

PLANNING COMMISSION MEETING

April 12, 2016

7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Darby.

II. ROLL CALL

Members Present: Richard Bauer, Don Darby, Tom Hall, Marjorie Harlow,
Lawrence Hawkins, Dave Okum, Joe Ramirez

Staff Present: Mrs. McBride, City Planner; Don Shvegza, City Engineer;
Gregg Taylor, Building Official

III. MINUTES OF THE REGULAR MEETING OF FEBRUARY 9, 2016

Chairman Darby: At this time, the Chair will accept a motion to adopt the Minutes of our previous meeting of February 9th, 2016.

Mr. Hawkins: Move to adopt.

Mrs. Harlow seconded the motion. With seven "aye" votes from the Planning Commission Members, the February 9th, 2016 Minutes were adopted as submitted.)

IV. REPORT ON COUNCIL

Mrs. Harlow provided a summary report of the March 16th, 2016 and the April 6th, 2016 meetings of the City of Springdale City Council. Detailed items included ordinances to enter into an agreement with Advance Radio Technology for the purchase of 49 800 MHz radios to be used for City personnel; an ordinance authorizing the Clerk of Council to enter into an agreement with the Council on Aging of Southwest Ohio related to a Job Retention and Creation Incentive Agreement; and an authorization to enter into an agreement with Ultimus Fund Solution related to a Job Retention and Creation Incentive Agreement. Those ordinances passed with a 7 – 0 vote. Also at the April 6th meeting, we had information on the demolition of the former Sheraton/Cincinnati North Hotel and the discussion of assignments and terms of Council Members to the Planning Commission and Board of Zoning Appeals.

Chairman Darby: Thank you very much.

V. CORRESPONDENCE

Chairman Darby: There is nothing listed but before you, at your seat, you should have a copy of the approved City of Springdale Zoning Code.

VI. OLD BUSINESS

Chairman Darby: There are no items under Old Business.

VII. NEW BUSINESS

A. Tri-County Mall, 11700 Princeton Pike, Springdale, Ohio, Modification of the PUD

Chairman Darby: Representatives, please come forward.

Mr. Schupp: Hello, my name is John Schupp. I am with Avison Young representing Tri-County Mall. Along with me presenting will be Bob Rich, representing Architecture 359. This is our fifth time in front of this committee with respect to our number of PUD adjustments here along the way. It's five because we are proceeding with this project at a very deliberate pace. If you know, we'll be back again in May for three hearings and then hopefully one more hearing in June or July of this year, as well; but baby steps at a time. At this time, our project is, and you have all seen it beforehand, we had it on one PUD hearing but we had to pull it off. We are prepared to present

the junior anchor for what we will call the southwest corner of the mall, at Tri-County and Kemper. It will take almost 60,000 s.f. there at the center. I can't release the name just yet because we don't have an executed lease but they allowed us to go forward in terms of the PUD presentation so there's strong indications that we are forthcoming with that document as well too and then, when we do, Renee and Eric from the mall will be glad to shout it from the rooftops as to the signed deal.

Mr. Rich: I have a brief presentation on my laptop to project on your projector; unfortunately, the projector is out of commission. (Mr. Rich walking around with laptop, demonstrating to individual Planning Commission Members his designs and plans on the laptop.) This is the existing location where the junior anchor will be located. We're preserving the corner element, the glass box at the corner and preserving that large space on the corner that is kind of a signature for Tri-County Mall. We are proposing to overlay what is the version of the prototype design for the store (indistinguishable) which simplifies the exterior, in taking off the Ethan Allen frontage. As you can see we are keeping the glass box that is on the corner and we're interfusing an archway element that is a signature for the store; hopefully these images were in your packages as well. One thing I wanted to point out is that we are trying to screen the truck dock because of the configuration of the stores so we used landscaping to screen to the north of the truck dock and using landscaping to the west of the truck dock. We have done our best, I think, to provide landscape screening walls though we know that we won't be able to fully screen the opening for the truck dock, which is a similar condition for the other service areas that are face the west on the mall. We have the entire depth of the mall parking field before there is the service dock but hopefully you can see in your packet that we introduced hedgerows both to the north of the truck dock and to the west of the truck dock to help screen; you can see in this in the image. This image is taken not quite on that service drive but I think you can see it is fairly effective across the parking field; it does help to screen the truck dock. Also this is an enlargement view showing the signature archway that the store has, which might give away the name of the store, that we are using as an entrance feature around the existing glass box. This is kind of the existing surface condition and you can see that they are partly screened now with landscaping screen wall but not fully screened. What we are proposing is that we would have a similar condition where we are screening as effectively as we can but, because of the proximity to the truck dock itself, it is impossible to screen it fully. In fact, this is what the truck dock is today for BJ's. It is going to be in the same location but we are adding an extra bay to the truck dock and then we're introducing landscaping to the north because we are demolishing that building that has Charlotte Russe on it that is just to the left and we will replace that with a hedge row (... indistinguishable ...). Then there was some questions about the signage or some requests for examples of signage. We responded to the request (indistinguishable) but this is, I mean we are proposing no more than 8' high letters, this shows the style of the letters, the number of letters on the sign but it is not the actual name itself but it is the same length and height. There was a request for the color and materials so this is the color palette, the prototypical color. You can see in your packet, the base is the darker browns, there's a couple of vertical elements and the main body is the medium tone beige color and the lightest of the beige is the arch that is around the entrance canopy. I was accused of color coordinating my clothes. Any questions?

Chairman Darby: We'll reserve questions until after Staff reports. Thank you very much.

Mrs. McBride: Tri-County Mall is zoned PUD under our Zoning Code so I am going to have to ask the two Members of the Planning Commission that serve on Council to make a determination that this is, in fact, a Minor Modification, which is what Staff thinks.

Mr. Hawkins: I think it is a Minor Modification.

Mrs. Harlow: I agree.

Mrs. McBride then provided the City Planner's report.

Mr. Taylor provided the Building Official's comments.

Mr. Shvegza provided the City Engineer's report.

Chairman Darby: Thank you. At this time, we will have questions or comments from members.

Mr. Okum: I guess we will take the simplest things first. Did you receive Staff's comments in regards to the expanded dock area and the compactor areas?

Mr. Rich: We received comments but they didn't include what Mrs. McBride was talking about.

Mr. Okum: Okay. I had an opportunity to be at the staff meeting on Thursday and I echoed Mrs. McBride's comments. I am pleased that you are going to put grass to the north side where the store is coming down. Currently that building basically is a barrier for that truck dock area, the most observed area that you see that dock area is when you drive straight in. I shared with the Members of the Commission - the current view that you get when you drive in off of 747, which is one of the main entrances into the mall. The screening of the dumpster container is part of Code so obviously, in the picture that I took, it was not closed like your picture was. It seems to be a common thing for those to be open. I go over there frequently and those gates are rarely closed so there needs to be something done to deal with that. Obviously, you are going to have two there, which is a much bigger area. The area where the building is coming down and the expanded dock area is being built, I concur with Staff's comments and also will encourage by motion to make sure that those docks are not ... we're basically going from basically a 40' wide opening to like a 60' to 65' wide opening there, on the front of the building for docks and containers. So it's going to be not recessed into the mall but it's going to be very vivid to anyone driving north or driving south along the main front of the mall, in your driveway, and anyone driving 747, it's going to be very obvious as well. I recall years ago the effort that the City and the Planning Commission and Target put into making sure that their dock area was hidden from the public view and this is basically, though I am pleased and excited to see development go, but on the other hand, with development sometimes you have to deal how they get their product in for their businesses. I also observed the gates on the new building that was just built by Chipotle are gone and laying inside broken, I guess, off.

Mr. Rich: They are part of the punch list items.

Mr. Okum: Okay. So anyway in regard to that, I do have a question in regards to the signage on the second level of the building - this tenant is only a first-level tenant, are there going to be tenants in the space on the second floor in the future, I hope, and if there are, are you going to need signage on that building elevation for those future tenants as well?

Mr. Rich: The previous second floor tenant didn't have exterior signage (indistinguishable, off microphone).

Mr. Okum: Right, I understand - it's basically that this tenant is taking up that whole first floor so now we are going to have the second floor that could potentially be three, four, five tenants or possibly just one tenant, but they may want signage on the outside of the building and this signage may, we need to understand how that could potentially be in the future. Going to what Mr. Shvegza commented on in regards to the parking field, I visit the mall pretty much three to four times a week, walk the mall regularly, go to BJ's frequently, Ruby Tuesdays as well, so both restaurants get a little bit of our business but BJ's preferably, but that walkway from that parking field there, most people tend to want to go across the mulch. It's nice that they are wide out but in the middle is where the people really want to walk, now that is where we have the flags so we got a little bit of something that needs to be done there that would convenience the people coming off of the parking field. If the tenant that is

anticipated going in there that you have, they obviously will need, people will want to park as close as they can to the single entry door for that particular tenant, that's pretty unusual because that tenant typically has two doors into their businesses. Having gone to that same business on numerous occasions, I realize that that's pretty much the way they build them. I've been to pretty much every one of their stores in this area, I think. My wife is a good shopper and has a credit card there and tends to like to use it when they have their sales. Parking area wise, we did some counts on numbers and it appears that, just for your information, on 4/8 in the evening, that particular business had one hundred and sixteen cars in the parking lot and Sunday at the sale, when things were going really good, they had one hundred and forty eight plus one which was my wife's car; she did the count, I did not, but that gives you a pretty good idea of what kind of parking requirements that this business is going to have. So those people want to get into the store at the easiest route and when the doorway is in the center that tends to be the place where those people really want to go. I am not telling you exactly how that needs to be redone but it certainly needs to be redone so that people are not walking over the landscaping or whatever; even a walk around the flagpole like a courtyard around the flagpole and a walkway there would be a big enhancement to that.

What are your thoughts going back to the enclosure area because arborvitae is very nice until they start to die. They do a pretty good job but then they are not a total screen. Again, we had a building screening a big portion of that dock area and now we are not going to have a building there. Staff has recommended a wall with a finish on it so that when people look at it, they are looking at a finish that is similar to the mall finishes.

Mr. Rich: Well, we've done department stores really around the country and it is pretty typical that we screen the enclosure areas with arborvitae. They form a pretty solid screen and if there is ever any problem with one dying, then it is replaced. They are common to be able to purchase so you can buy them as pretty large specimens, if you need to replace one so that was our proposal for the solution was to screen it with green space. The plan for the lifestyle center is for it to be as green as we can make it using planting for screening is much more consistent with that than building another wall. So, we have tried to limit the number of walls that we are building.

Mr. Okum: You are basically taking out walls and not building any, in essence, on the outside; is that pretty close?

Mr. Rich: I think in every proposal that we brought you, we have amplified the landscaping.

Mr. Okum: I understand. This is a big issue. We are talking 46' to 50' long truck that is 13' high sitting there 24/7 because they typically have a truck at their docks all the time that basically is going to be in plain sight of anyone driving along the front of the mall and you are saying the arborvitae is going to be planted at 10' and that is going to screen part of the truck, sure, but that is not going to screen it.

Mr. Rich: Correct. You hope that it will grow and it should. All I can say is that our intent is to amplify the landscaping to make the area around the center as green as it could be so we had hoped not to have to build another wall.

Mr. Okum: The mall currently has walls screening the loading areas, is that correct?

Mr. Rich: Correct.

Mr. Okum: And that's part of the plan that was approved by this City?

Mr. Rich: Correct.

Mr. Okum: That was some time ago but still the purpose was to screen the loading areas from the view of the public.

Mr. Rich: And I think the condition is similar. What we're saying is, that, just as the existing service areas they are not screened completely, there is a wall there that primarily screens the dumpsters but the extent of those walls don't screen the entire service area.

Mrs. McBride: I just wanted to remind the Commission that right now the compactors are screened with gates, although they are not always closed and what they are proposing would be to not screen them so I just wanted to make sure that you understood what their submittal was and since I hit my light, I think that Mr. Okum has enlightened that.

Mr. Okum: Thank you. So let's go to the dumpster containers - are you so requesting not to enclose those or build a wall there too?

Mr. Rich: We weren't requesting to enclose them because our observation is, and I think this is in practice, that they are impractical. The gates are impractical because they are left open and both the service provider and the tenants do not go to the effort to close the gates. You can put them there but it is an impractical device.

Mr. Okum: That responsibility falls on the mall and the management of the mall and security officers that drive around the mall and other personnel that is there at the mall pretty much 24/7, maintaining the mall.

Mr. Rich: I understand that. I am just saying the practicality both of the service provider and the gates being left open.

Mr. Okum: I totally understand but that doesn't change our Code.

Mr. Rich: I'm not trying to change your Code; I am just saying that we didn't propose that because it is an impractical situation.

Mr. Okum: But you can maintain that and resolve that impractical situation by making sure that your staff is aware that those gates are to be closed and maintained, right?

Mr. Rich: I am not the person to answer that.

Mr. Schupp: To a certain extent, yes. These are not dumpsters; these will be compactors, so if the look of a compactor is better than dumpsters, then there will be compactors there.

Mr. Okum: Same thing.

Mr. Rich: They are hidden partially from view by the building; they will be hidden partially from view by the enhanced landscaping. The current situation at the center right now, where you are referring to as the service area along Princeton Pike, yes there is a section of wall there but the entrances to both of those areas, the exit and the entrance, are open - no gates, no screening, no nothing there. You can catch views and glimpses of the service materials that are back there. There are trash cans back there; there are some dumpsters back there and there are some other miscellaneous service materials back there, as well.

Mr. Okum: Those openings are like 20' wide.

Mr. Rich: One side is 20' wide; the other side is going to be larger than that.

Mr. Okum: I understand but this dumpster and loading area is how many feet wide - was I right at 60'?

Mr. Rich: Four bays at about 12' a bay, so about 50'.

Mr. Okum: About 50' plus some width because you have a staircase and a side door coming out.

Mr. Rich: Right.

Chairman Darby: We just received a brand new copy of the approved Zoning Code. Staff, am I correct that the language is still such that the enclosures that they were discussing are still required?

Mrs. McBride: Yes, that is correct, but this application came in under the old Code, so the old Code actually is still in effect for this application.

Chairman Darby: I cannot see us deviating from the Code because of inconvenience. So I think that any motion should reflect that those enclosures are required.

Mr. Okum: I'm deferring to the rest of the Commission for comment.

Mr. Bauer: Back to the screening, the wall that Staff talks about, the existing wall, if I'm looking at it correctly, on sheet A3 - is it one of those walls there that you are talking about leaving?

Mr. Rich: That's the existing appendage to the mall that is going to be removed; that has the Charlotte Russe sign on it right now. It's a vacant space.

Mr. Bauer: That has to all come out of there because of the dock.

Mr. Rich: It is a building there, right.

Mr. Bauer: I guess I'm trying to understand the wall that we would like to still see there and where that's actually located. Mrs. McBride, would it be an existing wall that we are talking about leaving there for screening?

Mrs. McBride: Yes. When we had discussed that in the staff meeting, we were kind of under the impression that perhaps that Charlotte Russe wall could remain, as a part of that. But if not, they might have to look at constructing a wall to screen that.

Mr. Bauer: Because height-wise, that existing wall is fairly tall.

Mrs. McBride: Correct and per the Code it would not have to be that tall.

Mr. Bauer: Okay.

Mr. Rich: And for constructability issues, that Charlotte Russe is a box design and as a box you can't take down three sides and the roof and still have a wall to be sufficient to be structurally supported, so it would be a complete demolition of the building and construction of a new wall, if that would be the direction.

Mr. Bauer: And I imagine cost issues as objections from your stand, but can you elaborate what other objections you have to building a wall there for screening purposes?

Mr. Schupp: As Bob noted, the next phases of the center always have been trying to enhance the landscaping and the next component of the center, when we come back to you again, is more pedestrian-oriented and does contain a lot of landscaping. We would not want to construct a wall, a hard masonry wall, brick/mortar wall for the sake of it being a hard edge. We would prefer a softer edge for a landscaping edge. As Bob noted, arborvitae provides not only visual barrier but it's also a softer material.

Mr. Bauer: Okay. That's it for now. Thank you.

Mr. Hawkins: If a wall was constructed, the other thing that you could do and I understand you're saying having softer barriers there, if a wall is constructed there, you could always put, the northern side of the wall, trees to help sort of break up that wall there and still have that green effect, which I personally think would look better

that just staring at the wall too but the wall also helps in terms of screening so you can sort of have the best of both worlds with that if you guys were interested in doing that.

Mr. Rich: Walls provide hard surfaces, sound barrier issues, you know and reverberation of noise. Again, going with an all soft solution does abate certain noise issues, as well too. We believe that a landscape solution would be sufficient as far as visual barrier.

Mrs. McBride: I just wanted to comment on Mr. Hawkin's comment and that is that the Code actually requires landscaping on the outside of that screening. So one of the suggestions that I made was that Planning Commission would want to modify some of that landscaping requirement because it simply isn't feasible to landscape in the truck dock and those areas but certainly on perimeter walls or screen walls, it would be available to landscape.

Mr. Hawkins: Thank you.

Mr. Okum: Are there alternatives? That grassy area that you're creating there, what function is it beside it being grass? I love grass, don't get me wrong; it is a green space, is that correct?

Mr. Rich: Just a green space, yes.

Mr. Schupp: No planned functions there, no tables, no chairs but we haven't further developed that space yet.

Mr. Okum: Could that potentially be a structure?

Mr. Rich: Again, I hate to use up such few square feet that we have for grass space or lawn space or green space to have a structure in place.

Mr. Okum: So this would be dedicated green to the development?

Mr. Rich: Yes.

Mr. Okum: There's a number of different ways to address screening. The wall is obviously the cleanest way that you know you are going to get the maximum amount. Landscaping on the north side of that wall would certainly soften the wall and give it a break. Mounding and a combination of different materials could also be used. My objection is, is that the effect, and the effect is this tractor-trailer sitting there 24 hours a day, you are going to see them going straight in; we all know that is going to happen and that just happens to be right where one of the entrances is and maybe Dave Okum is the only one guy that goes down that road, but I don't think that I am. People driving along 747 are going to see that. We've tried to maintain the appearance of the loading areas and the dumpsters in the mall. Going back to when the mall was built, the concept was to keep the loading areas obstructed from the view of the people that are visiting the stores. This particular store that is going in there, most people don't even know where their loading area is. You take Costco and you don't know where their loading area is. A majority of the big boxes in Springdale, you don't know where their loading area is, including Lowes. This is a keystone element in our City and there's a lot of heart that goes to that element. You have a lot of heart there and the people on this Commission have a lot of heart there because it means a lot to City of Springdale for success, number one; number two, we want it to look nice, as well as you do too. I can't think of any of the other malls, Northgate Mall, that loading areas are exposed to the public driveways; maybe there are, but I didn't notice it when I was over there but maybe I just missed it. Kenwood Mall, certainly not; Kenwood Town Center or the place across the street, that's doing the big expansion?

Unidentified: Sycamore Plaza?

Mr. Okum: Yes, if that happens. We know that we've got to have it here because, it has to be, just the way that store is laid out, and the dynamics of that store pushes it that way.

Mr. Rich: For your consideration, you're right but we're are also at a corner situation where we have no area to push the trucks to the side. The stores that you mentioned, Target and Costco, they are all similar with a flat façade at the front. It's easy for them to define a back door or side door and that is a lot easier to screen. We have the unique opportunity and also the unique un-opportunistic, where do we put the loading? If we put it on Kemper side, then it is visible on Kemper side; if we put it on the Princeton Pike side, then it is visible to Princeton Pike so we really have a very difficult situation in terms of planning with respect to we have a wonderful corner location and we have worked with the tenant very arduously to keep that corner glass cube there; it is a great icon. In fact, the tenant has completely changed their prototype design to accommodate this glass front because their architect, as opposed to their space planner, convinced their design board that this is the location that we need to have the change in design because we are not giving up this corner opportunity. It is a tough balancing act we're in right now. We believe we presented an appropriate solution here for the truck dock screening, albeit landscaping materials as opposed to hard materials. We've never liked doors and gates because doors and gates are always subject to misuse, inopportunity, negligence of being left open, and we're just asking for ongoing maintenance with any type of gates. We are just trying to work out a solution here.

Mr. Okum: Believe me, I think we hear that from probably every developer that comes before this Commission and a number of other Commissions that I've served on so it is not uncommon. Can we speak, since I still have the floor and I don't see any other lights on, the ring road conflict of where people want to turn left to come back into the mall when they come up around the back through Macy's? That was mentioned by Staff - Mr. Shvezda mentioned it. Are you familiar with what I am speaking to?

Mr. Schupp: I think we addressed those comments in our response. I am pretty sure we addressed that we addressed those comments and we addressed your comments in our replies.

Mr. Okum: I mean Jungle Jim's has better signage than we've got back there.

Mr. Rich: There was signage and lane enhancements noted on Mr. Shvezda's previous comments.

Mr. Okum: This is what we have got right now. That's what tells people that they are going to go on 275. That is how people know that they are going to go to 275. (Passes out copy of photo.)

Mr. Schupp: Did you see our reply comments, Mr. Okum?

Mr. Okum: No, I did not. Right now, if I want to return to the mall, if I am coming around the backside of Macy's, I know how to get there because the first time I did it, I ended up not seeing that little sign that has the double arrows and the non-left and that little thing there and I ended up going up to the corner and said I have to go back out on 747. I know I can go under the garage but 90% of the people don't. Frankly, that is a huge garage and hopefully the mall becomes vibrant again and something happens and that garage starts getting used again and people are going to be driving around that ring road and they are going to need some type of directional signage that works. I said jokingly that Jungle Jim's has better signage but Jungle Jim's literally has better signage for how to get around - they have poles up and expressway type signs overtop so that people know where you are going to go when you are getting out of Jungle Jim's. Are you familiar with Jungle Jim's?

Mr. Rich: Yes.

Mr. Okum: I didn't know, I am just making sure.

Mr. Shvezda: Just as clarification, I think your response dealt with the signage that told you where you could go, in fact, you couldn't turn left at the intersection. I think Mr. Okum is relating to signage telling you how to get to the ring road. There is nothing that addresses that.

Mr. Rich: You are talking about signage to the back side of Macy's, basically?

Mr. Okum: Yes, the backside of Macy's when you get to that intersection.

Mr. Rich: There is the one sign that says you can go this way or that way.

Mr. Okum: Yes, you get that and that is about all we got so people are getting confused. Years ago, they wanted us to get that right turn straight in and you brought that forward and made it work. They wanted us to get that and they had people really confused with the original design for that. I am very pleased with the new entry.

Mr. Rich: It gets you right there.

Mr. Okum: It gets you right to where you want to go and it is simple off of the expressway and simple off of 747; it is just when they are getting in the ring road and they are heading towards 747, they just don't know that they can't get back to the front of Macy's. I think Macy's would appreciate the business of the people coming to the front of their store versus being sent around and sent out on 747, as well.

Mr. Rich: If I understand what you are asking, you are asking for directional signage on the mall site. I think the intent is that with the completion of the phases of the mall that that's when it would be appropriate for the directional signage to come into place with the mall.

Mr. Okum: Let's try to make that a little earlier.

Mr. Rich: When we submitted this, we thought we were just addressing the corner but that would be part of the later submittals, those directional signs.

Mr. Okum: I understand, it is just something that hasn't been, according to Staff, it hasn't been fulfilled yet. It's confusing for people going to Starbucks to go through their drive-thru, though that parking field.

Chairman Darby: We can expect to see that sometime in the future.

Mr. Schupp: Starbucks has six signs directing to their store.

Mr. Okum: Thank you.

Mr. Bauer: Thank you, Mr. Chairman. Since we are on traffic, into the mall and back down to the side of the mall to the anchor, the junior anchor store - Mr. Shvezda, your comments in regards to truck analysis, making the turn down there, has that been done?

Mr. Shvezda: No, that hasn't been addressed yet. I guess part of the question is how are the trucks going to access the loading dock?

Mr. Rich: Do you want to see it now or I'll send it to you tomorrow?

Mr. Shvezda: In order for Staff to review, we will have to take a look at it later on. I don't know if you want to present it now.

Mr. Rich: That is what I am asking - if I give it to you now, will you review it now or should I just give it to you tomorrow?

Mr. Shvegza: I won't be able to review it now.

Mr. Rich: Okay, we can provide that.

Mr. Bauer: Okay, you've done the analysis?

Mr. Rich: I don't think we would lay it out where we couldn't get trucks into the service area.

Mr. Bauer: Do you know how that will impact normal people coming to the mall?

Mr. Rich: Especially for the larger stores, those trucks don't usually come during business hours.

Mr. Bauer: Thank you.

Chairman Darby: So you realize any motion would be conditioned upon Staff's reaction to your submittal?

Mr. Rich: As far as I know, it always has been.

Mr. Okum: Speaking to our residents and our business residents as well, we value our business clients in the City of Springdale. I am not a Council person speaking that; I am a Planning Commission person speaking it, but we do. There is going to be a certain amount of displacement with this improvement. We value the businesses, a couple of them have been mentioned tonight. What is the plans for the mall to deal with those businesses that are the heart and blood of our business district?

Mr. Schupp: Our leasing team is working on relocations of those tenants, right now, to be inside the mall or be a separate PUD meeting. We understand how valuable the tenants are and we understand how valuable retail tenants are; there are not too many left out there anymore. We're shuffling the deck, so to speak, trying to move them around to what we are going to consider our bigger part of the project, which will be the lifestyle portion of it.

Mr. Okum: Where do you see the lifestyle portion being centered?

Mr. Rich: Between the area between Macy's and this junior anchor.

Mr. Okum: I had seen a previous submission for one of those businesses to be located down in that corner.

Mr. Rich: That location does not work for them.

Mr. Okum: It doesn't work; there's no parking. That business uses more than one hundred and forty cars per use. I can't speak for this Commission but should the Applicant present a consideration to this Commission for another out lot up in the corner, near 747 and Kemper, I, if it was done tastefully, I would be one to be fairly supportive of that concept for the development.

Mr. Rich: Very good, because that's

Mr. Okum: But let me preface that by saying, the same situation occurred in front of Ruby Tuesdays about twelve or fifteen years ago and there was some contractual issues that prevented the out lot from being developed and they buried all of the utilities and all of the work that they had done under the pavement because a tenant had a lease that said that you can't put anything in front of their store. Most of us know who that is.

Mr. Rich: We've worked through all those issues; that's why we've been very judicious in the step-by-step process, in terms of presenting to you certain segments of the PUD. For a center that is forty-plus years old and has a lot of old leases in place,

a lot of old REA's in place, a lot of old controlling factors that we wish we didn't have to have, but we have to address them one at a time.

Mr. Okum: Sure. Just so you understand, this is where I'm coming from on it. I don't see any other commissioners hitting their lights.

Mr. Bauer: Yes, I have one more question. Going back to screening, if landscaping was to stay, what is Staff's feeling about that type of landscaping there, the tall arborvitae - is that a landscape material that you would typically use for a screen, one material like that?

Mrs. McBride: It is and it is one that we frequently see on the exterior of the waste enclosures that are approved in the City.

Mr. Bauer: Thank you.

Chairman Darby: Anyone else?

Mr. Okum: I just want to know, if we are at a sort of an impasse on this wall and how this is going to look, possibly conditional on a design that is acceptable and you can bring that back to us; you said you are going to be back in here in May?

Mr. Rich: Yes.

Mr. Okum: So if you are going to be back in May, possibly we can resolve that issue and leave that set aside.

Mr. Schupp: Could we resolve it in subsequent submittals for Staff approval as opposed to waiting all the way to May?

Mr. Okum: I don't know. Normally, yes, but I don't know about this, this is pretty interesting.

Mr. Schupp: I like "normally, yes".

Mr. Okum: Thank you.

Mr. Hall: Part of my question is directed toward Staff on this - it's my understanding that the 480 s.f. sign times two is over the allowed limit?

Mrs. McBride: Yes, that is correct. They are actually allowed 542.4 s.f. and they are proposing 990 s.f. In addition to that, then our Code has a provision that no single wall sign can exceed 150 s.f. in area and their largest signs are 480 s.f. per sign. So there's two modifications that are requested.

Mr. Hall: Okay, thank you. The second part of my question is - are we going to be limiting the Applicant's ability to lease the second floor because the signage will be all taken up by that? He referred to, in the past, but that was then, and if we have new tenants in there that require signage, how can we accommodate them? I think that is a very important question.

Mrs. McBride: The development is a PUD, which gives this Commission a lot of latitude relative to signage and I think that we would welcome the opportunity to look at that if they have another tenant; that would be great. I think that there are things that we can work out with them. It is a big building and I don't know that the prior Zoning Code really addressed buildings of that mass set that far back and now you are talking about potentially out lots in front of that. In summary to your question, I think we could work through that and I hope we get the opportunity to do that because I hope they lease that second floor.

Mr. Hall: Okay, thank you. I just didn't want to restrict the Applicant to where they would send other potential tenants to another location because they were not able to secure the signage.

Mrs. Harlow: In regards to the wall versus the vegetation - I think I am on a different page than Mr. Okum. I am fine with the vegetation. I think that if it is planted appropriately where you have a little bit of an offset so that it grows in and fills in, I think that would be fine. If there is a guarantee in the covenant that if the vegetation does not survive, that it will be immediately replaced. I am fine with that. Thank you.

Chairman Darby: I think we are at a point that we're ready for a motion.

Mr. Okum: I just wanted to run this by the Commission. Mrs. Harlow, I am not totally one hundred percent, I want the Applicant to bring to us a solution that we can visually and clearly understand and see the success of that and they can do renderings and section drawings to handle that screening. The wall was a suggestion but mounding is not an inconsistent issue that could be done to create some definition versus flatness. My suggestion would be to maintain Staff's suggestion regarding the dumpster enclosures, which is part of our Code. We know that the landscaping can't be done on the front of those or around the sides of them because it is building, but I could phrase wording to the loading dock area, which is specific to this "shall be designed for adequate screening and/or wall system to be reviewed and determined by" - they are asking for Staff, but it is up to this Commission. Any ideas guys?

Mr. Rich: Can I show you an image? I realize it is hard to see but I can show you an image that we made as to how we were proposing to plant the area to screen.

Chairman Darby: Yes please do. We have two more questions.

(Mr. Rich shows image of screening to Planning Commission members, walking with laptop, indistinguishable.)

Mr. Okum: That's from the parking field but not straight in the driveway, right? Can you bring that back?

Mr. Rich, off microphone.

Mr. Okum: No, I'm talking if you're viewing going south on your roadway, what will you see? Your view there is coming from B.J's parking lot towards the building, right?

Mr. Rich, off microphone.

Mr. Okum: I understand. That view is the only view that ...

Unidentified: We're sure you can do it.

(off microphone conversation)

Mr. Okum. Sure, I understand what you're saying.

(off microphone conversation)

Mr. Ramirez: Sorry to get away from the wall conversation, but I just wanted to go back with Mr. Okum's statement about some of our endeared tenants over there. I would also be in favor of seeing frontage or out lots in front of the mall and would look forward to seeing a solution like that.

Mr. Rich: Stayed tuned for next month.

Mr. Okum: So was my suggestion "and/or wall system to be reviewed and determined by Staff" decided?

Chairman Darby: Folks, how are you feeling on that?

Mrs. Harlow: I have a question on that, Mr. Chairman. My question is to the Applicant - will this delay on the wall or the shrubbery for the dock area, will that hinder your moving forward with what you are doing until the next meeting?

Mr. Schupp: It will delay what we are doing because.

Mrs. Harlow: And tell me about how that will be delayed and what timeframe.

Mr. Schupp: It will delay us by a couple weeks because, if you are requiring additional solution, Bob's team will come up with an additional solution within the next couple of days and we can submit it to Staff and hopefully get their consent for this direction because he will be charged with immediately going to construction documents and then filing for a building permit ASAP. So we just want to move things along quickly. Ownership is very deliberate in their processes and so we don't have the luxury of much time. That's the only reason I was requesting Staff.

Mrs. Harlow: And that was my next concern and I would now address the Board and ask that if, the Applicant were to request a meeting prior to our next Planning Commission, would we be willing to meet to help them move their project forward?

Chairman Darby: We could do that or we could trust Staff. What is your favor? I trust Staff.

Mrs. Harlow: I trust Staff.

Mr. Okum: Everybody trusts Staff; the motion is ready.

Chairman Darby: We love Staff.

Mrs. Harlow: My goal is to see us work as well as we can with the Applicant to move this forward and satisfy your deadlines because we do value, as Mr. Okum and Mr. Ramirez have said, we do value our business community very, very much.

Mr. Okum: Mr. Chairman, I would like to move to approve Tri-County Mall, LLC, modifications to the PUD, Exhibits A-1, Sections A-1 sheets through C-107, as submitted prior to this meeting; to include all Staff, City Engineer, and our City Planner's recommendations with the exception of Item 6 of Mrs. McBride's Staff report regarding the wall or containment area for the loading dock. The loading dock area shall be designed for adequate screening and/or wall system to be reviewed and determined by Staff. The Applicant understands that he shall construct the dumpster area as recommended by Staff and the gate system on that shall be maintained, closed by the Applicants and the mall personnel.

Mr. Hall seconded the motion.

Chairman Darby: It has been moved and seconded that the motion be approved as read.

Mr. Bauer polled the Planning Commission members, and with a 7 - 0 vote, the motion was approved.

B. Wimbledon Plaza, 11770 Springfield Pike, Springdale, Ohio, Revisions to Transition District Development Plan

Chairman Darby: Would the representatives please come forward.

Mr. Meranus: Good evening. My name is David Meranus; I am an attorney with the law firm of Griffin Fletcher & Herndon. I'm here before you today as a representative of the Applicant, the McCrea Property Group. Today also joining me are Chris McCrea and Maureen Kauffman from the McCrea Property Group and Ron Novak and Adam

Stehura of the architectural firm and The Drawing Department. We are here because we do want to address, right behind you, Wimbledons Plaza, which you are all familiar with. It's in the Route 4 Corridor Transitional Overlay District. We have some big plans that we'd like to present and we are considering kind of a comprehensive reimagining of the center to bring it back and help re-tenant the area. The goal of this is to increase the overall aesthetic appeal of what you see and improve the visibility of the center in hopes of attracting a much more diverse and new tenant base. As you know, there are some vacancies over there so the idea is to re-tenant it. It is an opportune time for them. I am going to ask Mr. Novak to present to you and address some of Staff comments that were presented back to us and hopefully can give you an overall feel of what the plan is.

Mr. Novak: Good evening. I am Ron Novak with the drawing department and obviously, we're talking about Wimbledons Plaza right down here to the north. This project started off as "I just bought a new building and it needs a lot of maintenance" and what could we do with this project as the gateway to the community coming down Route 4. We have listened to what the building tells us - it is big roof; there's a lot of roof on it and it is bright blue. We started off with there's a lot of holes in the roof; we are re-imagining the roof and I think we have photos of the existing conditions. There are two buildings on the property and it is a mix of business uses, mercantile uses, assembly spaces and restaurants. It needs a lot of maintenance in the fact that the signage is in need of repair, the lighting is a hodge-podge of fixtures and wall packs. There is not many wall packs at the back of the property so it is a safety issue. We talked with Springdale and we decided let's look at this as a more comprehensive plan, what can we do to this complex to make it more tenantable and also the front door of the community. It is a Tree City and the picture down on the bottom left, if I could make that the cover sheet to our project, I probably would because that wall that exists in front of our plaza - that blocks all of our frontage or all of our appeal and showcases our roof. That is really why we are here tonight. We are picking on some things of the project that were done in the past, namely that wall that sort of serpentine down the sidewalk that is there to screen parking, but hopefully you have the documents that we put together. There is a plan in there for landscaping that looks at removal of the wall completely along Route 4 as a masonry structure because it has been hit, it has been spalled, it has been cracked and there is a lot of maintenance with it and it is just not very inviting and seems counterintuitive to what we are trying to do here. So you will notice on Sheet 4 of 11 in our packet, there is a schematic concept of what we would do from a landscaping prospect and that is to treat the edge of the periphery of the asphalt parking lot as more of the beaded edge that you can walk through so you will notice for the planting that is evergreen and it is 3' tall and is a mix of viburnums and boxwoods and it rambles along the site much like the wall did but it replaces the wall. It encourages people to leave the sidewalk and come in. We also propose the signage around the property to be replaced and modified in fitting with the complex but we are also struggling with what is the complex - is it apartments, is it retail, how many buildings is it? We did depict to what we would do to the signs at both the north and the south ends of the property and also to replace what happens right on the corner of the property as we come in. We are re-imagining that with material that we are using in the building. If we get to the long and short of it, if we turn to the next page, we want to re-image that building mainly by repair of the roof - the roof in the parapet space, the marquis around the whole perimeter perforated over the years with number a number of tenants that have gone through and drilled the façade to put their signage up. So we are purposing that we repair that roof and we actually, in order to change the image (indistinguishable, off microphone) ... with the darker colors, it becomes not like the sky - it takes a very background building and it makes it a little bit more foreground, and then, conversely, we're trying to catch people at 35 mph or 25 mph - this will give it a little more presence up on the hill and not relying on the wall to do that. What also you'll notice in here is to homogenize the center and not have each tenant dependent on their sign where there placement on the gable (...indistinguishable...) to using mesh to (...indistinguishable...). The original signage that was installed - it's 100 s.f. of enclosing square footage. We actually have 84 s.f. of enclosing text. I guess, if you were to turn to Sheet 8 of 11, this is a construction document, sort of design development sketch of this sign that could happen down at the corner of the property

at our traffic light and it uses a compliment of the brick from the building, some light boxes that have this screening in it that we attach a uniform text to so every tenant is the same on this sign and those are internally lit and then the standing seam roof that is on there is also being used as a background element wrapping up and over the height of this but we are taller than seven feet. This shows it to be 8'2"; that is the height of the structure that hold their sign and if we happen to crown it out with Wimbledon Plaza at the top, that text itself will be higher than the 7', so that would require a variance. For all intents and purposes, we're looking at the signage, the color of the roof, the marquee on the roof, the planting. We also show on here, the last four pages deal with site lighting. We would like to replace all the lighting that's in the parking lot so that we can make it safe. So we did a lighting study in photometrics based on ten foot candles max, two minimum, or two across the entire site and no more than .5 at the property line. We did also show that we were going to mount some wall packs on the back off the buildings above the rear doors so that there's only one light on the building right now and the rest are pole lamps on the property. There's a study of that in here also, just to show what that would do to the property and that's really why we're here - to talk about landscaping and this building.

Mrs. Bride: Similar to our PUD District though, I am once again going to have to ask our two members of Council who serve on the Planning Commission to determine that this is, in fact, a Minor Departure from the approved "T" Plan.

Mrs. Harlow: I believe it is a Minor Departure.

Mr. Hawkins: I also believe it is a Minor Departure.

Mrs. McBride: Thank you.

Mrs. McBride provided the City Planner Report.

Mr. Taylor: As usual, between Ann, and when you hear Don's report; they are very thorough. I don't really have anything that I need to add; thank you.

Chairman Darby: We just like to hear your melodious voice.

Mr. Taylor: That's what I'm here for.

Mr. Shvezda provided City Engineer report.

Chairman Darby: Before I see a light, I need to preface what I'm going to say – I was educated when crayons came in eight colors. But when I look at the rendering, I'm thinking of earth tones and I look at that roof and you talk about it being a gateway into Springdale and welcoming - that just doesn't look welcoming to me. Could you talk a little bit more about the concept behind that?

Mr. Novak: The concept behind it was, it's not a black; it's a brown and that color (not on microphone, indistinguishable, walking around with color board) ... such a large roof ... other big box construction stores ... This was to ... the brown brick, it's not black ... it is to make a background building become ... so it is a substantial departure.

Chairman Darby: Yes, we had another building in that vicinity, dark in color. So dark to the extent that this Commission even was willing to make some exceptions as far as the lighting they could have because it was just so dark and it was not inviting. It really kind of turned people off.

Mr. Novak: I mean, I think another reason we chose the black is the standing seam (?) roof ... (indistinguishable, not on microphone) ... the materials that are on this relies on the shadow lines ... there is no ... It's brick and it's blue metal; there's no decoration so it's not like so we don't
By actually painting it black, we

Chairman Darby: Brown.

Mr. Novak: By painting it dark, we get more contrast from the shadow lines.

Mrs. Harlow: First of all, I want to thank you for coming in here tonight and for investing in our community. I appreciate that very much. I think, Mr. Darby, when the signage goes on, on the grids that they have there, or, what are you calling those?

Mr. Novak: Mesh.

Mrs. Harlow: I think when the signage goes on, I think that that is going to draw your eye to the sign and away from the roof a little bit.

Mr. Novak: It definitely gets reanimated by propagation of (indistinguishable ...). That was something we couldn't extract out of the photos. This shows the base building; it does not show the signage.

Mr. Hawkins: The darker-colored roof definitely does give more definition to the building, as a goal you were trying to reach but it's also definitely not vibrant in terms of making the building pop from an ascetic attention-drawing way. What you've done; you have accomplished in terms of the skyline, what have you. You can definitely see that there's a building there. If you're driving by that's going to be noticeable but it's definitely not a vibrant situation in terms of that darker color. As Mrs. Harlow said, it may look different when you have signs on there but, in terms of the building as it stands, there's sort of a counter-balancing thing you have going on with what you were trying to do, but it's definitely not a vibrant color.

Mr. Novak: (Not on microphone, indistinguishable) ... a sophisticated ... complex that you can see at 35 mph ... Even driving in tonight, I had a vision ... Man, that would look fantastic ... dramatic change ... (not on microphone).

Mr. Hawkins: You may face even more challenge in terms of the dark color, in the evening time versus that lighter blue but without seeing how the signs are going to look on there, you may be okay.

Mr. Novak: The darker color; we're also re-lamping the entire site (indistinguishable, not on microphone) ... vibrancy of our signs ... building becomes very powerful ... it will be completely different.

Mr. Okum: The mesh material that you're going to put on the face of the building – it will go no lower than the banding currently there now?

Mr. Novak: (On microphone): I think what we show there is that it actually projects down about six inches.

Mr. Okum: That's the one thing that jumps out at me most of all. I would assume this is going to be a matte finish paint versus a gloss – is that correct? Your sample shows matte.

Mr. Novak: Yes, it will be like

Mr. Okum: That would be a matte finish.

Mr. Novak: Correct, it won't be. It's going to have to be a chinar finish to hold up to the elements on that roof. It will have a little bit more luster than this but it will be more flat than shiny.

Mr. Okum: Okay. The window area, the space between the bottom of that canopy and the openings of the store fronts, is what seems more limiting than anything.

Mr. Novak: The white stucco?

Mr. Okum: Well, no, just getting that. I don't have a problem with the screen mesh. I'm trying to be a visionary and say this is a fairly decent representation. The lighting of the lot, the new lighting, it'll probably be all LED. It'll be more consistent and even throughout the lot with the re-lamping. You may have to add poles to accomplish it to get it to work but I just, those drops being, narrowing that view, between the ground and the bottom of that face, is the, that's the; that's what doesn't open it up to me wanting to. The sign will draw me there, but I think that that you may need to not bring that down so far so that it looks more open, the bays. They have more of an open appearance to them but you're the architect. He's actually narrowing the opening, he's making it slightly smaller.

Mr. Novak: You're referring to this? (Indicating on drawing.)

Mr. Okum: That's correct. Right. Well, okay, but you can see, okay, so the black, you're basically painting, now that I see it, you're painting out the blue panels to the dark brown, almost black color and your wires are going to... okay, that's fine. I understand. But from a distance, it shadows them out.

Mr. Novak: Those are the same

Mr. Okum: So the white that we see on the back wall, or beige, whatever color that is, that stucco, will stay that lighter finish, is that correct?

Mr. Novak: We never talked about making that stucco different.

Mr. Okum: Well, I'm hoping it stays light.

Mr. Novak: We wanted light underneath here because the ceilings

Mr. Okum: Can you speak to the reason you didn't carry your mesh panels over the entire face?

Mr. Novak: We broke it just because

Mr. Okum: It looks like they forgot to put it. I understand. I understand but it almost looks like they forgot to put it up there so.

Mr. Novak: (Off microphone, indistinguishable) ... that's why we didn't take it all the way around.

Mr. Okum: That's your reason. Okay, thank you.

Mr. Bauer: If you could bring that a little closer so we can see? You answered my one question. I had the same question as Mr. Okum did, about why you stopped the mesh going the entire way. That's fine. My only other comment was on the landscaping and that wall. I like that idea. As I travel there, and I looked again today, the invitingness and the way you explained it to me helped me visualize what that would be. I do, as I drive by there, I don't like seeing cars either. It looks, from the concept, that you're screening fairly well with landscaping. I like that idea.

Mr. Novak: It's a concept. It needs work but it's a concept.

Mr. Bauer: That's all I have, thank you.

Mr. Ramirez: Has there been any thought on the entranceway into the facility? I go up there quite often and coming in off of Glensprings, you have to turn 90 degrees to get in and then to get to any of those tenants, then a quick 90 degrees again. Then the other situation down on Springfield Pike, turning in there is quite abrupt if you're coming south, it's a hard right turn and then a hard left turn. Is there any thought on changing the aprons or the entrance into the parking lot?

Mr. Novak: I can speak for us, but when we started this, it was a maintenance project for the building and it's grown. This was not getting into traffic studies and none of that was anticipated right now. We didn't talk more about the controls around the site other than up on the northern edge, a no left turn sign had been taken out by a semi-truck. We talked about aprons needing some maintenance but we did not look at a new circulation ingress/egress out of the whole complex.

Mr. Ramirez: Coming in from the Glensprings side, it's a hard left, a hard right, and then a hard right again and some of the people coming out, it seems to me a little bit of running into one another, if you will. It's a really tight space for the other people to come out, to turn left, when you're turning right into the facility. Just a thought on my part; I go up there quite often. It's a little bit of a bottleneck. Thank you.

Mr. Hall: As I look at the building, I understand where you're trying to get with trying to get the blue roof, away from the building. It seems to me that this charcoal brown that is so dark, it hides the building. It would make it very difficult to see at night and I'd certainly like to see some other renderings of a different concept, or color of the roof. To me, my perception is, it makes building look small. It makes the building look probably seedy at night, if it's not completely lit up. It makes the building look lower to the ground. I agree with Mr. Hawkins on this. I think you need to come up with a different concept of the color rather than painting it this charcoal brown because it's just so dark, I don't think it does the building any favors at all. Thank you.

Chairman Darby: Since I raised this issue, let me comment. I can't tell you how to design or colorize your building. My concern was that it was black and you assured me that it's brown. It fits the code so good luck.

Mr. Novak: Thank you.

Chairman Darby: By the way, I love your sign – Wimbledon of Springdale.

Mr. Okum: Can we talk in regard to the signage? We have a standard (indistinguishable, not on microphone). Is that continuing in this application? You got box signs going on the monument. Mrs. McBride, can you?

Mrs. McBride: Yes, that was my understanding because this actually was approved before I was with the City, but that that's part of the restrictions that are recorded for the property, is that the signs have to have in individual channeled letters on the building for the individual tenants; they can't have box signs.

Mr. Okum: So you're aware then?

Mr. Novak: Yes.

Mr. Okum: So those individual letters will be hung, basically, on the wire mesh?

Mr. Novak: Correct.

Mr. Okum: And the signage, from what I understood, was going to be consistent, in color, is that correct as well? Or is it not?

Mr. Novak: You're talking about the drawing that's on Sheet 8 of 11, the monument sign? We had considered that. All of the tenants would receive the same treatment.

Mr. Okum: Explain that to me.

Mr. Novak: The font, the scripting – they would all receive the same fonts, lettering on those illuminated boxes.

Mr. Okum: You're talking the monument sign?

Mr. Novak: Correct. On the building would be dependent on their own signage.

Mr. Ramirez: I'm looking at that brown roof with an open mind. I think if we could see the final result with maybe some signage in color and maybe how it's going to be illuminated; that may sway the board's way of looking at that brown roof. I'm not against that brown roof, but, like others have said, it does look dark and uninviting but I think if we have signage illuminated, showing that, it may make a difference. Just my opinion.

Mr. Taylor: What I wanted to point out was actually answered by the Applicant. I just wanted to clarify that the signage on the building was not going to be uniform as the signage that's on the monument sign. Thank you.

Mr. Bauer: The monument sign, the height – 8'2" versus 7' required by code - is there a reason why it couldn't be 7'?

Mr. Novak: That 8' 2" is to the very top of the masonry that's there. There's no reason it couldn't be 7'. It seems to have a little more presence, up out of the planting beds that we're putting around it and the landscaping we have around it, being that its 3' tall, to get it up a little bit higher. It used to be much higher than that. We've already depressed it, shortened it, to try to deal with the crest of the hill and the visibility coming and going, north and south, so we're sensitive to it as you are. We're here with the signage that says Wimbledon's on the top is above the 7'; the rest of the signage is below 7'. The overall structure is 8'2" but that's where we're at.

Mr. Bauer: Thank you.

Mrs. Harlow: Back to the color of the roof - have you given any thought of an accent color, to break that up?

Mr. Novak: We have a thousand studies because blue versus dark brown is substantially different.

Mrs. Harlow: The reason I'm asking is, if you go down to the Princeton Plaza, where the Hancock's and Harbor Freight is located, that strip mall recently did a renovation with color and they did a great job. They did a facelift with color. They did a few little plantings and things but the biggest part of what they did was add color and it really does stand out. It looks very nice. I'm just wondering if you were to bring in a color on that band, if that might satisfy your need for a darker roof but also bring some color in and give it a little bit more life.

Mr. Novak: We've done a thousand color studies on it. It's really just doesn't want to be decorated and have trim. It's low-sloped roof, which has three gables on it, one of which is occupied by the largest tenant, Outback Steakhouse, and what makes them more important than me and my professional office next door, so let's homogenize it; let's make it about Wimbledon's, not Outback, so we went the other route. We chose a dark brown color because it worked well with the brick. We have other schemes that were light blue with white trim, you name it; we looked at it. This is what we came here with tonight.

Mr. Okum: I just want to make sure I'm understanding this. The sign, the Wimbledon's Plaza monument sign, is 8'2" at the shortest point and its 11'0 1/2" at the tallest point, just so everybody understands that, because it goes with the fall away of the land. So we're really talking, if we're truly interpreting, the old code and the new code - I'm a little confused - what's the height of that, Mrs. McBride, according to the old code?

Mrs. McBride: Staff considered the sign to be 8'2" tall. This is under the old code because it was submitted prior to

Mr. Okum: Under the new code, what would they be permitted?

Mrs. McBride: Still the 7'.

Mr. Okum: Still the 7'. Okay, Staff gave them the benefit of the break in the taper of the land that drives around it. So you're really, at the street point, at the sidewalk point, you're really not. You made a statement earlier about the 7'.

Mr. Novak: Yes, at the street, we're down at, if you add up everything, we ...

Mr. Okum: You're at 11'.

Mr. Novak: Yes, 11'0 1/2" and at the parking lot, we're 5'.

Mr. Okum: Yes, because the sidewalk's even below that so you're going to be, at the sidewalk, that's sign's going to be 12' at the sidewalk because of the fall of the ground. I think you could bring that sign down some, personally. When we start thinking in proportion; I'm thinking that Mr. Bauer might have brought my mind to thinking this out clearly but those sections could be compressed a little bit together, compressing that down. We're really talking at the edge of the face of that sign at 12' at grade at that sidewalk and that's really high and we need to. That certainly is far off of compliance so what's your suggestions to. I mean, we're encouraged by your development, what you guys want to do and we're happy that you want to put money into the center and improve on it. It's dated. You know I've seen that wall busted out a half dozen times or more than that over the years. I certainly agree with the concept but that wall got built by, Mr. Flume was involved with that project. I'm thinking back, that was right after (off microphone, indistinguishable) ... Review District ... there was some direction to screening the vehicles from hiding the cars behind anything and that was part of the study so the developer really drove it; I don't think the City did. Getting back to that wall – I'm very pleased with your landscaping plan, the opening up, the taking out the wall. We just need to do something with that monument sign. It is going to be a stark presence. It's going to be a monument element there that I think you need to really rethink that. Based upon that, I probably would not, since you have the other two signs currently being finalized, I would encourage the Commission to not approve signage at this time and my motion would be to approve the site and the development with the conditions but signage you're going to come back in anyway so we can hit it all at one time but I certainly think it needs to come down some and I'm not saying it has to be to the code at 7' but certainly, but on one end it may end up at 7' by bringing the other end down, so it needs to be less mass.

Mr. Novak: It is 8'2" up here and 9'6" down here. Yes, we can work on the sign.

Mr. Okum: That is my suggestion to the commission.

Chairman Darby: If there are no further questions, I think we are ready.

Mr. Okum: Mr. Chairman, I would like to move for the Wimbledon Plaza Transition District Development Plan approval with the following to include specifications in the designs contained in the exhibits as submitted and reviewed by Staff prior to the meeting which include Sheets 1 thru 11, that all the lighting and re-lamping of existing fixtures shall conform to the existing code requirements; that all four building elevations, the exterior color palette shall be as presented in the sample palette presented; that the signage conditions shall include that all signs on the building shall be consistent with the deed restrictions regarding individual channel-lit lettering and that off building signage monument signs and outlet signs shall be submitted and reviewed and considered by the Planning Commission at a future date. Did I get it all?

Mrs. McBride: Did you mention Staff comments?

Mr. Okum: I missed that; I didn't put a check mark there – To include Staff, City Engineer, and City Planner's recommendations. Thank you, Mrs. McBride.

Mr. Bauer seconded the motion.

With a vote of 7 – 0, the motion was approved as read.

C. Atrium Hotel & Conference Center, 30 Tri-County Parkway, Springdale, Ohio, Planned Unit Development Zone Map Amendment and Preliminary Development Plan

Chairman Darby: Would the representatives please come forward?

Mr. John Phillips: My name is John Phillips and I am an attorney who has been asked to step in and help with this zoning application on behalf of the Atrium Hotel and Convention Center. We just received a copy of the Staff report today and we have been on the phone a couple times today talking about the project. I am going to try to get you home early tonight - what we are going to propose is that we take our plan back and address some of the things that were not included in the project that Staff would like to see, such as signage, such as landscaping, exterior improvements to the property so that we can bring back a project that, number one, we're proud to put \$8,500,000 into your community to develop this project. If we are going to do that, we want to make sure that, number one, you're on board with supporting it and number two, that we feel like you understand we are supporting your community. So with that, I guess we would like to work with Mr. Frank's office as well as anybody else on the Planning Commission to address those concerns. I just don't think we're at that point tonight, where we can sit and talk about it, but, in looking through the comments, I recognize the lighting plan is not sufficient, the signage plan is not sufficient.

Chairman Darby: Are you requesting to table?

Mr. John Phillips: To table it until next month.

Mrs. Harlow made a motion to table, Mr. Hall seconded the motion, and with a 7 – 0 vote, this item was tabled until the next Planning Commission meeting.

VIII. DISCUSSION

Mr. Okum: As many of you know, I had an opportunity to be at our Staff meeting on last Thursday and had an opportunity to speak with the Administration in regards to a process that is necessary and important to the City of Springdale and that's our Comprehensive Land Use Plan. In 2002, the City of Springdale approved a Comprehensive Land Use Plan for the City of Springdale. It's been a little while. Planning has changed dynamically unbelievably different today than it was in 2002. The process of developing a plan has expanded and become truly comprehensive. There's a lot of things you look at in a modern Comprehensive Plan. Most of you know I serve on the OKI Regional Planning Commission and I serve on the SRPP, which is the Strategic Regional Policy Plan, which is part of the Land Use Commission part of the Regional Policy Plan. The City of Springdale, along with all the other communities, get points for having an active and current plan on its books. Those points mean a lot to the City as far as money that comes from OKI, grant money. The addition to that is when you have development coming before you, you have something to hang your hat on so that you're not guessing from 2002 planning principles. Based upon that, I'd like to make a recommendation that the City begin the process of updating its Comprehensive Plan, wherever that goes, we certainly are due.

Chairman Darby: To whom would this recommendation be for?

Mr. Okum: It goes to Council.

Chairman Darby: It is Council's decision as to whether or not?

Mrs. Harlow: I will bring it forward to Council in my report and ask them what their desire is.

Chairman Darby: Okay. For you to bring that forward, does it have to be in the form of a formal recommendation or is it something that Council needs to discuss?

Mrs. Harlow: I believe that I just need to bring it forward that it was brought up at our Planning Commission meeting.

Chairman Darby: I think that that would be sufficient.

Mr. Okum: If we look at history, it's time but additionally we're behind the times. The City of Blue Ash currently just completed theirs.

Chairman Darby: Dave, help us out; in the region, what is the status of the other municipalities?

Mr. Okum: Sharonville has just started theirs. Blue Ash has completed theirs. The townships are required to complete theirs every five years.

(Someone off microphone, indistinguishable.)

Mr. Okum: They're not. Yes they are. In order to go through Regional Planning Commission, they are; they just don't do it. Oh, you're going by legally.

Chairman Darby: That helps.

Mr. Okum: I'm just telling you that we don't recognize it at Regional Planning Commission. Kentucky does require every five years that their Comprehensive Plan is updated for all communities in Kentucky; Ohio doesn't require it. That's sort of weird because we're the fathers of zoning, I think, or something like that. But anyway, yes, we're well due.

Mr. Hawkins: Being as it was 2002 when this was last updated, how long was that process and how much did it cost?

Mr. Okum: I have no idea what it cost but it's a year process, isn't it Mrs. McBride? This is not only Planning Commission, this is the community, the business community, the residents and this is our community plan.

Mrs. Harlow: It's what we want to see.

Mr. Okum: And that's what it's for so it's pretty important.

Mr. Hawkins: Mrs. McBride, do you have an idea? Are we talking thousands of dollars, tens of thousands of dollars, hundreds of thousands of dollars?

Mrs. McBride: Tens of thousands of dollars. I will tell you we finished Blue Ash and we are doing Sharonville, we are doing their code and their plan and I think it is a little over \$100,000; that is code and plan.

Mr. Hawkins: Thank you.

Mrs. Harlow: What we will need to do is to bring it up to Council and ask Council to give Administration some direction as to whether they want to move forward with it or they don't or maybe ask Administration to look and see where we are in our budget, if we can afford something like this or if it needs to be bumped to different fiscal year. I can tell you the one of the things that OKI has done for us very recently was giving us almost \$500,000 for the State Route 4 new lane that will go to west-bound 275; that is huge, to be able to get that kind of money. They have money available all the time and they rank the projects that are submitted, the applications, they rank those. If what Mr. Okum is indicating is that they look at the comprehensive land use plan and ours is that far out of date, I think that it would be something that if we can't afford to do it immediately, it is something that we get on our long-range plan and start working to see when we can incorporate that into our budget.

Mr. Okum: In addition to this, Hamilton County Regional Planning Commission has \$100,000 mini-grant money. We have got five mini-grants that Hamilton County is

going to be giving out that are for planning purposes. Springdale is definitely in contention for those grants but we have to be applying and I believe that is in June, I think

Mrs. Harlow: First of July.

Mr. Okum: First of July, but the June is the info session on the application.

Mrs. Harlow: So they can go learn about it.

Mr. Okum: So you can learn about it and make submissions and \$20,000 is a step going in the right direction to help.

Mrs. Harlow: Absolutely.

Chairman Darby: Before our Council person mentions our discussion to Council, do they need to be armed with any other information; and if so what and where would it come from?

Mr. Okum: I think most of them know what the Comprehensive Plan Use is. Do you think they do Lawrence?

Mr. Hawkins: The only thing I'd say is we do have a couple of new Members where that may be a foreign concept; one hasn't served on Planning Commission or BZA and the other one has spent time on Planning a little bit and BZA. But it may be something would be beneficial to be explained. I don't know what the best way to do that is, whether it is through the Administration.

Mrs. Harlow: Mr. Parham can explain it.

Mr. Okum: We are supporting this as a submission, then I make a motion that we submit to Council a request for the City of Springdale to begin the process of an update of our existing Comprehensive Plan.

Mr. Bauer seconded the motion.

Chairman Darby: I don't think we need to present this as a motion to Council because they will get the information and the decision is going to come from them anyway.

Mr. Okum: I just think it gives it more of a

Mrs. Harlow: Validity.

Mr. Okum: It's up to you.

Chairman Darby: Well, I personally just don't want to put them in a position where

Mr. Okum: They need to do something.

Chairman Darby: Well, that's their decision to make.

Mr. Okum: Okay, I'll withdraw my motion.

Chairman Darby: What is the feeling of the group?

Mr. Hawkins: Thank you, Mr. Chairman. I think it is evident and unanimous that it would appear that Planning Commission thinks this is important that Council move on this. So, whether it is done by way of a formal motion and request or if it is done by way of recommendation or part of the report that Mrs. Harlow is going to give, I will support her in making sure that Council is clearly aware that Planning Commission is unanimous on this is an important step we need to take. Whether we do a formal motion, either way, rest assured, we will make sure that it is relayed to Council that

this is something that Planning Commission feels strongly about. So, whatever the Commission wants to do is fine but I wanted everybody to know that.

Mr. Okum: That's good enough for me. I withdraw my motion.

Mrs. Harlow: I think that even the new people that we have on Council are very much aware of how important it is for us to get grant money from whatever source we can get it from, whether it is from the Hamilton County and the five mini-grants that Mr. Okum discussed, or if it is from the OKI, or from different road construction grant funding that is out there. I think they are all very much aware of that and I think that they would be in favor of at least looking at it and getting long-range plans set to do this.

Chairman Darby: Thank you. Any other items for discussion? Before we close, Mrs. McBride you mentioned that one City paid about \$100,000 for theirs - what do the reasonable people charge?

Mrs. McBride: For you, do we have a deal.

IX. CHAIRMAN'S REPORT - None.

X. ADJOURNMENT

Chairman Darby: We will accept a motion to adjourn.

Mr. Okum moved to adjourn. Mr. Hall seconded the motion and the City of Springdale Planning Commission meeting concluded at 9:10 p.m.

Respectfully submitted,

_____, 2016 _____
Don Darby, Chairman

_____, 2016 _____
Richard Bauer, Secretary