

PLANNING COMMISSION MEETING

June 11, 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

Members Absent: Richard Bauer

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

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE SPECIAL MEETING MAY 5, 2019 AND THE REGULAR MEETING MAY 14, 2019

Chairman Darby: The chair will accept the motion that the minutes of our previous meeting held on May 6<sup>th</sup> be adopted.

Mr. Ramirez: Move to adopt.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: It has been moved and second that these minutes be adopted. Voice vote.

(Voice vote taken and the minutes of May 6<sup>th</sup> were adopted by a vote of 6 to 0.)

Chairman Darby: Those minutes are adopted. Let's do that also for the minutes of the meeting on May 14<sup>th</sup>.

Mrs. Sullivan-Wisecup: Move to adopt.

Mr. Okum: Second.

Chairman Darby: Moved and second that the minutes of the meeting of May 14<sup>th</sup> be adopted also. Voice vote.

(Voice vote taken and the minutes of May 14<sup>th</sup> were adopted by a vote of 6 to 0.)

Chairman Darby: They are hereby adopted.

V. REPORT ON COUNCIL

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. City Council met on May 15<sup>th</sup>. All seven members were present. We had an Ordinance No. 8-2019, an ordinance approving a Zone Change for the real property located at 12000 and 12050 Princeton Pike in the City of Springdale. That passed with a 7 to 0 vote. This was the property that we dealt with regard to the storage and the dog care facility. We had Ordinance No. 9-2019, an ordinance approving the preliminary development plan for the real property located at

12000 and 12050 Princeton Pike in the City of Springdale. That also passed with a 6 to 1 vote. We had Ordinance No. 11-2019 authorizing the City of Springdale's participation in the Ohio Association of Public Treasurers 2020 Workers Compensation Group Rating Program and declaring an emergency. That passed with a 7 to 0 vote. We had a first reading on Ordinance No. 12-2019, an ordinance approving a license agreement between the City of Springdale, Ohio and the Glenview Home Owners Association Inc. for the installation of a sign. We had a first reading for Ordinance No. 13-2019 declaring certain city property as surplus property and authorizing the City Administrator to dispose of said surplus property. We also had Ordinance No. 14-2019, an ordinance declaring certain city property as surplus property and authorizing the City Administrator to dispose of said surplus property. Specifically that involved our wood chipper. That passed with a 7 to 0 vote. We had Ordinance No. 15-2019 authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with Vermeer for the purchase of a 2018 Vermeer wood chipper/mower and declaring an emergency. That passed with a 7 to 0 vote. We had Ordinance No. 16-2019, an ordinance authorizing an amendment to section 94.012 (B) of the Codified Ordinances of the City of Springdale, Ohio increasing the municipal income tax rate to 2% and declaring an emergency and that passed with a 7 to 0 vote. We had Resolution R8-2019 authorizing the City Administrator to file funding application for Congestion Mitigation/Air Quality Program funding through OKI for the State Route 747 and Kemper intersection rebuild project and that passed with a 7 to 0 vote as well. Council met on June 5<sup>th</sup> of this year, all seven members were present. We had Ordinance No. 12-2019, an ordinance approving a license agreement between the City of Springdale, Ohio and the Glenview Home Owners Association, Inc. for the installation of a sign. That passed with a vote of 7 to 0. It is basically at the entryway off of Sharon. That is City property and so I think for the purchase of a \$1.00, installation of a sign there, the licensing agreement for that purpose. Had Ordinance No. 13-2019 declaring certain city property as surplus property and authorizing the City Administrator to dispose of said surplus property. That passed with a 7 to 0 vote. Ordinance No. 17-2019 accepting a bid and authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with Strauser Construction for the 2019 street program maintenance work and declaring an emergency. That passed with a 7 to 0 vote. Companion Ordinance No. 18-2019 authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with CT Consultants Inc. for design engineering services necessary for the East Crescentville Road improvement project and declaring an emergency and that passed with a 7 to 0 vote. Ordinance No. 19-2019 accepting a bid and authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with the Clean Air Concepts for the Fire Department Vehicle Exhaust Removal System and declaring an emergency. That passed with a 7 to 0 vote. We also had a motion to reject bids for the 2019 Street program rehabilitation project with a 7 to 0 vote and we will put that out for bids later in the year. That concludes my report unless there are any questions or anything that Mrs. Megan Sullivan-Wisecup wants to add.

Chairman Darby: Thank you very much.

VI. CORRESPONDENCE

Chairman Darby: At each of your seats you received a copy of a letter from Ditsch pretzels to Mr. Taylor. That will be a subject of our upcoming discussion.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

- A. Ditsch (Pretzel Baron) 311 Northland Boulevard, Springdale, Ohio, Revised Development Plan. (Application 34969)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. This is, of course, the site of the Pretzel Baron installation. It is zoned SS. Northland is up on the screen here and the City property is on the left hand side. The kind of white box on the back of the building is the existing freezer that was the subject of discussion both here and at the Board of Zoning Appeals back in 2014. January of this year you may recall you guys saw this proposal. It had to do with three flour silos and an oil tank to the front of the building and in addition there was a 5,133 sq. ft. freezer addition that was proposed and approved to the rear of the building and that is kind of the red box at the bottom of the site plan over there. The current proposal is this blue box which is a different shape and larger freezer addition, this one is around 8,400 sq. ft. and this is basically the subject of this application. The silos and all that stuff that you folks approved previously remains the same. The situation is, in your packet you will see a response from the applicant dated May 31<sup>st</sup> and this is actually the information that staff had an opportunity to review and staff's comments are relative to that information. There was some confusion between the applicant and the office as to what was required in terms of getting information back to us so that it could be presented to you folks tonight. Also in your packet is some information that is dated, that we received on June 6<sup>th</sup> that has not been reviewed by staff. So, in an effort to try to get this situation come to an understanding between the applicant, staff and you folks we've had a couple of meetings and the letter that Mr. Darby was referring to is kind of the outcome of those meetings in which the Pretzel Baron is agreeing to comply with the number of code requirements that were identified as being out of compliance in the staff's reports. There are, however; several items that, assuming you folks elect to move this forward they will still have to go to the Board of Zoning Appeals to get variances from several items, specifically the rear yard setback, the depth of the buffer yard and the minimum greenspace requirement. So, those items, again assuming you folks are okay with this, they are going to have to take that up with the BZA. Finally, the last slide I have here just, this is kind of a dimensioned plan and again the freezer addition is the box in the lower right hand corner and it is about 8,400 sq. ft. That is all that I have at this time. Anne and Don obviously have comments as well.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Thank you. As Mr. Taylor indicated, the applicant received approval for a freezer addition that was 5,133 sq. ft. and then went to the Board of Zoning Appeals and got relief from the 50 foot required setback for a 35 foot setback. They are now proposing to increase that freezer from 5,133 sq. ft. to 8,465 sq. ft. and they are also proposing to continue that 35 foot setback where a 50 foot setback is required. So, that would obviously require, as Mr. Taylor was indicating, a trip to the Board of Zoning Appeals to obtain that setback variance. The proposed cooler expansion of 8,465 sq. ft. is in excess of 10% of the total building area so that then triggers, per our Section 153.401 a buffer yard requirement and their plans that they had submitted that were reviewed for the staff report did not show any buffer in that area. Since then they are proposing to do a three foot mound with a three foot hedge and trees every 35 feet on center so any action by this commission should make a provision to require the required buffer yard that is required by that section. The SS, Support Services district which this property is located in has a minimum green space of 30%. With the proposed freezer addition they would have 27% open space so that would also require a variance from the Board of Zoning Appeals. In their original submittal to us, again what the staff report was based on, they indicated that the revised landscaping plan had been approved and it had not, we had not seen it. There are a number of issues that they need to correct on that and I believe that they are indicating that they will correct those. They are proposing to remove a number of trees from the south east corner of the site and we did not receive a tree survey but I understand that that is something that is either forth coming or came in yesterday. They also were indicating that they were going to remove

an existing four foot chain link fence on the south property line and they gave us a detail of a fence but they didn't tell us how tall the fence was or was it going to have fabric screening, it was not clear. So, I don't know if that fence is to remain or not to remain. All of the ground and roof mounted new mechanical equipment needs to be screened per our code which is from any public or private right-of-way or any residential use so that is going to be screening from the north and the south totally per the code requirement. We have suggested that the applicant bring some building materials so that the commission can have a feel for what that freezer addition is going to look like because it will still be visible from The Colony even with the three foot mound and three foot hedge. We have asked them about any lighting details and we did not receive any but again yesterday we did get some cut sheets but no photometric plan. So, they would obviously need to provide that per code as well. That is all my comments.

Chairman Darby: Mr. Shvezda.

Mr. Shvezda: Thank you Mr. Chairman. As part of the development around the freezer area, the applicant is proposing proposed storm sewer system that consists of I think it is eight inch storm sewer and yard inlets. As far as the final plan submittal that will have to include the analysis to verify the size of the storm sewer and the inlets is correct. The applicant has indicated that they plan to design that for the 25 year intensity storm. Also, there was a concern as to when the storm events exceeded the capacity of the proposed storm sewer, where that would go because we are right there adjacent to The Colony Apartments there? The applicant has indicated that that flow will continue to the south east corner of the lot there where it appears that it will flow out to a catch basin within the grassy area that is near Landan, the cul-de-sac area of Landan Lane. So I guess the bottom line is that when the final plans are submitted we just need to verify that there will be no issues with the water flowing over onto The Colony Apartments. As far as the detention, the code does provide that the addition of detention for a redeveloped areas is at the discretion of Planning Commission. If the applicant indicates that there is a hardship which I think he has done in this case due to probably the constraints of this site and depth of the existing storm sewers that can be waived. The other part of that is the post construction water quality best management practices which have to be included so if there is one or the other I think the detention could be considered non-essential but the post construction best management practices should be part of the approval of this application. With that they will need to submit an operation and maintenance agreement recorded as a covenant. That concludes my comments.

Chairman Darby: Thank you. Would the applicant want to come forward? Before we get started, we are operating tonight, just a little bit outside of our established protocol or procedures because we are being asked to approve some things that haven't thoroughly been reviewed by staff but I am looking at this letter which was received from the applicant and they are assuring us in one case, the plan will meet the Springdale Zoning Code. Another place as deemed necessary by the City of Springdale Zoning Code, will comply with the Tree Preservation Ordinance and fourthly will comply with the Springdale Zoning Code. So, question for staff, with this document and your conversations do you feel confident advising us to move forward? Mr. Taylor.

Mr. Taylor: Well, based on the discussions we had with the applicant, I am confident that it's their intention to meet the code requirements. One of the things that I think would be important in your action if you choose to take it, is that we would not issue any kind of permits until staffs had an opportunity to thoroughly vet all of this stuff and make sure that it does in fact comply. I believe that staff knows the code and we should be able to tell you definitively either yes it does or no it doesn't and so if the motion is to indicate these things shall comply, I think we have the ability to determine whether they do or they don't. So, in that sense I feel confident that we can move this forward subject to receiving all of the documentation that would indicate that it does in fact comply with these various issues that have been raised.

Chairman Darby: Thank you. Good evening.

Mr. Gottenbusch: Good evening. Gary Gottenbusch. Thank you for seeing me and I apologize for any complications we had with the presentation. It seems the bigger of a team that I have the more complicated things get. It was much easier when I came in and just made pretzels, that's still what I want to do. We have now a staff of, in two years of 75 people as opposed to 10 when I first came in here and this proposal is the final ask and we will have twice that number in two years, we will have 150 full-time employees in the facility. Mr. Taylor has been in to see the facility and you can't really tell how much activity is going on inside by the quiet and calm outside. We fully expect we will meet every specification put forward and again I it is critical for me that it looks good because we will have customers in there and it is a very very clean facility. I appreciate you being here. I did bring my team to answer any questions, materials are here as well, 3 hour drive from Toledo. Four, I think that is what it ended up being. So, we do have the materials here to show you and I do appreciate your patience with me.

Chairman Darby: I hope my stat is correct but any organization that can turn out, I believe its 3 million pretzel bites an hour.

Mr. Gottenbusch: We will be the new, this proposal will give us a billion pretzel bites a year in this new line coming in.

Chairman Darby: What I am saying is I know there are complications. Thank you.

Mr. Gottenbusch: That's easy, I have five ingredients including water, that's no problem. So, the question was as far as materials, what more can I answer, any questions please or anything I can help with at this point?

Mr. Okum: I was just going to give you an opportunity to present the materials and then we will ask questions.

Mr. Gottenbusch: The freezer is the same material that we have up, it is white. There are no windows.

Chairman Darby: We do have a question. Mr. Ramirez.

Mr. Ramirez: That's alright you can go ahead and present and then I'll ask. Thank you.

Chairman Darby: Okay.

Mr. Semproch: So, this is just an example of what the

Chairman Darby: You are going to need to speak into the mic. please.

Mr. Semproch: This is a sample of what the wall panel for the freezer system will look like. It is a factory foamed metal panel, it would be about five inches thick to meet the thermal requirements for the freezer itself, completely Ohio Building Code compliant in the use we intend with flame spread smoke developed ratings and also the required setback for property lines with the Ohio Building Code requirements.

Chairman Darby: Okay and also would you please give us your name for the record.

Mr. Semproch: My apologies, my name is David Semproch, spelled S E M P R O C H.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. With the increased size of the freezer/cooler, I am not real familiar with how that's going to look but will that generate additional noise because that is quite a bit of difference from 5,000 sq. ft. to 8,000 sq. ft.?

Mr. Gottenbusch: If I could speak to the current freezer, it is twice the size of the current freezer and there is no noise, again you are our neighbor I would think you could hear that as well. Because of the positioning of the freezer above the height of the

building, certainly not behind and any noise is echoed up. There is a low humming noise and I can't hear that from the parking lot myself.

Mr. Ramirez: Nothing like a whole gang of air conditioners then?

Mr. Gottenbusch: No.

Mr. Ramirez: Okay. Do they have external fans where they will be blowing debris around?

Mr. Gottenbusch: No, there's no debris. Yes there's external fans but it is really for the defrost cycles and things like that.

Mr. Ramirez: Okay, thank you.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. I just wanted to check and see to confirm, what's the plan with the fence on the southern part of the property?

Mr. Gottenbusch: The fence won't be necessary. The fence is primarily to keep people from coming in and out of the property that were cutting in between the two of our properties and created a path there, so it was more to not allow ingress/egress from anyone trying to walk through the property. So, there will be no fence. There is a six foot chain link fence currently and the only point would be to connect it to the end of the building so that you couldn't walk by the side of the building to we can access for grass cutting and things like that.

Mr. Hawkins: Okay.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Several questions. One, I appreciate what you are doing to your business to increase and improve in the community. I also have to disclose that I have had the pretzel bits at the stadium I believe and a number of other places and they are pretty darn good.

Chairman Darby: Do you want to recuse?

Mr. Okum: No. Is there a need for a recusal over it because I like them?

Mr. Gottenbusch: My boss reads the minutes so please say that again it is on record right?

(Laughter)

Mr. Okum: Can we do a low carb version please? Just kidding. A couple of things that I think needs to be address. One is the height of the freezer, is it higher than the existing freezer?

Mr. Semproch: The absolute highest point of the freezer will be 36 feet, which is matching the existing freezer.

Chairman Darby: Code.

Mr. Okum: Matches the existing?

Mr. Semproch: Correct.

Mr. Okum: For purposes of clarity I believe that the pictures that were presented showing the freezer are really misrepresenting the proximity to the drive of the apartments, the depth. Before this goes before the Board of Zoning Appeals I think

Board of Zoning Appeals truly needs to see a representation that is truly accurate. There is not a field. I have driven it, I have been over there a number of times. That green space isn't there.

Mr. Gottenbusch: Absolutely, you are correct I think these are just the renderings from the

Mr. Okum: But the renderings need to represent what's really being applied for.

Mr. Gottenbusch: True, but it is actually farther back from the road than the existing freezer that we built based on the property line actually.

Mr. Okum: It seemed much closer than I realized. I looked, I was there today and spent some time out there, got out of my car and walked around and felt the distance and it is a pretty significant element. The new building is obviously more of the same but it is still a significant element and it is going to be closer than the existing white freezer to the buffer yard area. On your drawing you show the low, I guess it was the low vegetation next to the element and the trees out further closer to the apartments.

Mr. Gottenbusch: There is currently a three foot berm existing.

Mr. Okum: Right by the white existing.

Mr. Gottenbusch: Correct. So we would extend that.

Mr. Okum: And you are going to extend that down and our buffer yard standards would be adjusted to allow for a narrower, if it is approved by Board of Zoning Appeals.

Mr. Gottenbusch: Yes.

Mr. Okum: The only thing that concerned me is there is actually Cat Tails growing in that area so I am not quite sure how that, how you are going to get high enough so that the trees can survive in that area.

Mr. Gottenbusch: The Honeysuckle?

Mr. Okum: No, Cat Tails. Literally

Mr. Gottenbusch: Cat Tail trees?

Mr. Okum: No, next to the roadway there is actually living Cat Tails a big crop of them so there is a lot of water there.

Mr. Gottenbusch: Standing water.

Mr. Okum: Standing water.

Mr. Gottenbusch: That's not on our property.

Mr. Okum: I understand that but your trees are going to be rooting into that space obviously, trees if you are putting them on the line they are going to be rooting that way.

Mr. Gottenbusch: Yes.

Mr. Okum: So, that has to be at least adjusted for. You are not touching their property line at all.

Mr. Gottenbusch: No.

Mr. Okum: In regards to, I had questions regarding the variances. Staff has provided me, ironically I prepared and additional comment in my motion to address should a

variance be granted and staff had already prepared some information for me so that it tied right in so, I'll be able to bring that forward. It basically ties to your letter of commitment and just brings it into the motion. I think that staff, I do not know what our fall at property line to residential is, is it zero fall at the property line?

Mrs. McBride: No, I believe it's one, I can check.

Mr. Okum: One or zero.

Mrs. McBride: I'm sorry .5, it is .5 for residential.

Mr. Okum: Next to commercial or all?

Mrs. McBride: No, from commercial to residential it is .5 at the property line.

Mr. Okum: Difference between .5 and zero is negligible? Okay. Take that out of there. Staff has recommended that no permits be issued until the plan is in compliance. Is that correct staff? Okay. I think I've got everything else.

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. I just wanted to clarify the fence issue. It is not based on your current proposal for the buffer yard, it is not required for screening purposes but it is still your desire to have a chain link fence for security purposes? Is that correct or are you just going to get rid of it all together?

Mr. Gottenbusch: Most of it will have to come down and the fence is not required for security and we would get proper permits if we are going to connect it to the back of the building to keep ingress/egress but it is not for security, no.

Mr. Okum: So how will people get from the apartments over to Northland Boulevard? Is there another path for them to go?

Mr. Gottenbusch: Well typically I have seen people come through the, I apologize, the cul-de-sac of the manufacturing on the opposite side of the city property.

Mr. Okum: Okay.

Mr. Gottenbusch: There is an industrial park there, I have seen people walk through there.

Mr. Okum: I mean I have seen them crossing Northland Boulevard too. So, I know that people are coming from the apartments to go to the center there.

Mr. Gottenbusch: Correct.

Mr. Okum: That is all I had Mr. Chairman.

Chairman Darby: It should be noted that we are operating with six members this evening. Any affirmative vote will still require five in favors.

Mr. Okum: Is it Diech or Ditch.

Chairman Darby: Ditsch (Deech).

Mr. Gottenbusch: Ditsch, thank you.

Mr. Okum: I knew I'd screw it up. Okay, Mr. Chairman I'd like to move to approve the following project, Ditsch (Pretzel Baron) 311 Northland Boulevard, case number 34969 per specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. Excluding responses by the applicant to staff's comments and communications. This motion

includes the following conditions: staff, City Engineer and City Planner's recommendations and considerations contained in their report. Regarding variances: This approval is conditional upon approval of the Springdale Board of Zoning Appeals of the identified variances as stipulated in the requirement. Should a variance be granted by the Springdale Board of Zoning Appeals the following additional conditions shall apply: including the designs and specifications provided for staff's review on May 31, 2019 and subject to the following conditions: The following variances are obtained from the Board of Zoning Appeals, the rear yard setback may be reduced to 35 feet, the rear buffer yard width may be reduced to 35 feet, the minimum green space may be reduced to 27%. The following comply with requirements of the zoning code: landscape planting, buffer yard planting and/or screening, exterior lighting, screening of mechanical equipment, post construction BMPs shall be provided in accordance with the storm water management code, tree replanting shall comply with the Tree Preservation Code. Compliance with the above shall be verified by staff prior to issuance of building permits for the project. Special mechanical screening just noted shall be screened from view of adjoining properties and public right-of-way, the mechanical units shall be reviewed by staff prior to approval. All lighting and re-lamping of existing fixtures shall conform to existing zoning code. Buffer yard conditions shall be per code. Tree Preservation and replacement conditions shall be per code. All elevations of the new freezer shall be based upon the samples submitted and the unit shall be the same height as the adjoining freezer unit. Changes to any of the above conditions reference shall constitute a change to the approved plan. Such changes shall require approval of the Springdale Planning Commission. That's it.

Mr. Hall: Mr. Chairman I'd like to second that motion.

Chairman Darby: It has been moved and second that this submittal be approved as identified in our excellent motion.

Mr. Okum: It took a lot of work.

Chairman Darby: Secretary please call the roll.

(Ms. Morsch, Recording Secretary filling in for Mr. Bauer, called the roll and the motion was approved with a vote of 6 to 0.)

Chairman Darby: Congratulations.

Mr. Gottenbusch: Thank you all very much.

Chairman Darby: I think I know of a plot of land where you can begin work on the brewery to go with the pretzels.

(Laughter.)

Mr. Gottenbusch: Thank you very much.

Mr. Okum: Thank you.

- B. Klusty Sign Associates on behalf of Princeton City School District/Board of Education, Springdale Elementary School, 350 West Kemper Road, Springdale, Ohio, Conditional Use Permit (Application 35065)

Chairman Darby: Before we begin this I would like to note that I was employed by the Princeton Board of Education for 35 years but I see no reason for myself to be recused from this, they don't pay me anymore. Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. The first case here regards the Springdale Elementary school at 350 West Kemper. This is an aerial view of the site and in the lower left hand corner one of those little dark spots there is the planter bed where existing sign is for the school. It is zoned public facilities and this is the site plan provided by the applicant and the existing sign is a little better indicated on this. This

is a picture of the existing sign. The idea here is to put a changeable, electronic message board instead of the manual changeable copy that is on there. In order to have permission to do that they need to secure a Conditional Use Permit from you folks. Basically they are going to reconstruct this on the same base. I'm trying to get to the next thing, here we go. The idea is that all of the elementary schools are going to have basically the exact same sign. This shows the one for Springdale Elementary. That is all I have. Mrs. McBride.

Mrs. McBride: Thank you. So as Mr. Taylor indicated this is a Conditional Use so you will need to open the public hearing after staff's comments. So the existing sign is 27' 6" square in area and 5' tall. What they would like to do is to replace that 21.35 sq. ft. manual change board with the electronic change board. They are going to reuse the base. The sign will remain five feet in height. The top of it will say Springdale Elementary. They have provided us with documentation indicating that they will comply with all of the provisions of Section 153.460(B) and 153.201(B) and those are the standards that talk about things like how often it changes and dimming and how bright and so forth and I have attached that to my staff report that they have addressed each and every one of those points which was very much appreciated. So, that is all I had in addition to that.

Chairman Darby: Mr. Shvezgda.

Mr. Shvezgda: I have no comments.

Mr. Okum: Mr. Chairman, I move to open the public hearing.

Chairman Darby: Anyone here would like to speak on this issue?

Mr. Lockhart: My name is Chris Lockhart, I represent Princeton City Schools. I work in the Technology Department and I'm very familiar with the sign. I'm the one that provided the responses also so first of all thank you all for hearing our request. Just to reiterate we are just trying to bring a consistency to all of our elementary schools so that we can get out a consistent message that we can provide from the Central Office. One of the challenges with the change boards is a person has to actually go out there and change which on a beautiful day like this is no problem but on the days when it is raining and snowing it is hard to make sure that that message

Chairman Darby: You don't have to remind me.

(Laughter)

Mr. Lockhart: Yeah because you are stuck inside with me to hear about this board. That's the goal. Again, we wanted to keep the same aesthetics so the sign is approximately the same size just a little variance because those digital signs come in standard sizes. Also, the current signs are starting to look a little dated so either way we had to do something with those signs to update them to make sure the toppers were in better condition than they currently are.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. I used to be the secretary at Springdale so I am very familiar with December and January changing those signs. It's not peasant at all. We would sometimes get the students to do it. Because we love children. I do have a questions. I just want to make sure, I know that there are electronic signs for the districts at some of the other schools

Mr. Lockhart: Yes.

Mrs. Sullivan-Wisecup: And they do change more than once a day whereas ours have the 24 hours. That was not a problem? I know that it didn't specifically say that it wasn't going to change every 24 hours and one of your answers when it was said it said something about, it answered part of the question but it didn't have that. So that was not a problem though right? Having the same message up for 24 hours?

Mr. Lockhart: No. I did have a little confusion. I did not see it in the code but I did see it in the application.

Mrs. Sullivan-Wisecup: Okay.

Mr. Lockhart: So that's why I wasn't quite sure where the standard came from but if that's the standard because we do have control of it centrally, we can make sure that this location and then the next one that is going to come before the board, both will comply with whatever restrictions you set because, again we are a great partner in the district.

Mrs. Sullivan-Wisecup: I just wanted to make sure because I know that sometimes all of them do the same thing so I just wanted to make sure that it wasn't an issue with keeping the signs on different switching.

Mr. Lockhart: As we have gone to the different locations, each one has different standards, so I think this is one of the most restrictive that we have run into. The other ones have required that we not do any video or animation. They also have a hold time requirement that the message can stay for a certain time. So, I've already had the discussions with my staff that once this is completed we will have a list that they are to follow and to comply with each of the municipality's requirements. So, we will make sure that it is one single message and we will craft it that way so that we can get a single message for 24 hours and not have to rotate it at that location if that is what the requirement is.

Mrs. Sullivan-Wisecup: Thank you so much.

Mr. Lockhart: You're welcome.

Chairman Darby: Mr. Okum.

Mr. Okum: Mrs. McBride, and if you can hang with me for just a second. Do we have a pitch because in your 1 a-f I didn't see it?

Mrs. McBride: We have separate standards. These are the standards that were just specifically for the LED boards and then we have separate standards which is table 460-1 that they will need to comply with and that deals with the height of the sign, the hold time, the brightness in the day, maximum brightness at night and then the LED pitch spacing.

Mr. Okum: Okay, so that's as required by code.

Mrs. McBride: Right.

Mr. Okum: Okay. The base, the masonry base that you are using is that the same, are you going to try to get the masonry to be the same as what is on the school or not? Are you just going to use a standard or is that a metal base that is covered that looks like masonry?

Mr. Lockhart: It is currently a masonry base and the goal is to keep the same base in place as long as it is able to support the new sign. If it does require reengineering it will be rebuilt to look exactly like the current base looks.

Mr. Okum: Okay.

Mr. Lockhart: The goal is to only change the top from what is currently installed. So, whether we have to, preferably we will reuse it, if we have to rebuild it I have assurances it will look exactly like it looked before.

Mr. Okum: Are your current signs, I can't remember are the lit? Do they have lighting on them? They are back lit, so there is power to it?

Mr. Lockhart: There is power to them, they are currently back lit at all locations except one where the code required that they be lit externally and that one location is actually lit externally. So, they all have power to that location.

Mr. Okum: So you will have control it by Wi-Fi I guess?

Mr. Lockhart: Yes, I believe the control will be Wi-Fi from the building so it will kind of beam out to that location to update.

Mr. Okum: Got it. It all makes sense.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. I know you indicated that you guys have gone over and staff has gone over the various requirements we have for our LEDs and you guys are able to comply with the pitch requirement?

Mr. Lockhart: Yes the pitch requirement, the signs are 10mm if that is what you are referring to, the density of the pixels. It is within that constraint.

Mr. Hawkins: All of the signs will be like that for even the other locations?

Mr. Lockhart: Yes, all of the signs, all of the signs at all of the locations will be that.

Mr. Hawkins: Thank you sir.

Mr. Okum: Mr. Chairman. I believe our pitch requirement is 12.

Mrs. McBride: It is 12.

Mr. Okum: So, the Springdale sign might be a little bit better, a closer pitch than the other signs. Sorry.

Mr. Lockhart: It was my understanding, I thought that the smaller pitch meant that it was a higher resolution so I thought we exceeded it.

Mr. Okum: No the higher the pitch the closer

Mrs. McBride: The way that the code reads is the maximum LED pitch spacing is 12 and he is saying that his is 10 so that would be under the 12.

Mr. Okum: Under the 12 so he's better?

Mr. Hall: He's better.

Mr. Lockhart: Yes.

Mr. Okum: Well then you should be great.

Chairman Darby: That's Princeton, what do you expect?

Mr. Okum: We are a first class school district. I like it.

Mr. Lockhart: We tried to comply with everything so yes sir.

Mr. Okum: Were the other communities less requirement, restrictive or did you just choose that quality because you wanted a good looking sign?

Mr. Lockhart: Well pricing always plays a factor into it but because of the zoning requirements it was easier to buy them all at the same size.

Mr. Okum: That makes sense.

Mr. Lockhart: So, again, one of the things was to make sure it was going to fit everybody's requirements. That's the reason why it is at that size.

Mr. Okum: Well, being in compliance with our code and it dimming down at night fall is really important and we appreciate that. There's a business just north of Springdale at the corner of 747 and Crescentville that is super annoying, some furniture company that their sign is super bright 24/7. So, we appreciate you complying.

Mr. Lockhart: It also has a photo cell built in so if we have a storm roll through and the clouds darken the sun at 1 pm in the afternoon, it will also.

Mrs. Sullivan-Wisecup: Nice.

Mr. Okum: Super. Thank you. Mr. Chairman, I'd like to move to approve.

Chairman Darby: Would you like to close the hearing?

Mr. Okum: Mr. Chairman, can I move to close the hearing?

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: It has been moved and second that the public hearing be closed. It is so ruled.

Mr. Okum: Mr. Chairman I move to approve the following project, Heritage Hill Elementary School, case number 35066 for a sign Conditional Use approval per specifications and designs provided in our meeting packet.

Mr. Okum: What, did I get the wrong number?

Chairman Darby: That was Springdale.

Mr. Okum: Oh I did Heritage Hill, I'm sorry. Switch back over. Case 35065, sorry. I apologize, it's my birthday folks, I'm old today. Per specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to our meeting. This includes sign approval conditionally and it shall be constructed as required by code.

Mr. Hawkins: Second.

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

(Ms. Morsch, Recording Secretary filling in for Mr. Bauer, called the roll and the motion was approved with a vote of 6 to 0.)

- C. Klusty Sign Associates on behalf of Princeton City School District/Board of Education, Heritage Hill Elementary School, 350 West Kemper Road, Springdale, Ohio, Conditional Use Permit (Application 35066)

Chairman Darby: Mr. Taylor.

Mr. Okum: Move to open the public hearing. Oh I was a little early.

Mr. Taylor: Same story, different case. This is in fact zoned single family, however; that's really the only difference. The other one was PF this is RSH-H. There's the sign identified, same picture, different title. Same again. End of story.

Chairman Darby: Thank you sir.

Mr. Okum: Move to open the public hearing Mr. Chairman.

Chairman Darby: The public hearing is now opened. Anyone wanting to speak to the commission. Glad you are here.

Mr. Lockhart: Chris Lockhart from Princeton City Schools, representing Princeton City Schools. As stated this is the same situation. It is in a residential neighborhood. I did drive by there again today and take some pictures. The sign sits perpendicular to the road so it actually illuminates from the road to the left and to the right. It does not illuminate across the street towards, I believe there is one residence that is there, but even that residence is kind of behind a little rise and a hill. So, we don't believe that this will have any great impact on the residential neighborhood since the school is already located and there is a sign there also. We are applying under the condition, there is a conditional use clause that's in the code that allows us to apply. Again, being sensitive and understanding that this is probably going to be an outlier for the City and for that particular area. We're, again, willing to be fully compliant with any restrictions that you want placed on that sign including if we have to turn it off at night when it won't really serve our purposes anyway because we are really just trying to communicate to the parents and maybe some of the neighbors but we would not have to do that at night. It would not benefit us as much.

Chairman Darby: Mr. Okum.

Mr. Okum: You know in this particular case, the house that is there, there is a reasonable amount of vegetation on that side of the home. That is the side of the home but there is another home sort of in the corner of the cul-de-sac where it turns there. I'm not quite sure how it will impact them, but because this is a conditional use, and you have made the offer to have it turned off, I wouldn't see a need to do that unless we have a resident that is complaining about it and then I think at that point we would have to adjust the timing for the operation. Now how I handle that in a motion I don't think I need to because it is a conditional request, a conditional use. But I didn't know that Heritage Hill school was still a residential zoned district I thought it was a Public Facility district. Learn something every day.

Chairman Darby: As you get older.

Mr. Lockhart: I learned that to by looking at the map and it falls right on the edge because the apartments are right on the other side so the zoning changes right after our property line.

Mr. Okum: I understand, I just thought it was Public Facility and not residential. Okay. Nobody else with their lights? (Loud sound thumping papers into mic.) Oh, sorry. Mr. Chairman I am going to read the right motion this time. I hereby move to approve the following project, Heritage Hill Elementary school, 35066 per specifications and designs provided in the meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. This motion includes staff's, City Engineer's recommendations and considerations. A sign, conditional use permit shall be constructed as required by code.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: It has been moved and second but before we get to that we need to close the public hearing.

Mr. Okum: Move to close the public hearing.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: The public hearing is closed.

Mr. Okum: Now I've made my motions.

Chairman Darby: Secretary please call the roll on the motion.

(Ms. Morsch, Recording Secretary filling in for Mr. Bauer, called the roll and the motion was approved with a vote of 6 to 0.)

Chairman Darby: Congratulations.

Mr. Lockhart: Thank you very much. Thank you for your time.

Chairman Darby: Thanks for coming.

IX. DISCUSSION

Chairman Darby: Are there items for discussion? Mr. Okum.

Mr. Okum: Real quick. On May 22nd there was a meeting at the Community Center called City of Springdale Bridge Plan. It was basically an involvement of Community and City Elected officials as well as the Department heads from all of the departments in the City of Springdale were there. Had a really really good meeting on the City of Springdale and where we are and where we want to go. There's another one coming up. I don't know if the date is set yet but I wanted to compliment staff for putting it together along with Regional Planning Commission because it was very appreciated. The one thing that I got out of it, you know there was talk about the arts district themes, things of Springdale. The one thing that really started, you know you start thinking about what you all discussed at this meeting and the one thing is when people come into Springdale to go home, or they are working here and a lot of people live in Springdale and work in Springdale which is sort of really cool. But, they should really feel that they are home and that identity of home needs to really jump out. It was brought up at the meeting, the entry marker, the entry sign and landscape thing that was done in Middletown. You think about driving into Montgomery and they have the landscaped islands down the street. You go into Evendale and they have the landscaped islands going down the street. So, as a City, those are long term things that we need to think about but you need to, it started feeling like home and living her as many years as I have, I really, those things I'm looking forward to maybe someday happening in Springdale. That's my comments in regard to that. It was a great meeting and phase two will be better and hopefully more ideas will come up. Next item was at Regional Planning Commission we received a submission from Colerain Township who's now doing their comprehensive plan in segments and they are following the elements book provided by OKI Regional Planning Land Use Commission. They chose by grant, they got a grant from Duke Energy. They chose energy which was an amazing task to take on but the money was there and they had internal people to put it together. They did that and then in addition to that they did an update to their zoning, in regards to those modular, those small cellular telecommunication units. There was some good wording in that code and I didn't recall what ours was past but there was some things in it like if they abandoned the use of it, it must be removed, it had to be Eco sensitive to the environment around it where there is underground utilities. I think our code probably has that but I am going to share it with staff because I thought maybe when we do this, because we have a couple of things coming up with signage and stuff, they might want to look at what, this is pretty fairly well done. So, that's all I was going to share.

Chairman Darby: Thank you.

Mr. Okum: That goes to staff.

Chairman Darby: Others? I think it is really interesting and pretty neat, I drove past Springrose today and I believe its three houses are actually under roof.

Mr. Okum: That's scary.

Mrs. Sullivan-Wisecup: That's fast.

Chairman Darby: They are going up quickly.

PLANNING COMMISSION MEETING  
11 JUNE, 2019

PAGE 16

X. CHAIRMAN'S REPORT - NONE

XI. ADJOURNMENT

Chairman Darby: Accept the motion to adjourn.

Mr. Hawkins: So moved.

Mr. Okum: Second.

Chairman Darby: You are quick on that one. The meeting is hereby adjourned.

Respectfully submitted,

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

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