

PLANNING COMMISSION MEETING  
February 12, 2019  
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: Dave Okum, Lawrence Hawkins III, Meghan Sullivan-Wisecup,  
Tom Hall, Joe Ramirez, Don Darby, Richard Bauer

Staff Present: Anne McBride, City Planner, Don Shvezda, City Engineer;  
Gregg Taylor, Building Official

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING OF JANUARY 8, 2019

Chairman Darby: At this time the chair will accept the motion that the minutes from our previous meeting, January 8<sup>th</sup> be adopted.

Mrs. Sullivan-Wisecup: Move to adopt.

Mr. Hall: Second.

Chairman Darby: It has been moved and second that the minutes be adopted.

(Voice vote taken and the minutes were adopted with a vote of 6 to 0 with 1 abstention, Mr. Bauer.)

V. REPORT ON COUNCIL

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. City Council met on January 16<sup>th</sup> of this year. All seven members were present. We had before us ordinances and resolutions. Ordinance No. 2-2019 authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with Adleta, Inc. for the Olde Gate reconstruction project and declaring an emergency. That passed with seven affirmative votes. We also had before us Resolution R20-2018, a resolution proposing an increase in income tax to 2% and directing that the increase in income tax be submitted to the electors. This was the fourth and final reading and that passed with seven affirmative votes. Council met also on February 6<sup>th</sup> with all seven members present. We had Ordinance No. 3-2019 amending Ordinance No. 58-2018 to amend the pay table for part-time and seasonal employees and declaring an emergency. That passed with a 7-0 vote. We also had some discussion with regard to, because of the Springrose subdivision, we had some discussion with regard to Housing Council that would need to be formed and probably will have additional discussion with regard to that. Just so everybody knows, the Mayor is going to make two appointments, City Council will make two appointments, Planning Commission will make one appointment and then that group of five individuals will appoint two more individuals to be on that Housing Council. Beyond that, we did have some discussion that in April, I believe, Council will likely have two meetings down at the Rec. Center, as we are getting ready to have the election or have the election with regard to the tax increase. That concludes my report unless there are any questions or anything else that Mrs. Sullivan-Wisecup wants to add.

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Chairman Darby: As usual, thank you very much.

Mr. Hawkins: Thank you.

VI. CORRESPONDENCE

Chairman Darby: You did receive a notice about the Community Reinvestment Area Housing Council to which Mr. Hawkins alluded. We will deal with this under the Chairman's Report.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

- A. PSA Architects, on behalf of Red Dog Pet Resort & Spa for the property located at 12010 Princeton Pike, Springdale, Ohio, for a Zone Map Amendment and Preliminary Development Plan. (Application 34645)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. The proposal before you is both a Zone Map Amendment and Preliminary Development, PUD Plan. The idea here is rezone from GB, General Business to Planned Unit Development and this is to facilitate the different uses that is proposed for the project. This is the site in question. Most recently the larger building that is to the south here is where Overstock was located and the other building is where Staples was located. You can see Princeton Pike running more or less north and south. The interstate running east and west and of course rail road is to sort of the east of this property and the further east is the GE Park that you are all familiar with. At the north end of the property going off to the west is Progress Place. This is the site plan, of course all of these figures are in your packets of course but again this illustrates the two separate uses that are planned. The Circle Self Storage is going to go in the larger building at kind of the rear of the site where Overstock was located and then the Red Dog Pet Resort will be in the former Staples building which is a little more prominent and easy to see. Then, in between, there is a private pet park proposed. This is the landscape plan. I am not going to get into this in any detail, as Mrs. McBride will basically deal with this. The only thing I will mention, in my staff report to you all, since this is a redevelopment site, there is a requirement for reforestation or tree planting. There's 36 caliper inches of trees being removed there is a number of trees being proposed, however; our requirement for replanting of trees is that basically deciduous trees are 3" caliper and coniferous trees are a minimum of 10' tall. So, in order to conform with our Ordinance, some of the plant sizes are going to need to be increased if the applicant ends up doing that they will satisfy the requirements for our tree replacement. This is the photometric plan, you obviously can't read that on the screen but again you folks have this in your packet and Anne will address that in some detail here shortly. This is the elevation view, the exterior elevations of the Red Dog building, shows some signage and some fencing and so on. This is the Circle Self Storage in the rear the way it would look. This is actually a site plan that was presented to indicate signage locations and so forth. If you, in the sort of the right hand side you will see something labeled Sign A and then on the left hand side towards the bottom you see something labeled Sign B. There were some illustrations provided in the packet. This is the proposal for Sign A. Again, Anne will have much to say about this. This is Sign B. That concludes my report.

Chairman Darby: Thank you. Mrs. McBride.

Mrs. McBride: Thank you. As Mr. Taylor indicated, the applicant is requesting a Zone Map Amendment to our PUD District from the GB District. They did discuss that with

Staff in trying to find a district that would permit the uses that they are proposing without having to go through Conditional Uses and BZA's and so forth. We felt that the PUD was probably the best district for them to apply for. They are proposing to reuse the 19,575 square foot Staples facility and make it into a Red Dog Pet Resort which is boarding and training and those types of things and then reuse the former Overstock furniture store as a self-storage facility. As Mr. Taylor indicated the box in the middle between the two buildings then would be a private dog park that would be enclosed with a vinyl fence. Our Comprehensive Plan, which as the commission knows was done in 2002, designates this property as high density residential which is 10 units to the acre. There have been a number of changes since that plan was adopted. Probably most notably the plan actually talks about park land and recreation for the GE Park property. Obviously, that is not how that is developing. So, given the changes in the area and the age of the plan, it is probably appropriate that Planning Commission set aside that designation that the comprehensive plan has for this property. Also, with that is the fact that they are reusing the existing structures. I think you need to take all of that into account when you review the zone map amendment. Relative to the sign, I'm sorry to the site plan itself, if the property is rezoned to a PUD it would require 30% of the site to be open space. They are indicating that they have 33% open space and the question that staff had for that is whether or not that includes the dog park and if in fact the dog park is really pervious surface if it is real grass or is it going to be concrete with AstroTurf or something so we need to get those details from the applicant should the project move forward. In terms of parking, they are required to have 57 parking spaces that would be 44 for the Red Dog, 10 for the self-storage and then 2 for the dog park. They are actually showing 72 spaces on their site plan. They did submit a landscape plan. The buffer yard adjacent to Princeton is, they are providing the appropriate number of trees, however; they will need some additional shrubs to make that comply with code unless Planning Commission alters that requirement. We also have a requirement that they would have to provide a buffer yard along the public right of way along of I-275 and the 275 ramp. That would require 17 trees and 200 shrubs. That sits down considerably as the commission knows so the commission may choose to remove that requirement because the plant material simply isn't going to be seen. So, that would be a suggestion that staff would have. There is some additional plant material that is needed along the eastern property line to meet code and then we had some additional minor comments on the plan in terms of plant names and the depth of the mulch. The need to show us where there light poles are going to go on the landscape plan to make sure that there's no conflicts with that. We are also asking, there is a pear tree on site that that needs to come down and planted with a more appropriate species. So, all of those items obviously, should the project move forward could be worked out on the final development plan level. They are proposing around the self-storage facility and eight foot tall chain link fence with three strands of barbed wire on out riggers. We allow for chain link fences and barb wire only in our GI, General Industrial district, however; they are requesting a PUD. Planning Commission can choose to approve either of those, both of those or whatever form you feel is appropriate. They are also proposing an eight-foot vinyl fence, as I mentioned, adjacent to the Red Dog facility. That fence is going to extend beyond their front building line which is not permitted by code, but it does enclose the dog runs so staff feels that that is appropriate but that is something that Planning Commission will also have to act on. The fencing, I'll point that out as well, the fencing on the chain link and the barbed wire also will extend out beyond the self-storage facility to the public right of way so that would require action by the Planning Commission as well. As I mentioned they are proposing a private dog park. It is 106' x 117' in area. It's going to be enclosed by a six foot white vinyl fence and Planning Commission is obviously going to need to determine if that is appropriate use of that area. I think it is complimentary to the Red Dog but you need to determine that. They have also labeled that area as building pad. We have no details on that so I would suggest that the Planning Commission does not consider that in any form because we have nothing really to go on other than the proposed dog park. We will need to get details for the waste enclosures pursuant to the requirements of our code that is Section 153.254(G). They have existing roof-top mounted equipment now. They are not proposing any changes to that so that will not be screened. In terms of signage, the Red Dog building itself based on the frontage that it has on Princeton, 747 is entitled to 320 square feet of wall signs. They are actually proposing two wall signs. Each of which would be 125 square feet. They appear to be channel cut letters. Again, that is

a detail that would come with the final development plan if it moves forward, but they are proposing these signs on both the west and the north elevation. They would be allowed the one on the west but not the north, however; given the orientation of the building and if it is a PUD and they are under, significantly under the sign area that they are permitted, staff doesn't have any problem with that if the project goes forward. The Circle Storage facility based on the frontage that they have on both 275 and on Princeton they are allowed 200 square feet on their south elevation and 347 square feet on their west elevation. They are proposing a sign that 150 square feet on their north elevation similar situation to Red Dog. It is not permitted there but they are again actually under the square footage that they are permitted. The north elevation is where their main entry door is into the facility so obviously it makes sense for them to have a sign over that door. They are proposing a second 150 square foot sign that would be on the parapet on the south building elevation so you would see that from 275 as you looked into the site. That sign is permitted, however; it actually extends above 42" above the roof line which our code does not permit unless Planning Commission chooses to approve that as part of the planned unit development. As Mr. Taylor indicated they are proposing two free standing signs. Neither of them are located on the site plans but we did get this kind of vicinity aerial. If the signage, in any form is recommended on to Council, it does need to be included in the site plan so that we can measure the accurate distances from property lines and so forth. So, the Sign A that they are proposing, that is the one that is up toward 275 is 109' tall and again remember it does sit down in a hole but it is 109' tall and it contains 910 square feet of sign area, 490 square feet of which is an LED reader board. Sign B, which is down toward the entrance off of Princeton Pike, the entrance into the development is 19' tall, it contains 148.5 square feet and the LED reader board on that is proposed to be 50 square feet. They are allowed, as of right, a pole sign that could be 50' tall, 150 square feet in area. It would need to include architectural details, it can't have bare metal poles and so forth. There are setback requirements from the interstate and so forth. You may recall, I think a number of you were on the commission at the time that Tri-County Mall was proposing to do an electronic sign for the mall and we wrote text for that, that is included in our code. If this property is zoned PUD that text could apply to this property if this Planning Commission so chooses. That would allow them to have a sign that would be 50' tall from the vertical center line of the interstate highway traveling lane. It could have an electronic message board that would be between 300 square feet and 720 square feet. It has to be 50' off of the property line and there is a lot of other criteria that goes with that. I don't know that that's what the intention was when we crafted this language, again it was designed strictly for Tri-County Mall because when we looked at the other different PUD's. So, Planning Commission is going to have to really give some serious consideration to the proposed signage that is before you this evening. We did not received any Covenants or standards for the PUD. We actually have three different sections of our code that pertain to the proposed uses on this and what staff is suggesting is that those standards then be incorporated into the Covenants and Conditions for this PUD. The first set pertains to self-storage facilities and how they can be run and standards that apply to them. The second set applies to animal training, boarding and pet daycare facilities that those would be included in the Covenants. Then the third set of standards are those that pertain to outdoor storage and that would be for the self-storage facility. They haven't indicated any areas of outdoor storage but typically with these types of uses people store third cars or trailers they are not using or those kinds of things. So, we would suggest that those standards also be incorporated then into the Covenants. Those we would suggest would need to be in draft form to the Law Director and to Staff prior to Council considering any action on this PUD so that some recommendation can be made as a part of that. They did submit a photometric lighting plan, however; it doesn't include the information that we require on the code, things like mounting heights and so forth. So, we are going to need to have a revised photometric plan. Again, that is a detail that, if it goes forward, could happen with a final development plan. I've got a series of considerations here for you all this evening. There are a lot of them there so if you've got questions about them please ask.

Chairman Darby: Mr. Shvezda.

Mr. Shvezda: Thank you Mr. Chairman. In regards to the traffic on the particular site a trip generation summary was submitted and that was reviewed by the Traffic Engineer. There were some questions on that including how the dog park would operate and how that could affect the traffic generated to the site, however; it is anticipated that the trip generation for the proposed use would be less than 100 over what the former use was. In regards to the drive entrance at the signalized intersection of 747 and Progress Place there is no modification being proposed for that and just as a reminder to everyone as far as the intersection that operates there that the particular leg of the intersection would be the lowest priority in regards to the overall operation because it does work in coordination with the west bound and north bound off ramp from 275. In regards to the internal layout as compared to the existing layout in place, the main drive aisle is being moved further away from the building. With that in mind the new edge of pavement should be delineated by a concrete curb. There are nine parking stalls which are located directly off the main drive aisle. The ones closest to the pet resort facility were kind of a concern because that is where most of the traffic would be coming in. The applicant's proposed to add two speed humps, one before and one after the particular bank of parking spaces. When those are detailed, of course, those will need to be constructed in accordance with approved standards and also the associated signage in place to help reduce the speeds in that area. The nine parking stalls which are directly off of the main drive aisle which are further to the south closer to the self-storage facility are not as much of a concern because at that location there should be far less traffic approaching the self-storage area. The proposed loop drive which accesses the main pedestrian entrance to the pet resort is noted as a one-way drive. The entrance sign is shown at the south entrance and the north entrance is indicated to be the exit drive and it will have a Do Not Enter sign. As far as those particular geometric considerations they will need to be modified slightly in the final form to make the entrance into the loop drive way more, to have it be wider so that is more apparent that is the entrance and the exit drive is the opposite it is more narrow to reinforce that it is the exit and of course the signage will need to be in place to make that more apparent also. Regarding the storm water management there is an existing detention basin at the very far south end of the site. The applicant will need to submit information noting what the change in impervious area is if in fact they are increasing or reducing it. We anticipate that they are reducing it but some of that has to do with the surface of the dog park area. Obviously if there is no increase or minor increase no additional modification to the detention basin will be required. Also, regarding the detention basin, the existing basin has considerable amount of overgrowth within it, trees and shrubs have developed in there so it is hard to tell what condition the facility is actually in. In addition, there is debris within the detention basin and at the perimeter of the parking lot that drains into the detention basin. There is no note at this time in regards to any proposed storm water system, storm sewer, catch basins to anticipate that those will need to be modified to accommodate the new alignment of the parking facility. Also, as far as our standard comment regarding the post construction BMP for clean water, a consideration should be given to some type of infiltration system in the vicinity of the dog park, that way it will do double duty to take care of the normal conditions plus any animal waste conditions that would be at the particular area. That concludes my comments.

Chairman Darby: Thank you. Representatives if you want to come forward to the dais please. For the record would all the speakers introduce yourselves.

Mr. Sears: Darrell Sears with PSA Architects, 9392 Montgomery Road, Cincinnati, Ohio 45242. I am here on behalf of Red Dog Pet Resort as well as Circle Storage on the redevelopment. We've proposed on this site the Red Dog Pet Resort which is a class A boarding facility and daycare facility that we have there. We also have Circle Storage which is self-storage that is a top-quality storage facility for them as well. I think this is a good fit for this redevelopment on this site due to the location as well as the surrounding facilities and as well as it is going to provide a beneficial development to the community as a whole with the two facilities proposed. The dog park that we currently have proposed there, it is unknown if it will be developed into a building at some point. That is why it is classified as a building pad dog park. Currently we are proposing that it is going to remain pavement until there is enough clientele to demand

the dog park facility be developed and at the time that it is developed it would be turned into a grass area that would be a pervious surface. Part of the redevelopment of the Staples building, we are significantly increasing the pervious area as part of that development. Currently if you are aware, the site is almost entirely asphalt. So, we are increasing a lot of the actual green space along the edge when we rework the drive aisles along the edge of the property as well as around the existing Staples building. We have also got some elevational issues when we are talking about the landscape berming criteria and buffer yards. As you are aware, we are about 53-55 feet lower than I-275 behind what is proposed Circle Storage building. So, when we are talking about the highway sign that the proposed height of that sign is, is to try to get it up to that 275 elevation. Also, along that 275 elevation with that slope that runs back down the hillside there at 275 and along the exit for north bound 747, there is a significant hillside that is covered in trees and brush currently and we believe that that provides a substantial buffer area from that adjacent parcel and property roadway. When we are looking at the east property line, we have the residential district that abuts the rail yard or rail line and be aware that that rail line is about, it varies in elevation but it is 20 feet to about 12 foot above the grade that is on our site so it actually provides a earth and mound in terms of viewing into our site and we have a couple of pictures here to kind of reference kind of how much of those buildings are currently being blocked by that rail line itself. So, when we are talking about a buffer yard along the east property line really nobody is going to really see any landscaping that we are going to put there bush wise or anything except for the rail engineers that are going down the road. So, a couple of other things we wanted to kind of go over with you was the vinyl fencing, the chain-link fencing when we are talking about front yard this is kind of an odd ball site in terms of the access into the site where the north almost functions as the front yard but it is actually considered a side yard in this situation and the front yard is considered 747 so when we are dealing with the chain-link fence and the vinyl fence encroaching on the front yard it is actually kind of the sides of the buildings and Red Dog is a little bit of the front of the building which is accustom in a traditional sense of how Red Dog facilities are operating traditionally anyway and it is part of their operations. Then the chain-link with the barbed wire on the Circle Storage, it is actually, again we are an elevational situation where we are set down at that point you are about 30 feet down from the exit ramp for 275 to northbound 747. So, both of those situations, I think we are well behind the setback requirements for the front yard for that situation for the vinyl fence on the Red Dog and then the chain-link fence. There is already currently a chain-link fence on the site at this same location we are just proposing changing and increasing it to an eight-foot fence with the barbed wire just to secure the property where it is not as visible to the public and everybody else. Just for the security of the facility. A couple of things on the proposed Covenants. Part of the Covenants for the self-storage facilities is the prohibiting auctions. So, part of the self-storage operations you have people that rent facilities and they abandon it. As a business operation, legally they are not allowed to go in there without auctioning, so they have to have the ability to auction off those storage lockers. There is no intent that someone is going to be operating a daily auction facility out of this location. It is intended, your traditional self-storage where you have people coming in that need more space then what they have in their house and they need additional storage space in there so it is not a situation where they are going to have an ongoing auction situation going on. It is only when they have certain facilities that have been abandoned. As far as the animal or the Red Dog operations there is a restriction of animals on the outside from 10 O'clock to 7AM in the morning. One of the things that Red Dog will need, they need to be able to bring the animals out at 6 O'clock in the morning in order to properly rotate the animals in the yards so they need that one hour earlier in order to provide the operation and the quality of care that they are accustom to providing to their clients. For the site lighting, staff has proposed that's a low use. We consider the site more of a medium use, proposing a two- foot candle average within the site. So, the site becomes inviting to the public for the Red Dog facility but it is also a security safe feeling for around the storage facility as well. The higher lighting levels is more inviting to the public for those kinds of operations. Being that we are abutting the 275 and the major corridor of 747 it is not an additional light density within and probably fairly close to what the current lighting levels are on the site with the existing poles and lights, heads that are on the poles currently. We are actually proposing bringing the pole height down in compliant with the regulations so it is a significant reduction in pole height than what is currently

on the site. All of the lights that we are proposing are LED. They are dark sky certified so we are not talking about any up light or anything onto adjacent property it is all direct down to pavement type lighting situation. As far as the pervious and impervious area the calculations that we provided were the useable site. The actual parcel itself goes on to the other side of 275. So, we have a substantial amount of our parcel is actually underneath of 275 and on the other side of 275. We did not take into calculation the pervious area that is in that area as well. So, what we have got proposed we are proposing no matter what do is significantly increasing the pervious area to what is currently on the site and thereby increasing or decreasing the actual water that would be going into a stormwater system itself. The owner as well is proposing that no real modification be done to the stormwater system because it is an existing facility. We are using the existing building footprints, we are not modifying anything. If anything, we are doing to the site we are putting additional pervious are into the site. They have no problem bringing the current storm detention basin up to snuff, cleaning it up, cleaning everything out making sure everything is good, pipes are clean and functioning properly. When the dog park does go in it would be a situation that the storm water in that area would be managed for quality control release out of that site. I'll be here for any questions if you guys have any and we have numerous people here to support any questions you may have for landscaping, signage or business operations.

Chairman Darby: I want to start off with the most ridiculous question that you are going to get but it is something that I saw on TV. How do you control not allowing people to take residence in the units in the storage facility?

Mr. Bishop: Hi, my name is John Bishop and I am the construction manager for Circle Development and also the Operations Manager for Circle Storage. Our company has a great opportunity here because we have two different businesses that we can put on one property which we are very excited about. From the storage stand point our company has been in operation for over 14 years. I've been with the company 6 ½ years and we have a written contract that we have every tenant sign when they come in and rent a unit from us that outlines everything that they can and can not use the facility for. So, we have restrictions, you cannot live in your unit, you can not operate a business out of your unit. You have a certain amount of responsibility that we monitor that you have hazardous materials that you are not allowed to store in the unit. You are not allowed to put live animals in the units. Unfortunately, over a period of time the storage industry has seen every one of these situations and that is why our contracts are specifically designed and modified constantly to make sure we are always staying on top of the thing that we could not think about. We do have staff that is at the facilities six days a week. One of the things that Darrell alluded to was the fact that lighting is very important for us. Even though we are on the facility six days operating from 9:30 in the morning till 6 PM Monday through Friday and 9 – 4 on Saturdays, the facility is open to the tenants seven days a week 365 days a year from seven in the morning till 10 PM. One of the things that means the world to us is everybody's safety on the property. Obviously, we can't foresee everything but that is one of the reasons that we like to have a secured facility with a fencing system around it. We have camera systems both inside and around the property of the building so that we can monitor activity even when we are not there so we can record what is going on and take the appropriate action if people are not using our facility per the terms under their rental agreement.

Chairman Darby: Thank you.

Mr. Bishop: Yes sir.

Chairman Darby: With that great answer that question couldn't have been so bad. Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. With regard to the storage facility. Is there going to be outdoor storage to?

Mr. Bishop: No. What you see is in the industry right now is that there is a shift in what you see and think of as a traditional storage facility where you see these big long rows

of one story buildings with a bunch of overhead rollup doors down both sides of the building. That is your traditional, non-climate controlled, a space you drive up, open the door, put your stuff in and leave. What you are seeing now is a lot of these buildings are going to a pure temperate controlled facility, indoor facility multi leveled so that the space is not, doesn't succumb to the wild temperatures and weather swings that you have outside, the snow, the rain, the ten below, the 100 degree heat. These facilities are now designed to be all interior space so the building won't look any different in the future than it would today other than maybe some paint and some signage but on the inside, we would have the hallways and aiseways that would be open above so the sprinkler system can do its job if need be and then all of the rollup doors and everything are inside the facility. There is actually two different levels in this larger building. There is 40,000 square feet on each level so we have access behind the building because of the grade changes as well as at the main level so you will have access drive up right to a door opening that is secure. You will have a code to be able to enter the building so only our tenants can gain access and then they will go find their unit, put their stuff in and then head back out and leave. So, we do shut the building down at 10 PM over night so there is no activity going on but if we are gone at six and somebody comes in at eight or nine we want them to be very safe by having a lot of light and that is why we'd like the lighting around the property as well as the fence around the property.

Mr. Hawkins: I like the more modern storage unit spaces verses the rollups on the outside to the inside but I guess it goes to the point of what is the need for the fence then and the barbed wire?

Mr. Bishop: So only our tenants can access our facilities, okay. So, what we have is to go around to the back of the facility to access the lower level. We want the tenant to, they will enter a code, they will go through a gate and then they will drive back to the door and they want to be sure that there isn't, especially if you are by yourself and it is late in the evening and you have to get to your unit, you don't want have that worry that just anybody can be walking in off the street to come up behind your or surprise you or anything like that. So, we like to have a fenced facility from a security stand point as well as a secured access point for them to come in and out of the building so that they can feel comfortable in the building even if they are there by themselves that they are, safety is a priority for us.

Mr. Hawkins: Okay. I'll let you know, again I am just one person but I don't like the barbed wire. I don't see a big reason for it particularly when it is an inside access storage. There's not going to be outside storage there. I can appreciate the idea of wanting to make sure that there is safety for folks who are coming in getting stuff and taking stuff out. I think lighting is important with regard to that kind of thing but particularly when they are not going to access the building from the outside storage units they are going to access it from inside, I think that there is even less reason to have a fence, much less having barbed wire. You might be able to get me to say okay to a fence, I'd rather not but the barbed wire, I'm definitely not in favor of. Again, I am just one person. With regard to, I'll just state

Mr. Bishop: Council Member Hawkins, if I could just address that quickly?

Mr. Hawkins: Sure.

Mr. Bishop: All fencing is nothing more than a deterrent for the people that do have criminal mischief, it's not going to stop anybody.

Mr. Hawkins: I know them.

Mr. Bishop: Yes. So, unfortunately we just looked to see, especially at this level and this stage is to, what is possible and that way we don't, especially being a PUD and asking for a Zone change we are trying to put everything we can think of on this and have a discussion. We definitely want to work with City and if the barbed wire is something that is a make or break, we defiantly don't want that to be the breaking point.

Mr. Hawkins: I can appreciate what you guys are trying to do. I will say this to, in terms of the signage, there has been, I think for some time trying to avoid pole signs. I think the pole signs are up there as it had been indicated for the mall. So, I wouldn't be in favor of the pole sign off of the highway or the one that is sort of up off of the ground on 747. I would, in compromise, be okay with the sign going above the roof line which ordinarily would not be in line with what we have in the code. I'd be okay with that. Then, some type of ground mounted sign on 747. It could have a discussion on how high that is or how big that is so that there's appropriate visibility and I want you guys to be successful. I want there to be clear signage indicating where the entryway is to these two locations but I'd rather it not be a pole sign that is doing that. Thank you, Mr. Chairman.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. I'd like to, Mr. Bishop, thanks for your outline on your elaborate security system that you've indicated that you are going to be instituting there. I have the same feelings as Mr. Hawkins does. If you have this elaborate of a security system, sir, there would be no need for a compound type of fence, eight foot high chain-link fence stretched with three or four rows of barbed wire or razor wire, whatever you are outlining.

Mr. Bishop: Can you hear me if I

Mr. Hall: Yes sir, I can hear you.

Chairman Darby: Gregg do you have the mic.?

Mr. Bishop: One of the thinks that is always (of mic. not audible)... is that this is the rear of the building.

Chairman Darby: Could you hold just a second, we want to mic you up.

Mr. Bishop: I'm sorry about that. So if this is the rear of the facility and you are coming in here and the store is closed but you need to access your unit, once again if this is dark in here and there isn't a fence of any kind at all then it can give you an uneasy feeling even though you have to enter a code to actually get into our building because you are by yourself. I know, with me having children and a wife, that is always going to be the most important thing for me is their security and if you feel like this is an area where this can be compromised, that is why at all of the facilities you see, all of the storage facilities around town, that is why there is fencing there is because a lot of these facilities are not always monitored all the time when the tenants can come and go. So, that's one of the things that everybody is looking for, is it clean, is it safe and is it secure. That's why we are looking for that. I think, once again, if we could get a fence, that's the most important thing for us. Barbed wire, I totally understand. We'd love to have it if we can, it is just an added deterrent but if that is something that we can, obviously we are open and would like to work with you on that, absolutely. We can definitely have a discussion on that.

Mr. Hall: Well, Mr. Bishop, is that area going to be well lit? You indicated that the lighting was going to be around there, and with the detailed security system that you have, where would the threat come from?

Mr. Bishop: Obviously, I can't think of everything but I can tell you that because this is right off of the highway and off of a vary busy main road there is a lot of traffic and a lot of people that use this area and if people are looking to take advantage, once again I'm not talking about 99% of us I'm talking about that 1% I can't control sometimes is that that is just a concern of ours always is a safety. The lighting, once again, we are not trying to broadcast out and up into the hillside, we are trying to broadcast lighting either by mounting it to the building or on poles down onto the paved area to give people a feeling of comfort that they can see very well around them both coming and going from the facility.

Mr. Hall: Thank you for your comments.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. Just want to throw my two cents in on this. I also am not in favor of the barbed wire. I know this comes as a shock but I am a girl and some people think that, you know it's like a fear of women going into these places, I would be more afraid of going into a place that has barbed wire fences than I would be of a place that just tells me that they are secure and it has the good lighting. I think lighting is way more of a deterrent than any fence ever would be. I personally, as a consumer, as a person who has used storage before would be more worried about going to a place that feels that they need to have barbed wire because I would say, where am I keeping my stuff? Is this a safe place for me to be if they have to have a barbed wire fence? That's just my own two cents. Thank you.

Mr. Bishop: We also have 60% of our tenants are female and 40% are male and this fence, once again would only be around the back, what we would consider the back and sides of the storage facility. It would not be around the Red Dog or out along the main street.

Chairman Darby: So that none of you leave this meeting with the wrong intention, she may be a girl but she's tough.

Mrs. Sullivan-Wisecup: I am tough.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. One more comment on fence. Have you ever looked at or studies the difference between an 8-foot fence and a 10-foot fence verses barbed wire and what the difference in security would be with that extra two-foot of fence verses barbed wire?

Mr. Bishop: In the 6 ½ years that I have been managing our other six facilities here in Cincinnati, I have not yet had anybody cut any of our barbed wire to get access to the facility. I've had people cut our chain-link fence.

Mr. Bauer: Thank you. I'm going to shift gears now because this is more than just your facility although it is a big part of it. The, I guess a commercial for the Comprehensive Plan, we hear that tonight from Mrs. McBride, I guess I would urge those who can to press forward with a new comprehensive plan if we are still utilizing a 2002 plan and it's, in words here tonight, not worth much at this point for us planning. I see that as detriment and I would suggest that we try to move that forward. So, that's the commercial. I've got other questions and I guess I would like to go back to the pet resort. Signage first, personally I'm not a big proponent of signage. I think there is too much signage throughout our city and it becomes a nuisance and it's just, I can't think of a good word for it. I think getting your business advertisement out and being there for the public so that they know that you are there once they have been there signage doesn't do those folks a whole lot of good and again we'd have to have some long discussions about the pole signs because I think that there is a lot there and I don't know if there is enough time tonight to go into all of the details that would have to. This is a preliminary plan approval tonight anyway so, the signage would, for me, is a big thing and I see those pole signs as something that we would have to look at long and hard.

Mr. Bishop: If I may, we currently, about 4 ½ years ago purchased a building in an existing facility about two miles north on 747 called West Chester Pet Resort. We have rebranded it and we have been working hard at that facility just up the street and once we installed a pole sign and put an electronic message board on it our business has increased over 20% in the time that we have done that. It is better visibility. You think that it is a very busy road but all it has to do is just catch your eye for a second because sometimes so many people drive by the same thing every day and they don't recognize or pay attention that something might have changed or something might be new there

and it has been a wonderful experience for us and that's another reason why we would like to continue that because once we open the Red Dog at this location we would be bringing that business down to it.

Mr. Bauer: Okay. I appreciate those numbers. I think that's probably the first time I have heard anyone give me some percentages or statistics of how their business increased other than to say that a sign is very important. So, I appreciate you sharing that information. I guess going back to the Red Dog, the thing that concerns me there is the dog runs and the number of dog runs and the fences that are at the front elevation whether it be along 747 or to the north. I think those kind of don't give the facility a good look. Those white, I'm assuming they are a vinyl type fence. It takes away from that, it's not an entry there obviously but it just takes away from that frontage from the north side and then even along, so I would like to explore that with you as far as what could be done there to better make that a better appeal. It seems like those runs, there are a lot of them, I've looked online at your other Red Dogs in the City of Cincinnati and I don't see that type of dog run there from the photos that I see online.

Mr. Bishop: There's actually twice as many at that location.

Mr. Bauer: Is there.

Mr. Bishop: So, one of the things we do is we run a very high-end pet resort. There is an indoor swimming pool at that location at our Cincinnati facility for aquatic therapy. We have grooming, we have daycare, we have boarding, so we are a multi-purpose facility. Our brand is the highest priority for us. We want to make a wonderful first impression so not only do we incorporate a great design with the facility but the vinyl fencing covers a couple of things. Dogs get very nervous when they see activity, especially people they don't know, so the fact that the vinyl fence basically creates a wall and in the past we have looked into things like wood fencing but the amount of maintenance that goes into the wood fencing, it can grey, it can deteriorate over time, where these fences, as long as they are properly taken care of they look as good 10 years from now as they look the day you put them in. Also, our landscaping matters to us tremendously. We want a wonderful first experience. I think from some of the pictures Darrell handed over to you, you can see that we take a lot of pride in our landscaping and around our facilities. We have a portico or a cover so that our tenants can come in when it is raining, snowing to be able to come in and drop their dogs off without being out in the elements. These runs, because we will have anywhere from 50 to 150 dogs in-house, we don't have the ability to have 150 runs because these dogs, you can't migrate them together if you don't know. So, our daycare is totally separate from our boarding but when we board the pets, we need to be able to give them potty breaks so we take them outside in groups. One of the things that we do when we start at 6am is start the turnover so when the morning staff comes in, and they have to let 100 dogs out, if we have six outdoor runs we will take them out in groups of six and just start cycling through them every 10 minutes to get through all 100 dogs. It takes a while to do that. When we do that five times a day, that's why we need these spaces outside. We can't let the dogs constantly see cars and traffic and people walking by and that is what that vinyl fence provides, but then we put very good landscaping around it so that you don't end up seeing much of the vinyl fence and it is a nice added feature to the facility.

Mr. Bauer: So, the number of dog runs that you are showing on there is based on a projected amount of dog population that you would have there during the day?

Mr. Bishop: Depending on the size of the facility, correct.

Mr. Bauer: Okay.

Mr. Bishop: So, we have two different things. On the left side of that picture when you see this front elevation here, it is a daycare and so we have it broken up into typically three. We have a large/medium daycare for the size of dog. We have a small dog and then we have the young puppies that don't understand the difference between playful and getting a little bit over rambunctious. So, we have indoor/outdoor. So, the daycare,

especially on days like today they are inside they can have access to the outside through special doors for them to be able to go in and out and take that potty break outside and if it is nice outside to be able to spend time outside instead of being inside all day long. So, that is one side of the facility. The other side of the facility on the right-hand side is where the dogs go out and we take them on their potty breaks.

Mr. Bauer: Okay. That is if for now Mr. Chairman.

Chairman Darby: Thank you. Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Couple questions and I'm going to go a little bit back on the fence. I'm not in favor of the barbed wire or razor wire or anything of that sort. Will you be parking trucks? I see a lot of these storage facilities offer trucks for rental or free and you park them onsite.

Mr. Bishop: We don't provide that.

Mr. Ramirez: Okay.

Mr. Bishop: There are companies that do and get with Penske or U-Haul or somebody to provide those, we don't.

Mr. Ramirez: I was, my concern there was if trucks were parked there you might entice bad people who try to get in and do damage. Another item concerning the storage facility. You mention auctions. So, there will be auctions at times?

Mr. Bishop: So, state law around the facilities for self-storage only gives us one ability to be able to reclaim it when somebody is either not paying or they've moved on and said that we don't even want it. I can't just go in, break their lock, throw the stuff away and re-rent it. I have a legal process that I have to jump through to be able to get rid of the tenant out of our facility, evict them per say and be able to have the unit available to re-rent. So, typically right now, I have a auction at our facilities about every other month so we'd be looking at 6 to 12 times a year just depending on the facility. If I have one or two units, it is too costly to have an auction to auction one or two units so we will have a carryover. So, about and average right now, I'd look at about every other month at our facilities right now. I have to post an advertisement in the paper and online. I have to notify the tenants. I have to give them a certain amount of time and then we have to go through the auction process to legally evict them from the facility so that I can reclaim the unit and re-rent it.

Mr. Ramirez: What are the terms, six months delinquent, a year? How long would somebody have to be?

Mr. Bishop: Sixty days.

Mr. Ramirez: Sixty days.

Mr. Bishop: Correct.

Mr. Ramirez: Okay. Finally, on the pole sign. We certainly want people to know where you are so your business thrives, but pole signs are something that I frown upon as well. I was wondering, do you anticipate taking any of the business from further up, you mentioned the West Chester facility. Do think, anticipate any of that business coming down toward the Springdale?

Mr. Bishop: We'll move our business down. We will close that facility once the Red Dog opens.

Mr. Ramirez: Oh, you will?

Mr. Bishop: Yes.

Mr. Ramirez: Thank you very much.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Number of questions, I guess for staff first. Would, I've never done it before but I am just questioning, in regard to the auctions issue, we wouldn't want it to be come an issue over time but could we, have you ever put a conditional use section on a PUD request?

Mrs. McBride: Well, again as I had suggested, putting these standards into the Covenants.

Mr. Okum: Right.

Mrs. McBride: You could alter the standards and put them into the Covenants and then those would run with the PUD. So, if you said, I don't know a maximum of one auction a month, you know, however the commission wanted to do it and the applicant felt that it suited their needs. Something like that could be adopted into the Covenants.

Mr. Okum: Okay. I watch Storage Wars so I'm up on, of course I never make the right decisions when I am guessing. But, I totally understand the necessity. Ironically, I was, there is a facility being built in the old Dick's place up on Fields Ertel and Montgomery Road, which is going to be Box It or something like that and I was up there just two weeks ago with my wife and I drove into the lot just to see because it is a re-use and a re-enhancement of existing structures. The big boxes are basically falling away and there needs to be a reuse for those otherwise those are going to decay and turn into nothing. I find that this is an appropriate use for this site with conditions of course. So, I think utilization of that 40,000 square foot, 80,000 square foot of building is a wonderful idea. In regards to the back area, it is a significantly open area. Beaver Creek goes through that with a tunnel which is walkable and the necessity for fencing on that back side and along that side, I find is a necessity for this type of business. Visually from the public right-of-way from the adjoining properties, you are not going to see the fence except for the front gate entry area which could be done with a more decorative vertical slat or vertical bar. It is amazing that we all talk about fences now. I would think that that could be accomplished instead of chain-link on the entrance section along the exit ramp. You could do something more attractive to deal with that. The barbed wire, I don't think is as necessary as height. I think that if they are going to cut through, they are going to cut through the two-foot high. So, I tend to, don't see a need for the barbed wire on it. Don't have a problem where it is not going to be seen at 10 foot personally, it doesn't make any difference to me, it's back in the holler as they would call it and nobody is going to see the darn thing anyway. But, I too understand the safety of the guest and customers that are using the facility. That being said, there is some concerns I have about lighting on the building. Wall packs could be put up at the 40-foot height, wall packs could be put down to the 12-foot height, or 14-foot height. They certainly don't need to be up high. They can be closer. Projection of light toward the building instead of from the building outward would be an enhancement. When we get to a lighting plan and start discussing that, and we will be doing that in the final development plan, but I am throwing things out. I definitely am very strong about how those light impact the adjacent properties, public right-of-way and the pedestrians. So, I would be very concerned about that and staff understands that and they've tailored our code to pretty much address it. As far as, and I will stay with the storage facility first. So, I have hit my issue on the fencing, Beaver Creek and the tunnel and all that. It is basically a passageway for people to get back and forth. I did not know that the Perrin's owned the land on the other side of 275. I don't know if it is part of the same parcel since it is separated by a major thoroughfare it is probably not. It probably got

Chairman Darby: It is.

Mr. Okum: It is?

Mr. Sears: It is recorded that way.

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Mr. Okum: It is recorded as one site? Amazing.

Mr. Bishop: It is like a 22-acre site but 16 acres of it is right-of-way.

Mr. Okum: Okay, got it. Okay. So, I understand that. So, let's talk about the size of the signs and what's permitted. Mrs. McBride, are they permitted to have a pole sign on that site?

Chairman Darby: PUD.

Mrs. McBride: Well, they are proposing a PUD. Under anything would be up to Planning Commission's discretion.

Mr. Okum: There was a pole sign years ago?

Mrs. McBride: I believe that there was one.

Mr. Okum: But, that has been vacated and it is no longer and we are changing from a residential use according to, land use

Mrs. McBride: On the comp plan.

Mr. Okum: Comprehensive Plan from 2002. I am going to echo that again. I hope the administration understands how important that is. I do see a need for some signage on the site. Certainly not like the stone place has in Sharonville. The quarry or whatever you want to call it. I think that's a bill board and nothing other than a bill board. I can understand the need. The sign out at 747, that could be a monument sign and not a pole sign but I am not totally adverse to a pole sign, one pole sign for the site in that rear quadrant for the purposes of the businesses that are established there. I do have a question regarding digital signs though. I thought this being one parcel, one site that they are entitled to one digital sign right?

Mrs. McBride: Again, if it was a PUD it would be totally up to you.

Mr. Okum: If it were a General Business?

Mrs. McBride: You could give them four, you could give them nine.

Mr. Okum: I understand that but as a General Business use?

Chairman Darby: One.

Mrs. McBride: If you consider it under the regulations that we wrote for the Tri-County Mall. They would be entitled to one.

Mr. Okum: I think the Tri-County Malls regulations were designed for a much larger parcel.

Mrs. McBride: Absolutely.

Mr. Okum: And I think that would be too strong for this smaller parcel. I think that there is a lower dynamics here based up on the size of Tri-County Mall, the number of potential tenants, the number of acres involved, excluding the public right-of-way issue that we have discussed. I think that there is a happy medium there. I don't see the need for two digital signs on the site but I do see a need for, I'm more invoked to understanding the need for digital signs, but I will say that the digital sign that you've got on your, you have one up on your other facility?

Mr. Bishop: Yes.

Mr. Okum: At night time it is over lit, way over lit, super bright, super annoying. Does not gear down automatically to the ambient lighting or if it does, it's higher than it

should be and it is annoying to drivers and passengers and people going by it. I think I see some heads shaking. So, other people have seen it. So, in regards to that, I think if you are going to do the digital, I think the location for the digital would be the expressway location and not the main entry. Were still not into that, we are preliminary plan review and we want to see if this thing would fly. Now, let's go back to truck rentals. I think that would be a prohibited use.

Mr. Bishop: That's fine.

Mr. Okum: On the site. But, I think it would be part of the Covenants as part of the standards for the site. In regards to the dog play areas and the dog sitting areas, I'm a little confused on your traffic pattern. I think that would need to be road marked because I would I'd find myself going the wrong way on that canopy entry. So, that needs some help. I see that the use of Arborvitae is used for fence screening but not enough. I think that the use of Arborvitae can be used sufficiently and screening to break up those enclosure walls, if you are going to have them, the fenced areas. I'm sure you've had the same comment from other communities. There's other screening material but staff and the applicant can certainly work through that. Let me see here and make sure I don't forget anything here. The mechanical units at this time, on the buildings are not to be replaced, my understanding. Should they be upgraded or replaced the screening would be required. So, basically if you add additional mechanical units, I think Staples' is on the back side.

Mr. Bishop: They are up on the roof.

Mr. Okum: Oh, they are on the roof.

Mr. Sears: They are on the roof. The issue you run into is even screening them, with 275 as high as it is there is absolutely no way to screen.

Mr. Okum: You'd just have to give us illustrations to show us. So that we understand.

Mr. Sears: That's understandable.

Mr. Okum: The requirement for screening is going to be applied, in my opinion, I think this commission would stand to that and in any case and you would have to give us evidence of why that would not work. In regards to staff's comments, I agree with staff's comments completely. I think that, again the lighting is going to be part of final plan review. The landscaping is going to be part of final plan review. The only problem that I have is this open area that's future building because you are 50, what was the number of parking spaces that were, you were providing? 70? So, you are giving 70 and we need 52 or something like that? Help me out?

Mrs. McBride: They are required to have 57 and they have 72 that are on the site plan that is there right now.

Mr. Okum: If you were to build that out, you would not have enough parking. So, I don't understand how you could put a building there and meet parking standards.

Mr. Sears: So, we've actually already studied this, that we have the availability if we were to put a building on to that "building pad", where we would actually add another 34 parking spaces to the sit as it is currently configured. Those 34 parking spaces would fit inside of that building pad foot print.

Mr. Bishop: Once again, the only reason that we were showing that at this time being a PUD is we didn't know how cumbersome or problematic it would be to not talk about it at all at this meeting and then wanting to do a dog park later.

Mr. Okum: We agree 100%, we would rather that you be forthright and coming forward and tell us hey we may want to build a building here. Okay. I think I would rather understand it from the very beginning and know where we are at. I don't know what that type of use would be because a PUD's pretty specific of your uses here, inside

storage and a pet facility. Maybe a pet store or something of that nature. PetSmart would probably have a problem with that. I don't know. I think we have to understand that. In the interim, I don't think it needs a fence. I think it needs to be turfed out and grass and asphalt taken out in that area and put in green until you develop it and maintain. Does it mean that people will probably if this thing is approved that people will take their dogs and walk them out in that grassy area, they may but in my opinion, I don't see investing the cost of a fence around that area and not just turning it into greenspace.

Mr. Bishop: If we were to do a dog park it would be required at that point.

Mr. Okum: I understand. I drive over Round Bottom Road all of the time, is it Round Bottom, over in Newtown? Along the, yeah, Round Bottom Road, there is a big pet park there. Okay they have a pond and a lake and during the summer it is busy as heck, during the winter I haven't seen anybody there. So, I understand. Is that the type of thing that you were talking about?

Mr. Bishop: Yes.

Mr. Okum: Would it be water?

Mr. Bishop: Depending on the site and the makeup. What we have right now at one of our other facilities, we have a three-acre dog park where we have pads for the dogs to run on. People to walk the dogs down the paths to be on whether it is wet or dry and then we have playground equipment for the dogs.

Mr. Okum: It's pretty cool. That answers all of the questions that I have for now. Thank you.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. Just a comment first with regard to the auction language. I think it would be good if we had something that would indicate that an auction was permitted if necessitated by law. I know you guys were saying that obviously if folks abandoned them or don't pay based on the stated law. I would ask that we have something like that in there regarding the auctions. You guys had commented before that you needed an extra hour to get started because of the number of dogs, having to get them out and rotating them on the runs and you asking for 6am?

Mr. Bishop: We were yes. Our facility itself doesn't open till 7am on Monday through Friday but the staff, we have staff actually there 24 hours a day to monitor anything that is going on. We have overnight staff and then they start, they come in early to get everything going before we actually open up for business.

Mr. Hawkins: How long do you guys normally have those runs going? If you start at 6am, you are going to how long?

Mr. Bishop: Well they rotate and go through a cycle so they will go through a morning, then they will go through a late morning or lunchtime area then they will go through at the end of the day, feeding type thing and then before go to bed.

Mr. Hawkins: Okay.

Mr. Bishop: So, it is constantly getting cycled through.

Mr. Hawkins: I do have some concern with some residents that we have over at The Crossings that are over there. If dogs are out at 6am, potentially barking, I've some concerns with regard to those residents. I don't know if there is a way to work that out or configure that timing wise so that you guys have enough time to get all of the runs in that you need and get dogs out and rotated and still try to salvage that so that we don't have potentially residents waking up to dogs barking at that hour. I will also say with regard to the white fencing, you referenced it as a wall at one point, I don't want

to get into a political discussion about a wall, but the white fencing around the dog runs, I am fine with that. I think that also may provide some noise protection for our residents that are over there as well. I have some concerns regarding that timing just because, and I know it may not be readily apparent but we do have a development right there with some residents fairly close by. I'd be worried about that timing wise. But if there is some kind of way that you could work that out that would be good.

Mr. Bishop: One of the other things that's always been a good natural barrier for us to is that earth and wall that creates the train tracks, the sound is going to bounce off of that and come back at us or go up verses having a flat plain to roll across an open area. So, that is actually a nice deterrent break right through there.

Mr. Hawkins: That is true to. One last thing. On the pole signs, I just want to make sure that you guys understand. This is going back to 2003 when I was on Planning Commission. This is not something that is against you guys, this is something where, going back to then when we did the last Comprehensive Plan, what the City doesn't want is a forest of pole signs up and down 275 or Route 4 or 747. So, the mall, as it has been stated is a unique situation but if we let you guys have pole signs, there is a whole bunch of other developments that could easily sit there and say, well where's our pole sign and then we have a forest of pole going up and down the highway. Okay? Thank you, Mr. Chairman.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. The only thing that I wanted to say and Mr. Hawkins actually mentioned it was the noise with the dogs at 6 o'clock in the morning. I wasn't sure what our noise ordinance time currently is. I know that there's certain rules and regulations as far as our noise ordinance and the nuisance ordinances.

Mr. Taylor: We do have a nuisance ordinance. I'm not sure exactly how a dog park would fit into that. I think the anticipation that when the noise ordinance was written was probably loud cars, loud music, construction activity, something like that. Not, specifically directed at an operation such as this, but there is in fact a noise ordinance. I would have to say though, in recognition of what they mentioned regarding between the active railroad tracks and the topography, I kind of think, I don't if you folks have been over there when the train goes buy but I guarantee you won't hear the dogs.

Mrs. Sullivan-Wisecup: Okay. I just wanted to make sure that it was all going to be within the ordinances.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Just a couple more questions/clarifications. What I understood you to say about the proposed dog park building was that's a proposal. As part of your final development plan you are not going to be proposing that building, it is going to be a parking lot? Am I correct in that?

Mr. Bishop: Currently right now it is a parking lot. What we would look to do is generate enough customer base to be able to support the dog park. The dog park we wouldn't want to open at 6am. First of all, we would have it fenced and then we would also have a key pad that our customers would be given a code to allow them in and we can time that key pad however we want so if we want the dog part open from 10am to 6pm we can do that.

Mr. Bauer: What I am trying to understand is when you, as this becomes successful, hopefully, that dog park is not going to be there day one, it is six months down the road when you determine there is a need, if that is the need or if that is the need something else?

Mr. Bishop: When we get enough critical mass, yes.

Mr. Bauer: Okay. Second, I would agree with staff's comment that, my opinion is that we should be working with the applicant on the buffer zones and the amount of trees. I saw numerous amount of trees and bushes that, based on my drive and the photos that we see here, a lot of that is not going to be seen so it would be proponent to be working with you on those things. Lastly, I see this dumpster enclosure at the end of a dog run, I was just curious, how that, what would be the operation, or how would that be emptied and utilized if you could explain that a little bit?

Mr. Bishop: Our storage facility as well as our Red Dog's do not generate any significant volume of trash. We don't actually have dumpsters like six-yard or eight-yard containers. We actually have the 96 gallon, on wheels, much like you would see at your house and we have two, three, four of them depending on the size of the facility. So, we would definitely have an enclosure to house those outside. The one that is currently behind Staples is a three sided split block with a double door on it, wood. Our enclosures, we would definitely want to incorporate but have it tastefully done but it is going to be very small.

Mr. Bauer: Pick up of that would be?

Mr. Bishop: Right now, we are at two days a week for our pet resorts and once a week for our storage facilities.

Mr. Bauer: Thank you.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Thank you. I just want to make sure that I understand. The 33% open space that you all indicated on the plan, does that include the development of the dog park or not?

Mr. Sears: It does include the dog park but it does not include any of the site that is 275 or the property on the other side of 275.

Mrs. McBride: Right.

Mr. Sears: Which is all pervious area. If we were to include that into the percentage we would be significantly higher with the pervious area.

Mrs. McBride: So, what's the impervious surface are then with, before the dog park is created for the area of the parcel that you are developing this side of 275?

Mr. Bishop: We actually, because we got turned on to this property two days before Christmas, I have not had my Civil Engineer to be able to get that far in depth and that is why on these drawings too he didn't because the storm system and the detention system was existing, we didn't do that deep a dive into that yet at this point but we will get those numbers to you.

Mrs. McBride: Because there is that 30% requirement and Planning Commission would need to make a recommendation on to Council if you are going to go below that prior to the development of the dog park. See what I am saying?

Mr. Bishop: Sure.

Mr. Sears: I believe, when we were rough figuring it, I think it takes us below the 30% but I think we are at the high 20% and somewhere and I think in reality if we were to be inclusive of the pervious area on the rest of the site, if we are talking percentages of site, that would be inclusive of that site. So, if we started including that area into it we are well above the 30% requirement.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. This is a question for Mr. Bishop. Refresh my memory, how many dogs did you say when your operation is at full capacity would you have there?

Mr. Bishop: This facility, we have already done a schematic design, or layout of the existing Staple building, we would not be doing an addition of any kind and inside, right now, we are probably around 100-120 kennels depending on how we layout the rest of the back of house operation.

Mr. Hall: I see. Just for clarification sir, could you enlighten the commission, since you are only going to have two small garbage cans there, how are you going to handle the waste from all of these animals?

Mr. Bishop: So, we do a couple of things. What we do inside all of our facilities, around where all of the dogs stay is we have, we come in on an existing building like this, we will saw cut the existing concrete floor and add floor drains and trench drains to catch. So, when we clean down the kennels we have a process that we go through with our product and with the water so that all of the drains, our floors slope to these drains so that we are able to clean the facility and we also do six air changes an hour so we are going to modifying the HVAC system so you don't get that stale dog smell that you can smell some of these other larger kennels that don't have the air changes. As far as the other material, we bag it up and throw it away. It is not going to smell pleasant and it doesn't around our dumpster enclosures but we've never once had anybody call or have any kind of an issue with the way we dispose of the material.

Mr. Hall: So, is my understanding correct then that the animal waste will either go into the sanitary sewer or go into one of your two or three garbage containers bagged? Is that correct sir?

Mr. Bishop: That is typically how it is handled, yes.

Mr. Hall: Okay, thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: Okay, Mrs. McBride, just so I understand this and then I would like to hear from, there's some people here in the audience that I would like to at least hear comment if I can Mr. Chairman before we carry forward.

Chairman Darby: Sure.

Mr. Okum: I just want to understand that your items of considerations number seven and I guess eight or maybe nine, how do we deal with that when I am hearing from this commission a broad range of comments regarding the signage? I think signage is up in the air at this point and I'm at a loss to make a recommendation of signage to Council.

Mrs. McBride: What I would suggest is that you postpone that decision and make it very clear to the applicant and very clear in the recommendation to Council that you will be considering both the on building signage and the free standing signage with the final development plan.

Mr. Okum: Okay, so that would be eight, seven?

Mrs. McBride: Seven, eight and nine.

Mr. Okum: Seven, eight and nine shall be excluded right?

Mr. Sears: Could we possibly request some sort of determination in terms of the building signs. Because of the orientation of the buildings, if we are going to put together a final development plan it would be good if we could at least get something

that would be going in the direction that the Council would like to see and so with the orientations of the buildings, I think that kind of mandates two signs on the building because if you are going northbound 747 you've only got one side that you can see, you can't see the sign on the other side. Southbound you can't see that same sign on the northbound lanes.

Mr. Okum: Ok, so you are saying that your request is that we leave seven and eight in and staff's comments and then leave item nine, the free-standing signage as to be determined later.

Mr. Sears: The pole signs, yes.

Mr. Okum: Okay.

Chairman Darby: Good evening.

Mr. Schneider: Good evening. My name is Raymond Schneider. I'm the developer. First of all, I'd like to tell you the history of our company and you can understand that we understand our business and we are hoping that you could understand it so you can understand why we ask the questions, the answers and the need for the items that we brought up. One example is, Mr. Okum noticed our sign and I guarantee you that he never noticed our sign before and that was because the sign was the proper sign for its location. The history of our location, we started in 2007, we started in Cincinnati, we built the second one in Boston. We have a third one in Boston, and we have a fourth one near Kings Island and the fifth one is West Chester Pet Resort and we are going to move that down here to Springdale. We operate, we have taken care of over 2,000,000 guests over the years. I was hoping that you would come to see what we do. It is important to see what we do instead of trying to tell us how to do it, it would be nice to understand that we have done this for 11 years. We have taken care of 2,000,000 guests, we've gotten continuous growth. We have grown almost 18% a year and we intend to continue growing and we want to be part of the community. The most important thing that you could have done is we are making a decision on a piece of property that has had its difficulties. It is not a normal piece of property, excuse me for not talking, it sits in a hole. It's had several tenants and they have all left. Overstock left and went down the street because no one could find them. It's really critical for us to decide to buy this property to have a pole sign on the highway and the way the regs read it is allowed to be 50 feet above the adjacent roadway from the center of that roadway. That is how we read it, and we are not trying to be a nuisance to the community, we are trying to be a community that services the residents that have pets and understand that we are here to do a first-class job. We've always done that and I think it is important for you to see what we do instead of trying to understand at this meeting at one time to give us decisions, pole signs, how to fence. We have fence in front of all of our properties. In this particular property it was set up for Staples. Staples, the orientation was simple, they had their stock in the back, you come in there is a cash register and you walk out the front door. For us, it is important not to walk a lot as an employee, employee should go get the dog if it is in daycare or the dog is in overnight. They are in different areas of the building and there is different staff members, so we try to orientate the building that make sense for our business and the way this building is, it is rectangular, so we have changed the orientation with a canopy so that the resident, usually a woman brings the dog in. It is the family pet, and if the husband doesn't pick it up in the evening she's picking it up. So, we consider all of that. If you come and see our facilities, they are clean. They don't have a smell. They are done the right way and to keep on changing things that we have done five times now and we will have two more facilities in the near future besides this one we want to do the right way which we do every day and to try to change that is very difficult and I open our doors for you to come and see that we do a good job and we understand our business and we would like you to be part of sharing our need. Our need is for signage. I know that you don't want pole signs. There is a Springdale sign along the highway. There are signs along the highway because people travel at 60 miles per hour and they don't know what is going on and we need to draw the customer. We're a business that, we need to let people know where we are at. If you go to the back of our building, we are 54 feet below the highway. We put a sign on the building which is what Overstock

did, you can drive by and you will never see it even though it sits above the building itself. What I am asking you to do, this is the committee to make PUD decisions which is help the current customer asking to come to your community to work with them. To work in a sensible way that we don't have an empty building in three or four years. There is a lot of buildings and there is a lot of signs all over the place but look at what has happened. We are here, we would like to be a part of the community. We are taking a difficult piece of property that literally falls to the front of our property. It goes from 54 feet at the top of the highway, you exit going north on 747 and then you land on a flat piece of property where it is the front of our property and it is a difficult piece of property. So, I think you should look at the landscaping. I don't think that is a necessity. Our fencing is for security. We have been in the storage business since 1998. We have six current facilities and we are 90% occupied. You don't get occupied unless you have a customer that is happy. You don't get 2,000,000 customers unless you have a customer that is happy. The pet business is a trust business. They tell others that they trust your services and I open the door for you to understand our business and help us make it achievable. This is 2019. Times have changed. We wrote something in 2002 and it is sitting there waiting for someone to make the decision. We are asking you today to make a proper decision to help us get to where we need to be. We want to help grow Springdale. We are going to have employees, we are going to have customers and we are going to service the community. There is 174,000 eyes that go by this property every single day. We need to bring their attention and I had this difficulty in Boston. They didn't want electronic signs. Well, after we had our experts come in and show them, everything in Boston now is electronic signs because you can see them clearly. Other signs you can't see. You are not sure the writing, the way the opaqueness, the sun has effected it. That is why an LED sign is very effective and also helps the driver. Driver's only got 2 to 3 seconds to make a decision and I think if you could understand our business, what we are asking you to do, you have the right to do whatever you want and I think Mrs. McBride has given you that honor. I'm asking you if we can't get the pole sign on the highway and we can't get a sign at the front this is going to delay our issue about buying this property because we don't have anything. I don't believe that we have a successful project without having the proper signage. I'm not asking for something that is outlandish. I'm not trying to abuse anybody. From a sound issue we are 600 feet from the closest property. One thing that you forgot to consider, 275 is noisy. It is very very noisy and if you go out, sit on our property you can hear the humming all day long. The big truck makes a different sound, the hot rod makes a different sound, the horns, so there is a lot of noise going on around us. I think we do have barks and I think they will be heard but with all the wind an everything that is around us, the train being at 10 foot or 12 foot

Chairman Darby: Sir, everything you say is meaningful and I want to tell you, I know these folks up here and I know myself, it is not our intention to try to tell you how to run your business but it is our intention to follow our procedures and our protocol for granting certain kinds of exceptions to our code and that is what a PUD does. It allows us to grant certain exceptions. But, it is give and take.

Mr. Schneider: I understand.

Chairman Darby: It is, I think it is somewhat unreasonable, that any model of operation that you have including infrastructure can be transported to this site and we just accept it. So, I would suggest that we let the process work out. I hate to see it that you would consider our problems with the proposed signage to be a game stopper. I would hate to see that but we are going to work through the process.

Mr. Schneider: Okay, I'm just asking

Chairman Darby: You folks have heard the comments that have come from commission members and staff and that is what this meeting is about and that is what this step in the process is about. So far there have been no definitive no's then again there haven't been any definitive yes' either because we are not there yet.

Mr. Schneider: I'm here just to ask and that's all I can do. I can share with you our business why we want to be here and how you and us can work together to be successful as a community.

Chairman Darby: That is the key, that is the key.

Mr. Schneider: That is all I am asking and all of the things we asked for we saw were an opportunity to work with you.

Chairman Darby: I appreciate it.

Mr. Schneider: Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: You do have a copy of staff's considerations right?

Mr. Sears: We do.

Mr. Okum: Okay, and when you started the meeting you had a couple issues that you wanted us, that were related to staff's comments and considerations.

Mr. Sears: The issues were the buffer yards specifically on the south property line as well as the southwestern property line as also on the east property line. Because of the railroad provides an earth and berm, it is typically more desirable to have an earth and berm than landscaping and any landscaping that we put on to that earth and berm is not going to be beneficial to adjacent properties or anything. Then the existing southern property line and southwestern property line there's anywhere from 80 feet to around 30 feet of brush and trees that are currently in that site. So, we would just ask for, in terms of the required planting for a buffer yard that those areas be excluded from that required planting.

Mr. Okum: Okay. So, you are going to have a landscape plan and you are going to work with staff. You are going to come back and those buffer yards are going to be included in that landscape plan. I don't have a problem giving relief on it at a preliminary plan but I think it has to be reviewed and those items have to be in the final development plan, but I'll comment now that I understand your reasoning for that and I don't have a problem with it. I don't think anybody said anything about, no independent freestanding signs on the site. Just so everybody is clear. It's just at this time that is not resolved.

Mr. Sears: I believe that we can work with staff through the process to come up with a reasonable solution to it that would be part of the final submittal.

Mr. Okum: Clearly, there's a topographical issue on the south side of the property. Can't ask you to put a monument in the air, so I'm not stupid enough to make that recommendation. But, I can say that along 747 a monument sign would be appropriate. As we have along the entire consideration for Princeton Pike. Monument signs have been pushed for that entire area for forever. So, based upon that I think I understand where you are coming from, obviously where the owners are coming from. We are not as hard to get along with as Boston, believe me.

Mr. Sears: In terms of the sign on 747, could we get kind of an interpretation. If we flipped it to a monument sign, maximum height on that monument sign?

Mr. Okum: That's all, those are things that I want to hear, but without seeing it, without understanding it.

Mr. Sears: If we took the current sign that is proposed with the pole and the

Mr. Okum: Not even going to, not even going to go there.

Mr. Sears: Okay.

Mr. Okum: It's got to get

Mr. Sears: Submitted.

Mr. Okum: Submitted and we've got to see the heights, we've got to see, I mean there is a depression there. You've got to make a decision on the LED, and how that would be impacted. I understand, times have changed, we can't live in the dark ages. What happened, what was in our Land Use Plan in 2002 is 100% useless but I understand that. But, I do want to hear from the public if there are any members. Mr. Chairman.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. I was just going to say to the applicant, we have dealt with this site on more than one occasion and depending on how long a variety of us have been on the Planning Commission with various folks that have come through there. There's an appreciation there always is for that unique piece of property and what it is that that applicant is trying to do at that piece of property and folks are going to try to help you be successful and still try to maintain the ideals that the City is trying to go with. So, things like the monument sign, as I said we want to see what that looks like but I would give a significant amount of flexibility with regard to that based on the circumstances that you have. As I had commented before with regard to the pole sign and signage that is listed higher on the building than it normally would be, I would trade that for that. So, folks are going to try to work with you so that you guys can be in a position where you are going to be successful. Staff is great with that and I think in general the commission and City Council shares that type of belief.

Chairman Darby: At this time, we want to open the mic to any residents who are in proximity to this development who would like to come forward? There being none. Any additional comments?

Mr. Okum: I just want to poll Council or Planning Commission if I could Mr. Chairman. The hours of operation are still an issue, I'm hearing 6am from the applicant, our code doesn't allow for 6am so I did not hear a closing time like 9pm or whatever so I am not sure how to deal with that in the Motion. I think that we've got at least a position from the commission

Chairman Darby: Mrs. McBride.

Mr. Okum: Mrs. McBride.

Mrs. McBride: I was just going to suggest that we have asked them for draft Covenants and that you let the Law Director and staff work with them to prepare those and they would have a draft then to go to Council and that final version would come back to you all with a final development plan.

Mr. Okum: Okay.

Mrs. McBride: With the understanding that they would have to be executed and recorded prior to the issuance of any permit.

Mr. Okum: Would that also address auctions?

Mrs. McBride: Yes, and no outdoor storage. All of the different items that we have talked about.

Mr. Okum: Truck rentals?

Mrs. McBride: And truck rentals. Correct.

Mr. Okum: So, I don't need any of those in my motion?

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Mrs. McBride: Correct. You just, what needs to be said is that a draft set of covenants be created.

Mr. Okum: Got it. That I got.

Mrs. McBride: Okay.

Mr. Okum: You know I got that.

Mrs. McBride: Which I think is item number 10. Mr. Okum, while I have you though, on number seven if you are going to address the wall signage for the Red Dog, the 125 square feet of wall sign it needs to be on both the north and the west elevations is what they are proposing.

Mr. Okum: I wasn't going to exclude seven.

Mrs. McBride: You were not?

Mr. Okum: No.

Mrs. McBride: What I am suggesting to you is

Mr. Okum: I didn't hear that coming from the commission.

Mrs. McBride: if you are not going to exclude it, you are going to include it

Mr. Okum: Right.

Mrs. McBride: you need to revise it to say the wall sign on both the north and the west elevations because that is what they are permitted to, that is what they are requesting, I'm sorry that is not what they are permitted, that is what they are requesting.

Mr. Okum: Okay, so that's item seven.

Mrs. McBride: Right, and then on item eight, they're requesting 150 square feet on both the north and the south façades of the building.

Mr. Okum: You are going way too fast for me to get this down.

Mrs. McBride: Okay.

Mr. Okum: Okay, item seven, include

Mrs. McBride: Yeah, on the consideration number seven, so it reads Planning Commission approved the proposed 125 square foot wall sign on the north and west elevations of the Red Dog facility. That is what they are proposing and I did not hear any objection to that and staff doesn't object to that given the orientation of the building and again that it is under the square footage that is permitted.

Mr. Okum: Okay, and on item eight?

Mrs. McBride: On item eight, that you would say, Planning Commission determined that the signage proposed for the Circle Storage facility is appropriate as proposed with a 150 square feet of signage on the north elevation and on the south parapet over 42" above the roof line which is again.

Mr. Okum: On the north and south

Mrs. McBride: Right.

Mr. Okum: Okay.

Mrs. McBride: Which is

Mr. Okum: 42" above allowable

Mrs. McBride: Which item number eight under my considerations. You are just adding the 150 square feet to lock that in. Again, that is below the total sign area that they are permitted to have but that is what they are requesting.

Mr. Okum: Okay. Okay item eight, Planning Commission approved as proposed, 150 square feet on the north and south elevation at 42" above the allowed, correct?

Mrs. McBride: Correct.

Mr. Okum: I think I understand where you were coming from Mrs. McBride on the open area non-impervious area north of 275 area being considered and I think we really need to lock it down to 30% and that way they have to deal with the 30%.

Mrs. McBride: Well the suggestion would be, that 30% is the requirement obviously by the code and between now and going to Council if they come up with and it is 28.5% that would be a modification that City Council could approve.

Mr. Okum: Right, but our recommendation is going to be, I'm saying that my recommendation is that we hold to the 30% which is the code. I think I see heads shaking that way. Okay. I think I got it. I hope. That's a heck of a long motion. Okay, Mr. Chairman are you ready?

Chairman Darby: Are you ready?

Mr. Okum: No.

(Laughter)

Mr. Okum: I hereby move to approve, do you know how many times I have made a motion on this site over the past 30 years. I see Mrs. Perin back there, she knows. I hereby move to approve the following project. Project name, Red Dog Pet Resort and Circle Storage at 12010 Princeton Pike, case number 34645. A Zone Map Amendment and Preliminary Development Plan, per specifications and designs provided in our meeting packets as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. This excludes any other submissions comments to staffs review by the applicant unless specifically addressed by staff in their report. Where by this action, Planning Commission is referring this to the City Council for consideration. Included in this motion are additional items which are item seven in staff's report to include 125 square foot north and west on the Red Dog facility for signage. Item eight, Planning Commission approved a proposal of 150 square feet on the north and south elevation which happens to be 42 inches above the allowable height. This motion includes the following changes to the below conditions referenced, shall constitute a changed of the approved plans. Such changes shall require approval of this Planning Commission. This motion includes the following considerations: staff's, our City Engineer and City Planner's recommendations and considerations contained in their report. This being a PUD it shall include staff and Law Director's review and approval of the Covenants. With the following exceptions or considerations.... No, no, no, no, we did not take nine out did we? Did we? We took nine out?

Mrs. Sullivan-Wisecup: We took nine out.

Mr. Okum: Nine out. We are excluding number nine of Mrs. McBride's considerations and including working, some freestanding signage shall be appropriate for the site. That addresses, at least gets us there. Supplemental conditions: special mechanical unit screening from view of adjoining properties and public right-of-way. Mechanical units shall be screened if modified or replaced. All lighting and re-lamping of existing fixtures shall be revised, reviewed at the final planning consideration. Landscaping conditions

shall be reviewed within the final development plan. Special buffer yard conditions: relief shall be given regarding the buffer yards which shall be finalized in the development plan and landscaping plan. I've got more to go. Special railing and fences shall meet conditions: no barbed wire but up to a 10-foot high fence shall be permitted on the storage facility except for the north entry area to the storage area. No barbed wire, I did say that. Special signage conditions, I got that. Open area, non-pervious area north of I-275 area of the parcel shall not exceed, shall exceed 30%. Did I get it right? Forget the word not.

Mr. Hall: Mr. Chairman, I'd like to second Mr. Okum's motion.

Chairman Darby: It has been moved and second that this submission be approved as indicated in the motion. Secretary please call the roll.

(Secretary called the roll and to motion was approved with a vote of 7-0.)

Chairman Darby: We look forward to seeing you again.

#### IX. DISCUSSION

Chairman Darby: Any items for discussion.

Mr. Hawkins: Mr. Chairman, I did have one item for discussion. Thank you, Mr. Chairman. We had several members talking about the need for a Comprehensive Plan which I think the Administration and Council I think all think is important. I implore you all to, that think a Comprehensive Plan is important, which will be over six figures, that you make sure that you get out and talk to people with regard to the tax increase of .5% because without that taking place there will not be a Comprehensive Plan among a lot of other things. But it is something that is very important, it is also very expensive and so this opportunity to have this tax increase will be critical for making that happen.

Chairman Darby: Mr. Okum, you will get us have of that won't you?

Mr. Okum: Every bit of it. I will do my best.

Chairman Darby: Okay. Thank you. Very good point.

#### X. CHAIRMAN'S REPORT

Chairman Darby: Moving on.

Mrs. Russell: Thank you. There is some information in your packet but I just want to review it and then answer any questions that you may have. You may remember that we established a Community Reinvestment Area along Route 4. The emphasis for that was to facilitate the Springrose Meadows development but the boundaries are larger. Any time you create a Community Reinvestment Area you also have to create a Housing Council that administers and oversees that Community Reinvestment Area. As Mr. Hawkins pointed out the Housing Council consists of two appointments from the Mayor, two appointments from City Council, one appointment from Planning Commission and then those five people shall appoint two additional members who are residents of Springdale and the terms are for three years. Just a little information on what the Housing Council will actually do. In all likelihood it will only meet once a year and the job of the Housing Council is to review on a yearly basis all of the abatements that are in existence at that time. Consider whether that abatement should be continued for the next year or if there is some reason, and there is a host of reasons why an abatement might not be considered not in compliance with our Zoning Code, our Property Maintenance Code, not paying their taxes, things like that. Staff will obviously take care of all of that research. Come to the Housing Council with all of the details that the committee would need in order to make those decisions. The only, I'd say non-routine thing that the council would do is to hear any appeals. So if anybody

were to appeal a tax abatement that has been granted, much like the Board of Zoning Appeals, it would operate in that fashion also, that somebody could come and ask that the commission reconsider that abatement. That will probably be a very infrequent occurrence if at all. The majority of the job will be just to meet once a year and review all of the abatements that have been granted. So, with that, if Planning Commission would like to appoint your one member we can get this started. This will be member number one.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: I nominate Don Darby to be our selection from the Planning Commission.

Mr. Okum: I agree. I second.

Chairman Darby: It has been moved and second that I drew the short straw. By voice vote.

(Voice vote taken for Mr. Don Darby to be the Planning Commission member to sit on the Housing Council and the vote was 7-0 in favor.)

Chairman Darby: Thank you Mr. Hawkins.

Mrs. Russell: Thank you Mr. Darby. I look forward to working with you.

Chairman Darby: With that I will accept the motion to adjourn.

Mr. Okum: Not yet, I've got one question. Did we receive Covenants on the housing development on Kemper? Did they ever get their Covenants package to us?

Mr. Taylor: No.

Mr. Okum: They can't get a C/O until they have those. They know that right?

Mr. Taylor: Correct. The idea here is that they are not even going to record the Plat until basically the first of May. The game plan is, they are going to construct the improvements and then actually record the Plat and then be in a position to turn lots over to the prospective builders on the 15<sup>th</sup> of May. So, everything needs to be in place prior to recording.

Mr. Okum: Any word back on, and that answers that question. Any word back on the lighting on the old Baptist church and Days Inn?

Mr. Taylor: We are still working with them. The Calvary folks who bought Temple Baptist are, let's say, I think trying to be a little more cooperative than the Days Inn folks although we are working with them to get both of them to comply. BZA is actually going to hear the Kerry Ford case next week and they have done a lot to, they strictly speaking, the reason that they have to come to BZA is they still really don't comply but it's not, the variances probably make sense. Let's put it that way. It is a car lot. It's not.

Mr. Okum: It is just how it impacts those residents on the backside.

Mr. Taylor: It seems to be, they've, I guess if it doesn't tell me anything else it tells me that there is a way to comply. There is a path and I believe that we will get it, we just have to keep working with these folks.

Mr. Okum: Okay. Thank you.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Sorry Christine to keep you any longer but, I think we spoke at one time about trying to get an updated of some of the previous discussions that we have had with approvals with businesses and where they stand.

Could you give us the short version of such as the Habanero, the hotel and Roosters?  
Short version is fine.

Mrs. Russell: Absolutely. So, I actually have a lot of updates so I'm glad you asked and maybe we should think of maybe periodically I come and just give an update every few months or something. So let me tick them off here. Rooster's, I actually just got an e-mail today from them and they are going to start their improvement, I believe said May. It just came today so I looked at it fast but they are going to move forward this spring and he and I are setting up a time. He is up in the Columbus area but he and I area setting up a time so I can sit down with him and get some more details and just learn a little bit more about their schedule so he did say that they are moving forward with that this season though. By hotel, I guess there are two hotels that we can talk about. The first is an update on the Atrium Hotel and that has gone through the Sheriff's sale process. Nobody had a cool 1.2 million in their pocket to pay the back taxes so that has how been officially been put on the forfeited land list. I am working with the Port Authority and the Hamilton County Land Bank to evaluate the possibility of taking that property into the land bank which should help clear up some of these things like the back taxes that are owed. So, I have a meeting with them next week just to explore what that would work, the advantages of doing that and just what that process would be. The other hotel property, the Sheraton Hotel property, we are still working with Henkel Schuler, unfortunately, I don't have any good news on that in terms of interest in developing that. The third hotel which is our Hilton Home 2 Suites, we are working on the final pieces of documentation that we need from that developer in order for him to move forward. He has engaged a demolition contractor who is getting ready to go out there and start on the Bahama Breeze and we were in discussions with him as recently as today to get the final pieces of paper. The last update that is on the top of my mind, but if there are any other projects please feel free to ask, the small hospital project at Cassinelli, we did learn recently that they are not moving forward with that which was surprising. We don't know the actual dollar amount but they had a significant amount of non-refundable money down on that property and not moving forward with that. So, we don't really know why. We never had direct conversations with the operator of the hospital, we were only going through their development folks and either their development folks did not know the reason or did not choose to share it with us.

Chairman Darby: US Bank? I mean, I'm sorry Bank of America.

Mrs. Russell: Yeah, Gregg might be in a better position.

Mr. Taylor: Bank of America is imminently going to be happening. We are going to be issuing probably a building permit here soon assuming my cohorts are in agreement with the development plans. The building plans, I've got what I need for that. The Maple Knoll thing, you know there's

Mr. Okum: A lot to do there.

Mr. Taylor: There is sort of a wrinkle, in getting the consolidation Plat worked out but other than that they are in a hurry and we were told today that they kind of have a verbal commitment on 11 of the 14 units already. Also, kind of an update on the Springrose thing, we were told that they have one of the builders has three presold already and I think that there are six other lot holds did he say?

Mrs. Russell: Six other people that are in serious negotiations with.

Chairman Darby: Talk a little bit about that starting price on the homes as compared to what happened in Woodlawn, what we could expect because we are all getting questions.

Mrs. Russell: Sure. So, the starting price that we have been told is around \$250,000. They are thinking that these will go up to probably close to \$400,000 once people are done customizing and putting in their Viking ranges and whatever else people might want. Based on projections it looks like our average price will be slightly higher than

Woodlawn and Woodlawn's average price was around \$300,000. I think it was like \$309,000 maybe. So, we are thinking that ours might tip a little higher than that. Of course, I'm biased but we think our site is much nicer than the site in Woodlawn and should command a higher price. So, we'll see if that bares out in the market.

Mr. Okum: They are a little smaller lots than Woodlawn.

Mrs. Russell: Well Woodlawn was all 60's, so we have some of the 60's but we also have some of the smaller. We actually have things to walk to. Of course, they have a park right there to so, it is a trade-off.

Mrs. Sullivan-Wisecup: Habanero's?

Mrs. Russell: Oh, thank you. Habanero's, I reached out recently to the owner and was told that he hopes to be open by the end of February.

Mrs. Sullivan-Wisecup: They have that dumpster.

Mr. Okum: Under construction.

Chairman Darby: You're not going to like this but, Tri-County?

Mrs. Russell: Nothing new.

Mr. Okum: It's all you can say. Got signage going up on Mi Cozumel.

(talking of mic. not audible.)

Mr. Taylor: He, at one point was hoping to be open actually next week. I don't know about that but I think, I would certainly expect them to be ready to go by the end of the month.

Mrs. Russell: We do also have two ribbon cuttings coming up this Saturday. We are cutting a ribbon on a new Mexican bakery that is on Northland right next to the shoe repair shop. It is owned by the same family that owns the Mexican ice cream.

Chairman Darby: They are taking over the check cashing space?

Mrs. Russell: Yeah, I believe that is what it was before that. Next week we are doing a ribbon cutting on Our Health My Clinic which is in Springdale Towne Center which took over the dining area of the former J. Austin's and that is a doctor's office. It is a unique model. They go under contract with corporations where the companies will pay a certain flat fee per employee and then the employee and their families can go and use those services and it's all basic primary care services entirely free and entirely outside of their insurance. So, this is a new model of healthcare for Cincinnati. They currently have contracts, at least in our neck of the woods with First Financial which of course we have 400-500 First Financial folks right up the road and also Rumpke. So, this clinic will serve immediately both of those populations but any company that they have a contract with can go to any of their locations and they have opened one in Mason and also are in the process of working on one downtown. They are already open but we are doing a ribbon cutting for them next week.

Mr. Okum: Good, that's great thank you.

Chairman Darby: Thank you.

Mr. Ramirez: Thanks for the update Christine, appreciate it.

Mrs. Russell: You are welcome.

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XI. ADJOURNMENT

Chairman Darby: Now do we, I just motioned and second, we're past.

Respectfully submitted,

\_\_\_\_\_, 2019 \_\_\_\_\_  
Don Darby, Chairman

\_\_\_\_\_, 2019 \_\_\_\_\_  
Richard Bauer, Secretary