Group Residential Facility" shall mean any ~~community residential facility; licensed and/or approved and regulated by the State of Ohio, which provides~~ rehabilitative or habilitative services. Rehabilitative or habilitative services include, but are not limited to distribution of medications, drug and alcohol counseling (group or individualized), mental health treatment, or psychiatric services. There are two classes of Group Residential Facilities:

Class I: Any state, federal, or locally approved dwelling or place used as a foster home for children or adults (not including nursing homes) or as a home for the care or rehabilitation of dependent or pre-delinquent children, the physically handicapped or disabled, or those with development disabilities or mental illnesses. A Class I Type A group residential facility contains six (6) or more residents, exclusive of staff. A Class I Type B group residential facility contains five (5) or less residents, exclusive of staff.

Class II: Any state, federal, or locally approved dwelling or place used as a home for juvenile offenders; a halfway house providing residential care or rehabilitation for adult offenders in lieu of institutional sentencing; a halfway house providing residence for persons leaving correctional institutions; and residential rehabilitation centers for alcohol and drug users, provided detoxification is expressly prohibited on such premises. A Class II Type A group residential facility contains six (6) or more residents, exclusive of staff. A Class II Type B group residential facility contains five (5) or less residents, exclusive of staff.

Sec 15.11.20 Conditional Use Permit Required.

A Class I Type B group residential facility is permitted by right in any residential district and regulated as a permitted residential use. No other group residential facility shall be established, operated or maintained on any premises unless authorized by the issuance of a conditional use permit in accordance with the provisions of Article 6 or these Regulations. In addition to said provisions, such group residential facilities shall comply with the following conditional use criteria:

1. Evidence is presented that the proposed facility meets the certification licensing or approval requirements of the appropriate state agency.
2. Evidence is presented that the proposed facility meets local fire safety requirements for the proposed use and level of occupancy.

3. Evidence is presented that the proposed facility will not generate an unreasonable increase in traffic volume or require special off-street parking.
4. Such facilities shall comply with the district regulations applicable to other properties in the zoning district in which they are located.
5. No such facility may be located within 600 feet of another such facility.
6. No signs shall be erected by such facility for purposes of identification except a permitted street address sign.
7. The exterior of all such facilities shall not be altered in character but shall be compatible with other residential dwellings. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.
8. Such facility shall be reasonably accessible by virtue of its location or transportation provided by the applicant to medical, recreational, and retail services required by its residents, and to employment opportunities if applicable, and shall be in a relatively safe and stable neighborhood.
9. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents, to include a structured procedure whereby their grievances may be filed and resolved.
10. The applicant shall provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

Sec 15.9.7 **R-2** Single-and Two-Family Residential District Regulations

1. Principal Permitted Uses:

- a. Single-Family Dwellings
- b. Two-Family Dwellings

2. Conditional Uses requiring Conditional Use Permit from the Board of Appeals:

- a. Cemeteries
- b. Churches or similar places of worship
- c. Elderly (multi-family) housing at a density of 2,500 sq. ft. zoning lot area per unit maximum density
- d. Funeral Homes
- e. Group residential facilities as identified in Article 11 Section 15.11.20.
- f. Home Occupations as identified in Section 15.11.24
- g. Nursery Schools and Child Day Care Centers
- [h. Rooming Home Dwelling as identified in Article 15](#)

Sec 15.9.8 **R-3** Single and Multiple Family Residential District Regulations

1. Principal Permitted Uses:

- a. Single-Family Dwellings Two-Family Dwellings
- b. Multiple-Family Dwellings

2. Conditional Uses Requiring Conditional Use Permit from the Board of Appeals:

- a. Cemeteries
- b. Churches or similar places of worship
- c. Funeral Homes
- d. Group residential facilities as identified in Article 11, Section 15.11.20.
- e. Home Occupations as identified in Section 15.11.24
- f. Nursery schools or Day Care Centers
- g. Schools
- [h. Rooming Home Dwelling as identified in Article 15](#)

Sec 15.9.9 B-1 Neighborhood Business District Regulations

1. Principal Permitted Uses:

- a. Business or professional offices
- b. Churches and similar places of worship
- c. Financial Institutions
- d. Home furnishings sales/rental/repair
- e. Printing, copying, and publishing establishments
- f. Restaurants
- g. Retail stores or rental/lease establishments, including those which sell petroleum products but do not do on-site servicing or repair work
- h. Service businesses which do not do on-site installation or repair work
- i. Studios, salons and health clubs

2. Conditional Uses requiring Conditional Use Permit from the Board of Appeals:

- a. Funeral Homes
- b. Group residential facilities as identified in Article 11 Section 15.11.20.
- c. Indoor recreation, entertainment or amusement establishments
- d. Long-term parking facilities Nursery schools and Day Care Centers
- [e. Rooming Home Dwelling as identified in Article 15](#)

1

Article 15, p. 114 of the Zoning Code

Dwelling, Rooming Home (Boarding House, Lodging House, Dormitory): A dwelling or part thereof, other than a hotel, motel or restaurant, where meals ~~and~~ or lodging are provided for compensation, for three or more unrelated persons, where no ~~cooking or dining facilities~~ kitchen facilities are provided in the individual rooms.

Article 11, p. 72

Sec 15.11.19 Definition. "Group Residential Facility" shall mean any ~~community residential facility, licensed and/or approved and regulated by the State of Ohio, which provides~~ rehabilitative or habilitative services. Rehabilitative or habilitative services include, but are not limited to distribution of medications, drug and alcohol counseling (group or individualized), mental health treatment, or psychiatric services. There are two classes of Group Residential Facilities:

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Class II: Any state, federal, or locally approved dwelling or place used as a home for juvenile offenders; a halfway house providing residential care or rehabilitation for adult offenders in lieu of institutional sentencing; a halfway house providing residence for persons leaving correctional institutions; and residential rehabilitation centers for alcohol and drug users, provided detoxification is expressly prohibited on such premises. A Class II Type A group residential facility contains six (6) or more residents, exclusive of staff. A Class II Type B group residential facility contains five (5) or less residents, exclusive of staff.

Sec 15.11.20 Conditional Use Permit Required.

A Class I Type B group residential facility is permitted by right in any residential district and regulated as a permitted residential use. No other group residential facility shall be established, operated or maintained on any premises unless authorized by the issuance of a conditional use permit in accordance with the provisions of Article 6 or these Regulations. In addition to said provisions, such group residential facilities shall comply with the following conditional use criteria:

1. Evidence is presented that the proposed facility meets the certification licensing or approval requirements of the appropriate state agency.
2. Evidence is presented that the proposed facility meets local fire safety requirements for the proposed use and level of occupancy.

3. Evidence is presented that the proposed facility will not generate an unreasonable increase in traffic volume or require special off-street parking.
4. Such facilities shall comply with the district regulations applicable to other properties in the zoning district in which they are located.
5. No such facility may be located within 600 feet of another such facility.
6. No signs shall be erected by such facility for purposes of identification except a permitted street address sign.
7. The exterior of all such facilities shall not be altered in character but shall be compatible with other residential dwellings. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.
8. Such facility shall be reasonably accessible by virtue of its location or transportation provided by the applicant to medical, recreational, and retail services required by its residents, and to employment opportunities if applicable, and shall be in a relatively safe and stable neighborhood.
9. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents, to include a structured procedure whereby their grievances may be filed and resolved.
10. The applicant shall provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

Sec 15.9.6

R-1

Single-Family Residential District Regulations

1. Principal Permitted Uses

a. Single-Family Dwellings

2. Conditional Uses Requiring Conditional Use Permit from the Board of Appeals:

- a. Cemeteries
- b. Churches of similar places of worship
- c. Elderly (Multi-family) Housing at a density of 3,000 sq. ft. zoning lot area per unit maximum density
- d. Home Occupations as identified in Section 15.11.24
- e. Schools

f. Rooming Home Dwelling as identified in Article 15

Sec 15.9.7 **R-2** Single-and Two-Family Residential District Regulations

1. Principal Permitted Uses:

- a. Single-Family Dwellings
- b. Two-Family Dwellings

2. Conditional Uses requiring Conditional Use Permit from the Board of Appeals:

- a. Cemeteries
- b. Churches or similar places of worship
- c. Elderly (multi-family) housing at a density of 2,500 sq. ft. zoning lot area
per unit maximum density
- d. Funeral Homes
- e. Group residential facilities as identified in Article 11 Section 15.11.20.
- f. Home Occupations as identified in Section 15.11.24
- g. Nursery Schools and Child Day Care Centers
- [h. Rooming Home Dwelling as identified in Article 15](#)

Sec 15.9.8 **R-3** Single and Multiple Family Residential District Regulations

1. Principal Permitted Uses:

- a. Single-Family Dwellings Two-Family Dwellings
- b. Multiple-Family Dwellings

2. Conditional Uses Requiring Conditional Use Permit from the Board of Appeals:

- a. Cemeteries
- b. Churches or similar places of worship
- c. Funeral Homes
- d. Group residential facilities as identified in Article 11, Section 15.11.20.
- e. Home Occupations as identified in Section 15.11.24
- f. Nursery schools or Day Care Centers
- g. Schools
- [h. Rooming Home Dwelling as identified in Article 15](#)

Sec 15.9.9 **B-1** Neighborhood Business District Regulations

1. Principal Permitted Uses:

- a. Business or professional offices
- b. Churches and similar places of worship
- c. Financial Institutions
- d. Home furnishings sales/rental/repair
- e. Printing, copying, and publishing establishments
- f. Restaurants
- g. Retail stores or rental/lease establishments, including those which sell petroleum products but do not do on-site servicing or repair work
- h. Service businesses which do not do on-site installation or repair work
- i. Studios, salons and health clubs

2. Conditional Uses requiring Conditional Use Permit from the Board of Appeals:

- a. Funeral Homes
- b. Group residential facilities as identified in Article 11 Section 15.11.20.
- c. Indoor recreation, entertainment or amusement establishments
- d. Long-term parking facilities Nursery schools and Day Care Centers
- e. [Rooming Home Dwelling as identified in Article 15](#)



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296
fax: 513-494-1656
www.southlebanonohio.org

MEMORANDUM

To: Planning Commission Members

From: Jerry Haddix, Village Administrator

Date: June 8, 2018

Subject: Case No. 2018-05P – Zoning Text Amendment – Group Homes

On the agenda for the June 13th Planning Commission meeting is a Council-initiated zoning text amendment re: group homes and rooming home. Basically, this amendment would use that meets the definition of a Rooming Home Dwelling would be required to obtain a Conditional Use Permit from the Village Board of Zoning Appeals.

Our Village Solicitor, Paul Revelson, will be in attendance to review the changes and answer any questions you may have.

Let me know if you have any questions or need additional information.

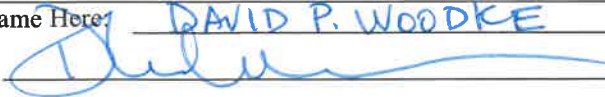
VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input checked="" type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name: RIVERS CROSSING			
Type of Business/Project Description: MULTI-TENANT RETAIL - INLINE PHASE II			
Location: LOT 9 OF RIVERS CROSSING		Size of Building: 29,614 SF	
Current Zoning: B-2		Rezone to: N/A	
Total Acreage: 8.03 AC (1.25 Acres this submittal)		Acres to be Rezoned: N/A	
Number of Employees: TBD		Number of Fleet Vehicles: N/A	
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: RIVERS EAST INLINE, LLC		Name: BAYER BECKER	
Address: 4020 KINROSS PARKWAY, #200		Address: 6900 TYLERSVILLE ROAD	
City: RICHFIELD	State: OH	City: MASON	State: OH
Zip: 44286		Zip: 45040	
Telephone: 513-404-6401		Telephone: 513-336-6600	
Fax:		Fax: 513-336-9365	
Applicant(s): MIDLAND ATLANTIC PROPERTIES, LLC			
Address: 8044 MONTGOMERY ROAD, SUITE 370			
City: CINCINNATI	State: OH	Zip: 45236	
Telephone: 513-792-5000		Fax: 513-792-5010	
Please Print Applicant's Name Here: DAVID P. WOODKE			
* Applicant's Signature: 			

* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)

TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____ Date of Planning Commission Meeting: _____

Fee Paid: _____ Drawn: _____ Check #: _____ Date: _____ Initial: _____

Legal Notices Advertised: _____ Mailed to Surrounding Property Owners: _____

Village of Lebanon, OH

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20	Preliminary Plats	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 14	Final PUDs		
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions
Article 18	Site Plans (1.25 Acres)	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/Office/Industrial/Institutional	1 New Decal + 1 Original Decal 12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) #400.00 + 1.25(\$20) = \$425.00
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested

RIVERS CROSSING POWER LLC

VILSOU

Village of South Lebanon

DATE	INVOICE NO	DESCRIPTION	ACCOUNT	INVOICE AMOUNT
5-30-18	053018-046	LOT 9 PHASE II	RIVERS EAST INLI	425.00
CHECK DATE	5-30-18	CHECK NUMBER	750	TOTAL > 425.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A MULTI-COLORED BACKGROUND • THIS PAPER CONTAINS FLUORESCENT FIBERS AND OTHER SECURITY FEATURES

RIVERS CROSSING POWER LLC
8044 MONTGOMERY RD STE 370
CINCINNATI OH 45236
513-792-5000

US BANK
425 WALNUT STREET
CINCINNATI, OH 45202

13-1/420

750

DATE 05/30/2018

Pay:*****Four hundred twenty-five dollars and no cents

\$ ****425.00

TO
THE
ORDER
OF

Village of South Lebanon
Planning Commission



⑈000000750⑈ ⑆042000013⑆ 130121393248⑈



Village of South Lebanon
99 N. High St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656

www.southlebanonohio.org

Planning Commission Meeting
MEETING MINUTES
Thursday, March 8, 2018

Members Present:

Darrick Zucco
Tom Hunsche
Dennis Rees
Bill Madison
Jim Smith

Members Absent:

Staff:

Jerry Haddix,
Administrator
Brianna Koutny,
Clerk

1. Call to order at 5:30p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum : None
5. Review and Approval of Minutes from January 24th, 2018. A motion to approve was made by Jim Smith, and seconded by Dennis Rees. A vote was taken. All YEAS.
6. Public Hearing : None
7. Old Business : None
8. New Business :
 - a) Case 18-02P : Application for Final Development Plan for Wynstead Section 5 A & B. Administrator, Jerry Haddix stated Phase A of the Federal Development plan will continue Emerald Dr. at Section 3 of the development, and Phase B will be the cul-de-sac of Noble Court. Haddix stated the FDP and construction drawings have been sent to Several agencies and all comments have been forwarded to the Project Owners, Bayer Becker, which have stated they are currently incorporating all comments and will re-submit plans. Haddix recommended approval with the following conditions:
 1. Enter into a Development Agreement with the Village and fulfill bonding requirements as required per the Village Zoning Regulations;
 2. Approval of the FDP by the Village Engineer, the Warren County Water & Sewer Department and the Warren County Soil & Water Conservation District;

3. Review and approval of the “Declaration of Covenants and Restrictions” by the Village Solicitor; and
4. Approval of the Construction Drawings by the Warren County Soil & Water District.

Haddix stated that Greg Cook from Bayer Becker was present for any questions the Planning Committee might have. There were no questions for Mr. Cook. A motion to approve was made by Dennis Rees and Seconded by Jim Smith. A vote was taken, all YEAS.

- b) Case 18-03P : Approval of Right-of-Way Dedication Plat of the Stone Lake Subdivision. Haddix stated that the streets of the Stone Lake Subdivision were accepted as Public Maintenance to the Village of South Lebanon on November 2nd, 2017, and as part of the process, a right-of-way dedication plat is required. Bill Madison asked if there were any present issues. Haddix stated there were no issues, and the streets have already been finalized and reviewed. Haddix stated all that is left is to execute. A motion to approve was made by Bill Madison, and Seconded by Jim Smith. A vote was taken, all YEAS.
9. Communications: Haddix stated the Spring and Summer seasons are looking busy for Zoning. He stated there were several businesses, such as TJMaxx and 5 Below that are in the works. Darrick Zucco asked about the demolition progress of the Milacron Plant. Jim Smith responded by stating the two smaller buildings were already gone, and all that was left was the tower.
10. Adjournment: A motion to adjourn was made by Jim Smith, and Seconded by Bill Madison. A vote was taken, all YEAS.

Darrick Zucco – Chairman

Brianna Koutny – Clerk

VILLAGE OF SOUTH LEBANON
PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 13, 2018, AT
6:00 P.M.

ADDITIONAL INFORMATION IS
AVAILABLE AT
WWW.SOUTHLEBANONOHIO.ORG



Date

June 6, 2018

Attention

Jerry Haddix
Village Administrator

Address

99 N. High Street
South Lebanon, OH 45065

Subject

Rivers Crossing Lot 9 – Phase 2 Site Plan
Review #1
Village of South Lebanon, OH

Dear Mr. Haddix:

Below are our comments after reviewing the site plan for Rivers Crossing Lot 9 – Phase 2 for the first time. It is Choice One's understanding that Kim Lapensee is reviewing the plan for zoning compliance.

Page C2.0

- Please change the ODOT spec numbers for several items so they reflect the current spec book. Asphalt intermediate and surface course should be Item 441 instead of 448 or 301, and subgrade compaction should be item 204 instead of 203.
- In the top left corner of the sheet, the sawcut note should reference detail 1/C2.0, not 1/C.0.
- It appears that the hatching in the rear of the site may be incorrect. Currently the hatching shows that the entirety of the back will be seeded and the access road in the back will not be connected between PetSmart and Kohl's. Isn't the intention to connect this access road so that the entirety of the back of the site can be driven by trucks? There does not appear to be a pavement connection to the concrete pavement or dumpster pad either.

Page C3.0

- Show existing pipe that dumps into the existing detention basin. Currently, the storm sewer appears to connect to a catch basin that has no outlet.
- Subgrade compaction in the dumpster pad detail should be Item 204, not 203. See comment above.

Page C4.0

- Is no filter fabric fence being shown in the back?
- Move the concrete washout away from the detention basin inlet.

Sincerely,



Nicholas J. Selhorst, P.E.

West Central Ohio
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
203 W. Loveland Ave.
Loveland, OH 45140
513.239.8554 Phone

Eastern Indiana
607 N. Meridian St.
Portland, IN 47371
260.766.2500 Phone





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MEMORANDUM

To: Planning Commission Members

From: Jerry Haddix, Village Administrator

Date: June 8, 2018

Subject: Case No. 2018-04P – Rivers Crossing Lot 9, Phase 2

On the agenda for the June 13th Planning Commission meeting is the site plan review for Lot 9, Phase 2 of the Rivers Crossing development. This includes TJ Maxx and 5 Below stores.

The Village has contracted with a planning consultant who currently reviewing the site plan. When her review is complete, I will forward her comments and recommendation. It is also being reviewed by other agencies as well.

Let me know if you have any questions or need additional information.

Planning Commission

June 13, 2018

Project Description

Mid Atlantic Properties has submitted a site plan for approval for lot 9 Phase 2 in the Rivers Crossing I development. There is existing development in this area with mixed retail uses. Kohls and Target are the major anchors for this development. This new phase will include building a new retail building that will house TJMaxx and Five Below. The new building will be infill development between Kohls and Petsmart. The building will be 29,614 sf in size - TJMaxx 21,102 and Five Below 8,512.

Parcel Description

The parcel number is 12-02-401-0121 being lot number 9 in the Rivers Crossing I development. The parcel is 8.031 acres in size with the development only encompassing 1.228 acres.

Zoning

The parcel is zoned B2 General Business District which allows for general retail uses per section 15.9.10 of the Zoning Code. The code requires the following minimum square footages and yards:

- Minimum lot area requirement: 8000 sf. The parcel is 8.031 acres in size.
- Minimum front yard: 20'-0". The parcel meets the front yard setback.
- Minimum rear yard: 20'-0". The parcel meets the rear yard setback.
- Minimum side yard: 10'-0". There is no side yard setback provided. The developer was granted a variance in 2014 from 10'-0" to 0'-0".
- Minimum frontage: 60'-0". The parcel meets the frontage requirements.
- Maximum height of buildings: 35'-0". The highest point of the building is 30'-0" (over TJMaxx).

Refuse Area

Section 15.10.6 requires a refuse collection area in all commercial districts which shall be enclosed on three-sides by a solid wall or fence of at least 4 feet in height.

There is a dumpster area shown on the site plan that is located to the rear of the building. There will be two dumpsters in the enclosed area. It appears to be

enclosed with a fence type material and gated toward the rear of the property. None of the other dumpsters are screened behind the other existing buildings.

Screening requirements

Section 15.10.17 requires screening and buffering for any non-residential uses which abut any residential district. A visual barrier shall be provided that is at least 5.5 feet in height at the time of installation.

There is a 6-foot fence that is behind the entire development; however, it is leaning over in some areas and needs to be repaired. There is also a very large swath of trees behind the entire development and provides a good barrier for the residential uses behind it.

Off-Street Parking/Loading Requirements

A parking plan is required for this development per section 15.12.1 of the Zoning code. It was not included with the application. The plan is required to show the boundaries of the property, parking spaces, access drives, circulation patterns, drainage, construction plans, boundary walls, fences and screening plan. The developer will need to submit the parking plan for further review.

Section 15.12.7 retail stores require 1 space for every 150 sf of floor area. 198 spaces will be required for this development. All spaces must be at least 162 sf in size. All parking areas must be paved and marked. Collective parking arrangements must have agreements if the spaces are not located on the same parcel as the building.

Section 15.12.8 handicapped parking is required and any development that requires 101 to 200 spaces, 4 spaces plus one per 50 spaces over 100 or 6 spaces total spaces.

Section 15.12.10 requires off street loading spaces. For retail uses at least one off-street loading space and one additional loading space for each 10,000 sf or fraction thereof of gross floor area in excess of 3,000 sf or 4 total loading spaces. The site plan only showed one space. 3 additional spaces will need to be shown on the plan. Each space will need to meet the standards set forth in section 15.12.11 - 12 feet wide by 65 feet long with a vertical clearance of 14 feet. Screening shall also be provided for loading spaces if they are adjacent to any residential district.

The developer shall be required to submit plans to verify that the entire development meets the current parking lot standards as set forth in this Article.

Landscaping Requirements

Section 15.17.4 requires a general landscape plan. A plan was not submitted for review. All landscaping for the site must meet the requirements set forth in Article 17.

There are islands in the parking lots with approximately 2 trees per island. There is grass behind the buildings with numerous trees. A landscaping plan with parking analysis shall be submitted for further review.

Building materials

There was only one elevation drawing with the application which indicated that some of the facade will be colored concrete masonry at the bottom of the building and EIFS at the top. A majority of Five Below will have a glass facade and TJMaxx will have a mixture of glass and masonry. It appears the colors of the masonry will blend with the existing buildings. It is unknown where all the mechanical systems will be located. A plan will need to be submitted so those locations are known.

Signage

The developer will need to submit a complete sign plan for both buildings. Only one wall sign for TJMaxx was shown. It will be located over the front door and will be 157 sf in size (27'-2" x 5'-9"). Section 15.16.9 stipulates that building signs cannot exceed 1.5 sf in size per building frontage. In this case the building measures 105'-6" X 1.5 = 157 sf.

Exterior Lighting

Wall sconces have been shown along the frontage of the building.