

PLANNING COMMISSION MEETING  
OCTOBER 13, 2015  
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, Marge Boice, Don Darby, Carolyn Ghantous,  
Marjorie Harlow, Lawrence Hawkins, Dave Okum

Staff Present: Mr. Dale, City Planner; Don Shvegza, City Engineer;  
Gregg Taylor, Building Official

III. MINUTES OF THE REGULAR MEETING OF SEPTEMBER 13, 2015

Chairman Darby: At this time the Chair will accept a motion to adopt the Minutes of our previous meeting of September 13<sup>th</sup>, 2015.

Mrs. Harlow: Move to adopt. (Mrs. Ghantous seconded the motion.) With five "aye" votes, the September 13<sup>th</sup>, 2015 Minutes were adopted as submitted. There were two abstentions – Mr. Okum, who was not at that Planning Commission meeting, and Mr. Hawkins, who was not on the Planning Commission at that time.

Chairman Darby: Before we go on, we want to welcome Mr. Hawkins.

Mr. Hawkins: Thank you, Mr. Chairman. It's a pleasure to be back.

Chairman Darby: Is this the first time you've drawn the short straw?

Mr. Hawkins: I was here from 2003 until 2009, so it's been a while.

Chairman Darby: Welcome aboard.

Mr. Hawkins: Thank you.

IV. REPORT ON COUNCIL

Mrs. Harlow provided a summary report of the September 16<sup>th</sup> and October 7<sup>th</sup> City of Springdale City Council meetings. At the September 16<sup>th</sup> meeting, there was an ordinance passed authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with Advanced Data Processing, Inc. for ambulance billing and related professional services and there was also a vacant Council seat for District 1. There were two candidates for that – Mr. Anderson and Mr. Bob Diehl. Mr. Diehl was voted in by a 4 – 2 vote. At the October 7<sup>th</sup> meeting, there was a Council-at-Large position that needed to be filled. There were two candidates – Mr. Hawkins and Ms. Carmen Daniels. Ms. Daniels serves on the Recreation Commission. Mr. Hawkins was voted in with a 5 – 1 vote. There was also a presentation from the Mill Creek Watershed Council as well as welcome to our new Health Commissioner, Matthew Clayton. There was the First Reading of the Planned Unit Development at General Electric Employees Association Park, which will now be called Tri-County Commerce Park.

Mrs. Harlow (continued): There is one other thing I wanted to mention comes out of our OKI involvement. Mr. Okum and I were approached by Fairfield Council people probably back in May, maybe April, about the south-bound State Route 4 lane. As you know, we had that money in our coffers, grant money for that, and I believe it was in the neighborhood of \$386K that we had been awarded and I think our share of that project was going to be about \$93K. Because of funding being so tight, the majority of Council - this person said no, but the majority of the Council voted to turn the money back. So while we were talking with Fairfield, we brought it to the Mayor and Mr. Parham and then at the next meeting at OKI, we were informed that there was \$10M for shovel-ready projects. The project had to be shovel-ready, right now and ready to go. It did not have to be completed in 2016 but the

ground-breaking had to happen in 2016. So I immediately called Mr. Parham and they started working on an application. We were granted the funding and we were granted \$362K+; our share is \$120K. The total infrastructure project is \$603,000 so it will be a south-bound dedicated lane on Route 4 that will go directly to I-275 West. I believe that Mr. Okum's and my attendance at the OKI meeting were instrumental in getting that funding to come into Springdale. I want to thank Mr. Okum for his part in that.

Chairman Darby: Dave, do you want to comment on that?

Mr. Okum: The City of Fairfield is heavily reliant upon the revenue that is generated from the Ohio Casualty Group or Safeco Insurance Liberty Mutual facilities, which is up on Seward Road. They have a huge number of employees that are functioning out of that facility and a good percentage of those people come back into the Hamilton County area via Route 4, so they're going north in the morning, coming south in the afternoon. It was just coincidental that we had the opportunity to meet with Fairfield early on right when they were getting complaints from the people at Liberty Mutual, which is very important to their infrastructure so it was in their better benefit for it to happen. As a resident that goes down that corridor pretty much every day, multiple times, it's pretty clear that the west-bound lane was missing and it probably should have been built a long time ago but neither here nor there – it was definitely necessary. This will eliminate a lot of bottleneck. The City is very interested, our City – we're very interested, in making sure that our businesses that develop along Crescentville Road, back in North Commerce Park, have an opportunity at that traffic signal, which is plenty wide for multiple - what do we have, yes, we have three turning lanes there, so we got plenty of capacity at that, but if we were to build out North Commerce Park, like we hope that it will eventually evolve and Avon develops out, then the traffic that's turning left there, there needs to be a dedicated right onto 275 West as well as 275 East straight ahead. Possibly it's going to be a bit of a problem for the residents that live up in the Crossings area with regards to we'll probably lose a right turn on red because of the amount of cars that will be traveling down that corridor but, on the other hand, it's better safety issue and safety becomes a lot more important than convenience. We'll probably get a right turn signal when the other cars are turning left so that will help. The only thing I ask, and I think our Engineering – we're doing the engineering on it or are they doing it?

Mr. Shvezda: In process (not on microphone, not entirely captured).

Mr. Okum: I would only ask that when the ballasts and the poles are replaced that we try to stay consistent. We've got black poles there; we've got galvanized poles at the Interstate, and then we got black poles in Springdale and it would be nice to have similar to what Mason does. I know it's a state corridor but it would be nice if we could possibly get the State to agree to allow us to have all the poles and ballasts to be the same color in that corridor.

Mr. Shvezda: Are you speaking about the signal poles?

Mr. Okum: Yes.

Mr. Shvezda: Those were replaced already by ODOT.

Mr. Okum: I understand, but when we redo,

Mr. Shvezda: Chances are we'll be reusing those.

Mr. Okum: Can we paint them? Can we spec to paint them?

Mr. Shvezda: It's an option but it's not a part of what was submitted for the funding application.

Mr. Okum: Maybe we'll find some space because it is a little odd. I mean, Mr. Darby, you live up in that area – you see it. It's a little odd.

Chairman Darby: I have a can of spray paint.

Mr. Okum: I'd go out there and do it on the weekend.

Mrs. Boice: I just wanted to follow up on this OKI. It pleases me so much and I am so glad that Council has continued to send a representative on a regular basis because I think the contact there is very important. I remember years and years ago, I was a pretty green candidate and they said "gee, we haven't got involved" and somebody said why don't you go down and I did and that was the start of things. I could tell you how long ago that was – I had the joy of sitting next to Charlie Taft and Bobby Stern so you know how long ago that was. The City has kept involved with OKI and don't let that go – it is so important. Thank you Dave for that report and for Marjorie.

Chairman Darby: Thank you. Great report.

V. CORRESPONDENCE

Chairman Darby: There is no correspondence this month.

VI. OLD BUSINESS

Chairman Darby: There are no items of Old Business.

VII. NEW BUSINESS

A. Compass Community Church–Revisions to Development Plan, 161 Northland Boulevard

Chairman Darby: Representatives, please come forward. I think I need to say for the record, I am familiar with this congregation. My children attend there and I know Pastor Dorian very well but I don't see any reason, anything that would prohibit me from participating in this discussion and vote. Other than to say Pastor Dorian's a good guy – that's my only bias.

Mr. Hill: Hello, my name is Tim Hill. I'm with John Greer Architect. We were commissioned by Mr. Hensley to submit for this change of use. It's a change of use from being a B use to A3 proposed and just to use this building that is currently empty and just use it as it is, not add anything on to the outside of the building and not add anything to the parking lot. We'll just use the spaces that are there. The handicapped spots would be relocated with the plan. There would still be a proper amount, I think it's three. There will be some doors added to the outside of the building. There would be three doors in total added – two to the rear and one to the front. We submitted all of this in different pieces but I brought another drawing that might help show the doors in the front and what they would look like (passes out drawing).

Mr. Okum: Those doorways are representative on the drawings.

Mr. Hill: They're on the floor plan; they're not on the site plan. We wanted to make sure that you know because we didn't do an elevation, but we wanted to show what was going on with those doors, what they would look like. They're just two double doors with a transom above and they would match the windows adjacent to that entrance so that will give you an idea of what that would look like – that would be the new main entry.

Chairman Darby: As is our protocol, at this time, we'll move on to our staff reports and we'll come back to you if there are questions.

Mr. Dale provided the City Planner report.

Mr. Taylor provided City Staff comments.

Mr. Shvezda stated that there were no City Engineer comments.

Mrs. Harlow: I do have some questions. I was over there and looked at it. The vegetation that is being taken out, is that mostly bushes?

Mr. Hill: There were a couple of trees that were taken out that were dead. Some bushes in the back have died as well, so those are coming out. The entry also has some bushes there where they would need to come out in order to put that entry in.

Mrs. Harlow: Are there any plans right now to do any type of a face lift to the exterior in the way of paint?

Mr. Hill: Not at this point.

Mrs. Harlow: Okay, thank you.

Mr. Okum: There's a probability that you'll need to be changing out the rooftop A/C units and heating units due to occupancy and so forth. We do require screening and enclosures around those - they're clearly visible from the public right-of-way. I would encourage our Commission, and our staff, to make sure that those are applied too in the process. If they're an existing unit and it's left there, I can't really say you have to screen it but if they're changed or improved on or expanded, then they certainly should comply with the current code in regards to that.

Same goes for outdoor lighting – if you change out the lighting to LED or high intensity lighting, that you follow our requirements for down-lit, so we don't have a glare issue. The location is perfect for a church, especially size-wise. Sunday afternoons, and the times that church occupancy uses are common, the traffic situation in that area is very limited so it gives good opportunity for people to get in and get out. Obviously they can get up to Tri-County Parkway fairly easy and obviously right over to Kemper Road and get on to wherever they need to go. I think it's a good use of the property and it certainly will be an improvement over time. I think you're probably planning, as you can afford, to make changes and improvements on the building. I'm encouraged by the project. Thank you.

Chairman Darby: Is there an identified timeline?

Mr. Hill: December, to start.

Chairman Darby: Okay, great. Nice Christmas gift.

Mr. Okum: There were no other lights. Based on that, I'll make a motion, Mr. Chairman. Project name: Compass Community Church – I shall move for approval to include the specifications and designs contained in the exhibits as submitted and reviewed by staff prior to this meeting, to include the City Planner's recommendations and considerations and, additionally, any new or changed mechanical unit shall be screened from view of adjoining properties or the public right-of-way. Those mechanical units shall be in staff- and Planning Commission's approved enclosure and screening.

(Mrs. Boice seconded the motion. With seven "aye" votes from the Planning Commission Members, the motion with conditions was approved.)

Chairman Darby: Welcome to Springdale.

Mr. Hill: Thank you.

## VII. DISCUSSION

Mr. Okum: I just have one question in regards to the old Wal-Mart/Sam's development and the razor wire. Is there a status on that?

Mr. Thamann, Assistant City Administrator (who was a member of the audience): Our Law Director at the last meeting or two ago from Council informed the Council that we have

filed suit against the property owner because they have failed to remove the razor wire. They asked for a continuance, but in that continuance, they said leave it up until we go to court and we said no, we're moving forward with that. We're pushing them. We're trying to get them to get the razor wire removed. They're looking at other alternatives other than razor wire at this point.

IX. CHAIRMAN'S REPORT

Chairman Darby: There is no Chairman's Report this month.

X. ADJOURNMENT

Mr. Okum moved to adjourn, Mrs. Boice seconded, and the City of Springdale Planning Commission meeting concluded at 7:20 p.m. The next Planning Commission meeting is scheduled for November 10<sup>th</sup>, 2015.

Respectfully submitted,

\_\_\_\_\_, 2015 \_\_\_\_\_  
Don Darby, Chairman

\_\_\_\_\_, 2015 \_\_\_\_\_  
Richard Bauer, Secretary