



City of Green

Wayne L. Wiethe, AICP
Director of Planning

1755 Town Park Boulevard
PO Box 278
Green, Ohio 44232-0278
Phone: 330.896.6614
Fax: 330.896.6604
planning@cityofgreen.org

Planning Department Memorandum

TO: Council Liaison – Clark DeVitis
FROM: Mindy Lawrence, Administrative Secretary
DATE: September 22, 2025
RE: September 17, 2025 - Planning & Zoning Commission Meeting Summary

The following items were reviewed, and recommendations made at the **September 17, 2025 Planning & Zoning Commission meeting:**

Item 25-35

Brenneman Group

(J. Elsey, GBC Group)

Location: 4228 Town Crossing

Site Plan Review

Zoning: B-2

PLANNING DEPARTMENT

Applicant presented a plan for a proposed office building for the Brenneman Group at 4228 Town Crossing. Brenneman offers financial advising services and is currently housed on Corporate Woods Parkway. They are seeking their own larger facility. A small portion of the office space will be medical/spa offices, which will have a separate main entrance but would share common areas within the building. The proposed uses are permitted in the B-2 District.

The vacant one-acre site is situated on the west side of Town Crossing between the Boggs Chiropractic and Town Crossing Dental offices. The property to the west is a nonconforming residential use in the B-2 District.

The Planning & Zoning Commission voted 4-0 to conditionally approve the project.

Voting aye: T. Bishman, M. Burch, M. Thrasher & N. Anderson

Voting nay: None

Absent: C. Ludrosky, J. Chadsey

Item 25-25

Spring Hill Villas

(K. Rice, Rice's Landscapes Redefined)

Location: Great Windsor Lane & Southwood Drive

Signage Review

Zoning: PD

PLANNING DEPARTMENT

Applicant presented plans for a freestanding identification sign for Spring Hill Villas, a residential planned development that is under construction on the south side of Southwood Drive, east of S. Arlington Road.

The proposed single-sided sign will consist of a 3'- 6" x 5'- 8" (19.9 SF) high-density sign board with 7" routed gold metallic letters on a brownish background. The sign face will be attached by angle iron to the bottom of a rough-sawn timber, which will be supported on top of two 4' tall limestone veneer columns with stone caps. Overall height will be 5'-1". Proposed sign face area and height would comply (20 SF/8' maximums).

The sign will be located at the southeast corner of Southwood Drive and Great Windsor Lane, within Open Space A of the planned development. It will be situated beyond a 30' intersection of the rights-of-way and set back at least 15' on both ends, which complies (15' minimum). It will also be located outside an existing 20' drainage easement.

The Planning & Zoning Commission voted 4-0 to approve the project.

Voting aye:, T. Bishman, M. Burch, M. Thrasher & N. Anderson

Voting nay: None

Absent: C. Ludrosky, J. Chadsey

The next scheduled Planning & Zoning Commission meeting will be held Wednesday October 15, 2025 at 6:00 PM at the Central Administration Building, Council Chambers, 1755 Town Park Boulevard, Green, OH.

cc: S. Goodrich, Finance Director
L. Carey Dean, Director of Law
N. Messner, Clerk of Council
A. Baker, LT, Fire Inspection
M. Groen, Income Tax