

PLANNING COMMISSION MEETING

July 9, 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: Richard Bauer, Meghan Sullivan-Wisecup, Tom Hall, Joe Ramirez, Don Darby

Members Absent: Dave Okum and Lawrence Hawkins III

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

Chairman Darby: I'd like to note for our presenters and candidates who have submitted applications tonight, any vote to approve will require five affirmative votes and we are two members short this evening.

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON JUNE 11, 2019

Chairman Darby: The chair will accept the motion to adopt the minutes of our previous meeting held on June 11, 2019.

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 with four members voting for and one member, Mr. Bauer abstaining from the Meeting on June 11th.)

Chairman Darby: Point of order, we can't approve our minutes. Delay until the next meeting. We will delay that until the next meeting.

V. REPORT ON COUNCIL

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. On June 19th at 7:00pm we met in these chambers. We only had four in attendance. Because of that we actually had some different things that we had to delay. Ordinance No. 20 and 21-2019 by making them a first reading because they would have to have a super majority and we didn't have five to vote for it. Ordinance No. 20-2019 was amending Ordinance No. 3-2019 to revise the pay table for all full-time and part-time special and seasonal employees. It was just basically to get things on the correct pay schedule and we had a first reading on that one. Next week will be our final reading on that and it will be an emergency clause. Ordinance No. 21-2019 authorizing an agreement between the City of Springdale and the Board of Hamilton County Commissioners for Municipal Road Funds relative to the improvement of East Kemper Road. That was also a first reading because we didn't have a super majority and that will be voted on next week with an emergency clause. We had Resolution R9-2019 adopting the tax budget for the City of Springdale for the year of January 1, 2020 thru December 31, 2020 and that passed with a 4 to 0 vote. We had Resolution R10-2019, a resolution authorizing the execution of an

agreement between the Board of County Commissioners of Hamilton County and the City of Springdale Police Department related to participation in Hamilton County Quick Response Team and that was passed with a vote of 4 to 0. We did add one more thing. We had an Executive Session to discuss discipline, dismissal and compensation of a public employee. When we came back we did have resolution on that. I honestly I did not write down the resolution.

Mrs. Zimmerlin: (Speaking from audience) It was a motion to accept the settlement.

Mrs. Sullivan-Wisecup: It was the motion to accept the settlement and that did pass with a 4 to 0 vote to accept the settlement. That is all that I have unless you guys have anything else. That is it. Thanks.

Chairman Darby: Thank you very much.

VI. CORRESPONDENCE

None.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

- A. Carpenter Sign and MSP Design, on behalf of Mi Tierra, 401 West Kemper Road, Springdale, Ohio, Minor Improvement Requiring Planning Commission Approval. (Application 35181)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. This is kind of a dual application if you will and since it concerns one site we asked the applicants to combine them into one. This of course is the existing site. This is the Mi Tierra Market that you folks have seen a couple of times. Once for the development plan approval and once for some signage here fairly recently. The property is on Kemper Road and this is the eastern most part of the center, former Thriftway. I think everybody's pretty familiar with it. What I am going to show you here to start with are some renderings rather than the plans just because I think they're really a lot more descriptive of what these folks are proposing. I believe that at one point in time this was actually kind of the cart storage area for the old Thriftway and the idea here is to create an outdoor dining space. Obviously you can see there is going to be a pergola constructed. Some fencing, retaining wall and then the awning which kind of identifies the restaurant portion of the grocery store. So this is the view from the parking lot kind of looking south east. This is the view looking pretty much directly east. You can see the White Castle in the background there. Again you can see the awning, it is kind of an orange color there on the right hand side, the pergola is straight ahead and then this depicts the fence pretty clearly. Then this is a view looking towards the other direction towards the south west and you can see the retaining wall because this is actually below the parking lot grade and Don will have more to say on that here in a few minutes. This really is kind of the plans if you will and I wanted to start with the renderings because I think they are kind of easier to understand than the plans but the drawing at the top here, this stuff is in your packet, but the top is actually the demolition plan, the middle is the plan view that shows the retaining wall, the fence and the pergola and then the bottom is an elevation view that shows the pergola. These are some details, I only included them in the presentation in case we ended up discussing it further but basically it shows, again this stuff is in your packet, it shows the construction of the retaining wall and the pergola and the fencing on top of the retaining wall. There are really kind of two proposals for you to act on regarding the awning and it is basically, it is just the color. There's the one that is an

orange color and then there's the yellow one. So, the issues in front of you really are the dining patio and pergola construction and then the addition of the awnings. That's all I have.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Thank you. As the commission may recall this property is zoned GB and it is in Subarea C of our Corridor Review District so there's some additional requirements and guidelines that go along with that. So the applicant is proposing, as Mr. Taylor indicated, a patio. It is 15'6" x 47'7", which is about 738 square feet of outdoor dining space and it would be located on existing concrete so there's no encroachment into either that access drive that runs in front of the center or into the parking area which is further to the north. They are proposing to enclose the patio which would be required by our code given the size of the proposed dining area with a fence. They have provided us with the detail of that. We need a little bit more information on that in terms of the height of the fence and so forth but the detail that they are showing in terms of the type of fence is very appropriate. They are proposing to illuminate the patio with white string lights which is fine and then as Mr. Taylor indicated, part of it would be covered by a proposed pergola. We do have standards for outdoor dining, those were incorporated in our last update of our zoning code, Section 153.253(E)(8) and I believe that all of those standards that are applicable to this site, the proposed patio addition does meet. They are also proposing, as you have heard, a vinyl fabric awning to be located over the entrance to the restaurant. They are proposing either an orange or a yellow awning that would be back lit and it would contain a 14.18 square foot sign that would say Original Mexican Restaurant. At our January meeting Planning Commission approved signage that is on the other awning so they have a total now of 134.67 square feet of sign area. They are allowed a total of 149 based on our code so they have 14.33 and they are proposing 14.18, right in under the line there. A couple of things though that Planning Commission will need to talk about relative to that sign, one is that as I mentioned it is on the awning, it is not directly attached to the façade as our code required, two is that it is not made of channel cut letters so the commission would have to act on that, and three that it is more than 50% non-earth tone colors. So, those three items would require consideration by the commission. In terms of the building elevations, right now that area, there's a cut out area and I think you saw that is white right now and what they are proposing to do is to bring that more into conformance with the corridor review district and to paint that either a brick red or a terra cotta color and we have suggested to the applicant that they bring that color to the Planning Commission this evening so that you can see that but that would actually bring the development more into compliance with the corridor review district. They are proposing a landscape strip between the patio area and the fence and then subsequent pavement area and we asked for and they did supply us with a landscape plan. We have a few minor comments to that, just some plant material that might work better than others but nothing that we can't work out with the applicant. They are also proposing to reface that existing retaining wall with stone and carry that around the front of the building so that it would be more attractive. So, those are the only comments that we had and we did list under considerations the different items that the commission would need to consider this evening.

Chairman Darby: Mr. Shvezda.

Mr. Shvezda: Thank you Mr. Chairman. Mr. Taylor did mention the retaining wall, part of it is going to be new and part of it is reusing what is existing. On the east side which is the side it would run along parallel to Vanarsdale they are replacing that retaining wall, it notes the height above the patio that it varies in height but it does note that it is going to be a minimum of 12 inches above the adjacent asphalt driveway at that location. Along the north side there is going to be eight feet of new retaining wall and it will match up against the existing retaining wall at that point. On that particular side of the proposed retaining wall it is going to be a minimum of six inches above the adjacent drive way. This is somewhat similar to the situation that we had at Noodles where we had an outdoor eating area that was adjacent to a parking lot. There was a concern about protecting the patrons from errant vehicles and what not. The Noodles and Company scenario basically there was a concrete curb, grass strip and within that grass

strip there were boulders that were set to protect the patrons there. That would be our recommendation that a similar situation be provided at this location. That concludes my comments.

Chairman Darby: Thank you. Applicant want to come forward please?

Mr. Clark: Dave Clarke with McGill Smith Punshon.

Chairman Darby: Welcome. I'll start. Considering it's preceded on that building by two red awnings, was there some aesthetic intent behind?

Mr. Clark: As far as the awnings go?

Chairman Darby: Yes, the third one which is going to be either orange or yellow?

Mr. Clark: To be honest, Mr. Carpenter can answer the questions related to the awnings better. Anything related to the patio, the windows, the door, the fence, retaining wall, I can answer. We have kind of come in tandem because we have the same client but the client was kind of having two conversations and then we were both coming in with a submittal and then we realized so we combined it.

Chairman Darby: Could you address that for us?

Mr. Clark: If you have questions on the awning.

Mr. Carpenter: Do you want to address the awning first?

Chairman Darby: Yes.

Mr. Carpenter: Okay.

Chairman Darby: I raise the question only because I think typically in something like this we'd be looking for symmetry.

Mr. Carpenter: I have a slight problem with just the wording and so forth of your rulings with the earth tones.

Chairman Darby: It has nothing to do with earth tones, we've already got red up there. My question has to do with why are you going away from red to yellow or orange?

Mr. Carpenter: I was getting to that.

Chairman Darby: Okay.

Mr. Carpenter: I almost made it. They keep telling me that I have to use earth tones for the graphics and I was interpreting that to mean that the graphics had to be in the brown family so I was picking some colors that brown would go well with. And then they said that more than 50% was non-earth tone. If the 50% and so forth pertains to the whole awning, I can easily change the awning to brown and put yellow letters on it then I'll be in conformance then with, I think, your proportions and also have earth tones etc. That was a misunderstanding on my part as to which part you wanted earth tones on.

Chairman Darby: Mrs. McBride is our earth tone person, I'll let her address that.

Mrs. McBride: Thank you.

Mr. Carpenter: No earth tone lights well. It is a non lighting color and they are very dead colors and most signs are meant to be noticed and stand out, not blend in with the surrounding architecture of the building and all of the different elements. It's primarily meant to be noticed so it can get the message across. That being said, if the color of the awning is an issue as far as earth tones that material is available in a brown

and we can put yellow graphics that would show up quite well on it and they would be well under 50% of the awning.

Mrs. McBride: I think what the chair was getting at was, we have approved obviously the red awning there and why if the commission was willing to approve a non-earth tone color on that, would there not be consideration to carry over the red as opposed to introducing yet another

Mr. Carpenter: Primarily I was only trying to find a color that would go with your earth tones and I didn't have anything to do with that red awning, that was by others so to speak and I was just trying to fit into the rules. I'd be more than happy to change the awning to brown with yellow graphics because it would look more striking anyway.

Chairman Darby: Does anyone else on the panel have any thoughts about the color of the third awning? Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. I for one want the awning to be red because I want it to match the other awnings that we have approved and that they are red so that it would be in brand with what they have. The problem that I have with it is the writing on the awning itself because it is not channel cut letters. That doesn't conform with the things, with the code. I would prefer that be in code than anything else. My personal preference, and I don't know about everybody else here but is to keep on brand with what they already have and what we have already approved for the other awnings which is that red so that it is the same across board so that it looks natural, it doesn't look like an odd awning out. But my personal problem with the entire awning is the writing on there because I don't like the writing on the awning itself. That's my two cents. Thank you.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Pretty much, I totally agree with Megan. I had the same thoughts. I'd like to see all of the awnings the same and I believe that we know it is a Mexican Restaurant already so I don't know why we need that lettering on that awning itself. Thank you.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. I concur with the other members of the commission with the color of the awning and also no printing on the awning.

Mr. Carpenter: Well that was, okay. I anticipated that.

Mr. Hall: It needs to confirm and be consistent with channel cut lettering.

Mr. Carpenter: Okay. I brought these along tonight. If we do channel cut letters

Chairman Darby: Is that something that you folks need to review and calculate?

Mr. Carpenter: Would it be permissible to put these right on the awning or do they need to be on the building?

Chairman Darby: Mrs. McBride.

Mrs. McBride: The code requires, unless the commission varies it, for the letters to be attached to the façade of the building.

Mr. Carpenter: Okay.

Mrs. McBride: But the commission can waive that.

Mr. Carpenter: I see. But I mean I can mount them to either one without a whole lot of problem. But like the letters, if we are going to the red awning about only two colors I

can think of to put on there would be white or yellow that would show up with enough contrast because red and brown would tend to just run together.

Chairman Darby: We have another issue here. Let's give staff a moment to look over that.

Mrs. McBride: Mr. Chair, can I ask the applicant a question?

Chairman Darby: Please.

Mrs. McBride: So, just so I understand, so this scenario wouldn't have any awning?

Mr. Carpenter: I don't have to have an awning.

Mrs. McBride: No awning. Okay

Mr. Carpenter: With channel letters.

Mrs. McBride: And then it would have white channel cut letters?

Mr. Carpenter: They would, if I have to be in an earth tone with them, the only way I can achieve that with what they call a perforated vinyl face, it would be brown in the day and at night it would light white. Much like Macy's signs do downtown and so forth. They have what they call day/night vinyl. They are two different colors, one by day and one by night. Because brown does not light per se.

Mrs. McBride: The commission, obviously can waive that so the white letters at night can. It is the same size so it's the same sign but attached to the building.

Chairman Darby: Is it okay if we look at them now?

Mr. Carpenter: I brought enough for everyone.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Go back to the color. Red is probably my preferred. Would that awning then look the same as the awning under the grocery or would it have the look that you have on the drawings that we have in front of us, more of a square or rectangle?

Mr. Carpenter: The awning can be made either way.

Chairman Darby: The awning is out of the picture now.

Mr. Carpenter: It could be made to look exact same way as the red awning is and the exact same color. I'm guessing that the awning was new, I didn't put it up do I don't know whether that was there or if that was just installed.

Mr. Bauer: No, that was installed when the grocery went in.

Mr. Carpenter: As long as the material is currently available for it I can match anybody's.

Mr. Bauer: Okay. I guess I am trying to understand the design intent of the awning. It sounds like it was more to meet the earth tone colors than anything else. When I first looked at this, it looked like to me that you were trying to make the restaurant portion of this grocery stand out and draw attention to it.

Mr. Carpenter: Yes.

Mr. Bauer: And you wanted it to be different because of that and that's why it was orange and not red or yellow. You were trying to choose between that but it sounds

like that wasn't the case it was just more to try to meet some earth tone requirement that was misunderstood.

Mr. Carpenter: I'm just trying to meet all of the rules and still get the job done.

Mr. Bauer: Okay, I understand.

Mr. Carpenter: The awning can be exactly like the red one there in every feature there is especially if we can't put any letters on it anyway. The other design was made primarily to accommodate letters because it has a flat area there where the other is a complete radius.

Mr. Bauer: So, the channel cut letters would go above that awning?

Mr. Carpenter: Yes.

Mr. Bauer: The location of it would be what? Where? How high?

Chairman Darby: Excuse me, aren't you saying that with the channel cut letters there would be no awning?

Mr. Carpenter: They could be on the awning but she said no to that so we nixed that idea.

Chairman Darby: Okay.

Mr. Carpenter: Because she wants them mounted directly to the building.

Chairman Darby: This isn't a representation of what we would have?

Mr. Hall: Is this accurate?

Chairman Darby: No it is not.

Mrs. McBride: I think what Mr. Carpenter is saying is that on the exhibit that he passed out, don't let me put words in your mouth, that this does not show an awning?

Mr. Carpenter: No. I had to put that together tonight very hurriedly to bring it along with me.

Mrs. McBride: So what we are looking at doesn't have an awning on it right?

Mr. Carpenter: It doesn't have to have. It can have or not whatever makes everybody happy

Mrs. McBride: Does this picture have an awning though? No.

Mr. Carpenter: No, that picture doesn't.

Mrs. McBride: No. Okay so while I have this can I just, and maybe this is a question for the gentleman from McGill Smith. Will the color that they are painting that wall then, we asked for color samples for that, is that going to be brick color or terracotta color? Because if it is going to be a brick color, your brown sign is going to be tough to see.

Mr. Carpenter: Exactly. I wasn't aware of that part of the issue because I was not addressing to that.

Mrs. McBride: Okay, sure.

Mr. Carpenter: Too many cooks and not enough

Mrs. McBride: Maybe the gentleman from McGill Smith can address that for us.

Mr. Carpenter: The color, whatever pleases you all pleases me. I just want people to be able to read it because if they don't read it, it is no longer a sign.

Mr. Clark: Unfortunately, I don't have the actual sample but we've done several restaurants for this client and what they basically do either interior or exterior is that it is like a Stucco or Dryvit finish. So, the actual finish that is there it is CMU but what they would do is they would come in and they would do a brick stucco finish. We are not just painting it we actually (walking away from mic. not audible.)

Chairman Darby: Please speak into the mic sir.

Mr. Clark: (talking off mic. not audible.)

Chairman Darby: You can't do it if you are walking though.

Mrs. McBride: In brick colors.

Mr. Clark: Just like that.

Mrs. McBride: Okay, so your brown sign is not going to show.

(talking off mic. not audible.)

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. It is a question for the applicant. When you walked around here with your cell phone, you said that you do this for other clients, is this what you are representing for this particular client?

Mr. Clark: This client. He texted me that. I said, "Hey I need it".

Mr. Hall: Is that what you are

Mr. Clark: He texted me that and said that is what I am going to use there.

Mr. Hall: Okay, thank you.

Mr. Clark: So, no I could not get an actual sample but we have done two or three other restaurants for him and that is what he wants to put on that face and if you look at the renderings they kind of show, they actually show a bit of a brick pattern on the three renderings that we did and they would be indicative of what that finish would be.

Chairman Darby: Before we move on, now this vote will require five affirmative to pass and we only have five people here. So, we need to come to some closure on this sign piece, awning, no awning, sign, brown, red, we need to bring that to closure with staff's assistance.

Mr. Carpenter: Excuse me Mr. Chairman.

Chairman Darby: Mr. Taylor.

Mr. Taylor: If I might, and Bob you can address this and Dave. It seems, and I don't want to speak for the commission obviously, but it seems that there is some interest in seeing the red awning and it seems like there would be a good idea to possibly do the channel cut letters above the awning. The issue then would just be what color to make the letters. It seems to me like if you do a red awning that matches the other red awnings and then you do the channel cut letters of the same size that you showed us here above the awning on the face of the building, it would accomplish some symmetry in terms of color and it would also identify your space. Is that something that you guys can support?

Chairman Darby: Mr. Taylor are you saying red letters on red brick?

Mr. Taylor: No, the letters, whatever color they may be, would be up above on the tan portion of the building because they are not painting that. The only thing that they are adding their kind of stucco color thing to is what is shown on this picture as white. Let me try to back this up.

Mr. Clark: Yeah, if you show that rendering so you can

Mr. Taylor: So, you can see the dark color there and the rest of the building up above remains that kind of tan color so, I'm suggesting that in this particular rendering that you are looking at here, there would just be a plain red awning that would match the other red awnings and then up above the new awning there would channel cut letters that say Original Mexican Restaurant.

Mr. Carpenter: They could be exactly the color that I brought you and would show up on there. The brown that I brought you would show up find on that beige.

Mr. Taylor: This? It would be earth tone.

Mrs. McBride: In that case then, everything would be code compliant because the channel cut letters attached to the building, earth tone colors and the patio meets all of our requirements and the color, the fake brick, don't take exception to that, it would be, it is also earth tone colors and would be consistent with the corridor study.

Chairman Darby: Mr. Bauer, you had a light?

Mr. Bauer: Yes. Thank you Mr. Chairman. I guess I'm trying to understand still, the owner is not here so I we are designing his awning and his sign for him. Is he going to be in agreement with what we just talked about?

Mr. Clark: I can speak to that. I know what they goal first and fore most is the visibility so I think that to what Bob said about the yellow and the orange, to do the red, architecturally I think it makes a lot of sense and I think then doing the channel letters on the building. What they want is the visibility and the signage to identify what they are because the restaurant that is in there now it's really just tied to the grocery store so they really just want to brand that as the restaurant. So whether those channel letters, this view is kind of skewed a little bit but whether those channel letters are centered right over the awning or if they were actually centered in that space between those two pilasters so kind of span between the pergola and the awning, we can do either or but I think that the owner, at least if that was approved I think that they would at lease know that they could have that and I would assume that if they chose not to do the letters that they could just not do them. But I think that they would certainly doing the awning from an architectural standpoint is going to look nicer with what we are doing with cutting new windows in it is just going to kind of accentuate that and give it a little more substance there form what is there.

Mr. Bauer: One more thing. So since I am writing this motion tonight (laughter),

Chairman Darby: Better you than me.

Mr. Bauer: Is this okay then for final approval because we don't have anything in front of us that tells us exactly what you just said, where that sign is going, in relation to the pilaster to the rest of the building, how high above the awning, where that awning is actually going to line up, is it okay to come back to staff for final approval on that? Can I put that in the motion?

Mrs. McBride: Yes, I would suggest that they put together a final rendering for us, for staff to make sure that the awning is as commission thinks it is going to be as is the signage, as is the brick color.

Mr. Clark: I think we'd be fine with the red awing, channel cut letters with Original Mexican Restaurant on the building, color of channel letters and exact placement to be approved by staff pending updated renderings.

Mrs. McBride: Well if the color of the letters are going to be anything other than an earth tone color the commission would need to act on that tonight just as they will be acting on the awning.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Also do we know the square footage of the channel cut letters that will go above the awning?

Mrs. McBride: Yes, 14.18.

Mr. Ramirez: So that will not change from what is on here?

Mrs. McBride: Yes.

Mr. Ramirez: Okay and it will be earth tone?

Chairman Ramirez: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. I'm totally uncomfortable with the way that the applicant has presented this. It is kind of like well they could do this, they might do this. The person that makes the decision isn't here and it would be my recommendation that they applicant would go back, find out exactly what the commission needs to approve and meet with staff on that and then move forward with it.

Chairman Darby: If I could make two comments on that. Number one, and I understand your concern, but number one these gentlemen are paid to do what they are supposed to for the owner and number two, if they go back to him with what we approve, if the owner says no then they are going to have to hustle back to us because there can be no deviation from it. Well I think that staff has summed it up pretty well. The concerns that have been presented by members have been satisfied. So, in my opinion it is a go, but I can't speak for everybody else. Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. So, what we are saying is that our motion is going to include everything that Mrs. McBride said and then basically they would need to come back with a final to the City and the City would approve and make sure that everything is what we would want it to be and make sure that everything is in line with what we would want and we won't get the final information, that's all going to be taken care of with staff. Is that correct? I just want to make sure that I'm getting the whole thing correct.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Yes, but with the understanding that the only variation from our code requirements would be the red awing.

Mrs. Sullivan-Wisecup: Okay, cool.

Mrs. McBride: Everything else would be compliant with the Corridor Review District in terms of channel cut letters, attached to the building, earth tone colors for those, earth tone colors going on the building with the EFUS or whatever where the white is today. So, the only thing that would be different would be that red awing and then the only other thing, and I don't mean to throw anything into this is that it is my understanding is that the awning is going to be illuminated?

Mr. Carpenter: No.

Mrs. McBride: No, it's not going to be illuminated.

Mr. Carpenter: The other one isn't and I would propose making it matching, if the other is illuminated, I would say yes.

Mrs. McBride: The other one is not so that was going to be my only other concern.

Mr. Carpenter: (talking off mic. not audible)

Mrs. Sullivan-Wisecup: Thank you.

Mr. Clark: If I could just answer Mr. Hall's comment that I feel confident working with this client on several projects for a number of years that aesthetically the red makes a lot of sense and I know that just that they want that branding so whether that is channel letters that are earth tone that meet code that are on the building or graphics that are on the awning, I think that they would be agreeable to either or just in knowing that they have that and meets the code. It's really just about getting them the visibility and we want to give you guys something that we know that meets the code. I don't have any concerns that they would come back and tell us that is not what they want.

Chairman Darby: I don't have any lights.

Mr. Bauer: This is just on the awning, I've got other questions.

Chairman Darby: Oh, sure.

Mr. Bauer: Thank you.

Mr. Clark: I can answer any questions about the patio.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Yes. Thank you Mr. Chairman. Okay, let me find my notes. A couple of questions. Again, going back to administrative things and this is for staff. So, in our packet of drawings, those renderings that I see right there are not within the packet, none of those three renderings that you showed, that's true correct.

Mr. Taylor: Correct. That's correct.

Mr. Bauer: So, is the patio based on those renderings, am I to refer to those in the motion?

Mr. Taylor: The renderings were presented and reviewed by staff. So, I think that's an okay statement to make.

Mr. Bauer: Okay.

Mr. Clark: Can I say something?

Mr. Bauer: Go ahead.

Mr. Clark: I can just answer that real quick? So, when we were preparing for this we had the plans pretty much done already to submit for permit back in the end of May and then we realized that we had to come in here so we were ready with the plans and the day that we actually submitted that I sent these drawings to Liz, I had my guy in house just create these so I actually brought the whole packet and submitted everything and like three hours later before the dead line I just emailed her the images. So I didn't submit these with the packet but I sent them within the deadline and said hey, could you please just include these because they do just help you visualize it.

Mr. Bauer: Definitely and it shows a lot more than you could see in the plans in my mind. You see the colors, you see the faux brick and the windows. I guess that was the

other question on the renderings verses the plans show I think two separate windows instead of what I am seeing on the plan as one giant window.

Mr. Clark: So, again we were kind of working on two different paths so if you look at Mr. Carpenter's renderings they show like a double door and a large window but structurally you can't do that. If you look at the middle plan, at the top is the demo plan, middle plan is the new work plan. So, right above where it says new work plan you see those from here it kind of looks like two dark rectangles in the wall so those are going to be two new windows cut into that existing masonry wall and then the door we are showing there, that is an existing hollow metal door, 3070 door, and we are going to replace, keep the frame and put a new full glass door there and clean up the frame. So those would be the two windows and right in the middle of those two windows there is an existing control joint so I can't. If you look at his rendering that window spans that control joint and I can't do that so they are kind of skinny and narrow based on the loads and the structure so we've got kind of tall skinny windows there and really if you visualize that now that you have learned everything about it, that awning is going to kind of go right over those two windows right there and kind of push over to where the door is and then you're wood trellis/pergola starts.

Mr. Bauer: Bollards, Mr. Shvegza brought up bollards and protection of the folks.

Mr. Clark: Sure.

Mr. Bauer: Do you have any qualms about adding those to that.

Mr. Clark: I do not and again not to redesign here but I do have comment or question based on that. Could we go back to that rendering, that view because I wanted to kind of show you kind of what we were thinking because we realized that was an issue but I didn't want to make this an engineering marvel or make it such an eyesore. So, again if I could just walk up and be heard, you don't have a pointer do you?

Mr. Bauer: You could grab is microphone.

Mr. Clark: Thanks. So, just so everybody is clear, from this portion right here up to about this point that's existing and that will remain. That's basically a six inch curb then you go to the other side it drops down from grade to about three or four feet here and there's a couple of rose bushes, it is an empty landscape bed. Currently there is a set of stairs right here that go down and there's a concrete retaining wall with a four rail old decrepit fence railing system across it. What we propose is to keep everything from here and that is more or less a six inch curb there and then provide a new retaining wall from this point and then all the way back so what I we were thinking from a car stand point is we would match that six inch and bring it to here. Then from this point here we would measure 12 inches up, set that point and take that level with the patio below. So that level, when I say it varies because this grade is diving down so that's that barring height. So, knowing that if we want to instead do bollards, if we were to add some bollards in front, what I would propose or maybe ask is that, just because this kind of gets odd with this fence and the pergola there you can almost jump over on top of the pergola the way that it is, is we would lower this curb to be six inches continuous and then we would set it so that this fence from the highest point or the lowest point the way you look at it. From this point to the top of the fence would be 42 inches and set that dimension and run it across just from a fall stand point. Something that would meet code and then the grade is dropping down and we'd add the bollards in between. So it would just lower this fence a little bit and if we had the bollards we really don't need an added curb height at that location. Does that make sense?

Mr. Bauer: No.

Mr. Shvegza: Basically you are saying that you just have six inches exposed at minimum along all of the outside asphalt areas?

Mr. Clark: On the asphalt, yes. I would have six inches coming up the slope there, it would be six inches and the turn that dimension there at the corner, you can see right

now that it jumps up, that is a 12 inch dimension. It would be six inches and it would just maintain that so along the asphalt there it would grow same as it does in the rendering but we would just have the bollards there in front to protect it at that point.

Mr. Shvezda: I think so long as we have the bollards in front, that would be the item that would protect the patrons anyway so that would be sufficient.

Mr. Bauer: Were you envisioning bollards along the high wall there? The high retaining wall or just out in front because I would envision them along that short side?

Mr. Shvezda: Anywhere where there would be an issue of protecting it from vehicles. So it would be both on the east and the north wall.

Mr. Bauer: That retaining wall wouldn't be enough of a barrier to prevent a car from, on the short wall that is higher is where I'm

Mr. Shvezda: They are proposing to lower that down to six inches.

Mr. Bauer: Okay.

Mr. Clark: I would lower that where you see the decorative stone there with the shadow line coming off on the left. There you go. Yes, I would just lower that six inches from what I am showing there.

Mr. Taylor: To match that.

Mr. Clark: To match yes so that way that kind of at that corner it is six inches to maintain and we would just lower that wall and fence slightly but we would add the bollards in front. I don't know, I mean there's not bollards there now, granted there's not a patio there and I don't know if you would also do bollards on the, I guess the north face as well? That is parallel to traffic there. On the north face as well, okay. Could we, could they be a brown painted or will they have to be safety yellow?

Mr. Shvezda: No, just like they were on the Noodles & Co. they were not yellow.

Mr. Clark: Decorative or something.

Mr. Shvezda: They were decorative color.

Mrs. McBride: I would say whatever color is going to mesh in with the fence, black or brown.

Mr. Clark: I assume we can work with staff to determine spacing and details and things of that nature?

Mr. Shvezda: Yeah.

Mr. Clark: Okay.

Chairman Darby: You sure?

Mr. Bauer: Anybody else have anything.

Chairman Darby: Okay.

Mr. Bauer: I've got one easy question. Sorry. How many patrons do you see eating in that area or how many does it hold?

Mr. Clark: You know we haven't even done a layout on it yet. Again, it's 15 x 40 so 700. What's seven something divided by 15?

Mr. Taylor: Well if it is 15 x 40 you would have 40 patrons, 15 square feet per person.

Mr. Clark: Yeah, per square foot. So I would say 30 to 40 comfortably.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Just to hit up a couple of these considerations. First off the umbrellas outside, will you have umbrellas? They are talking about anchoring umbrellas if you do. I just want to make sure that we have everything discussed and agreed upon.

Mr. Clark: If we did it would just be on, from this view they would be on the awning side of the patio and whatever the anchorage requirements of code are they would be.

Mr. Ramirez: You understand that they have to be anchored in some way? Is this going to be a seasonal dining area?

Mr. Clark: Yes, as far as the outdoor patio, yes. The inside actually there is a restaurant in there now.

Mr. Ramirez: When it gets into the cooler months will you have heating of some sort outside? I'm thinking of those patio heaters or some other sort of heat?

Mr. Clark: I can't answer that, potentially.

Mr. Ramirez: Alright and no entertainment outside, as I understand other than music maybe.

Mr. Clark: There will be some speakers and I was told on certain holidays they have a Mariachi band that might come through so they might walk outside but nobody is going to set up with amplifiers and what not.

Mr. Ramirez: That's all I have.

Mr. Clark: I was specifically told that.

Mr. Ramirez: Thank you.

Chairman Darby: All eyes are on you.

Mr. Bauer: Okay. One motion. A motion to approve Carpenter Sign on behalf of Mi Tierra, a minor improvement case number 35181 per specifications and designs provided in our packet and also including the three renderings that were shown to us this evening. This motion also includes all staff's, City Engineer's, City Planner's recommendations and considerations in their reports. On the awning the supplemental conditions, the awning is to be red in color to match the existing Mi Tierra awning over the grocery, the Original Mexican Restaurant sign will be in channel cut letters, placed above the awning and final rendering of the awning and sign will be submitted for staff's review and approval. All requirements other than the red will be within the code requirements for signage. I think that is it.

Chairman Darby: Second?

Mrs. Sullivan-Wisecup: I'll second.

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

Mrs. McBride: Mr. Chair could I just make sure that it is very clear that the awning is to be non-illuminated.

Mr. Bauer: Sure I will add that.

Chairman Darby: The motion will be amended to reflect that.

Mr. Bauer: Awning to be red in color to match the existing awning and to be non-illuminated. Thank you.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: Again it has been made and second as identified in the motion. Secretary please call the roll.

(Secretary called the roll and the motion was approved with a vote of 5 to 0 with two members absent.)

Chairman Darby: Congratulations.

Mr. Clark: Thank you.

- B. Maronda Homes of Cincinnati, LLC, 479 Dorothy Lane, Springdale, Ohio, Revision to a PUD. (Application 35182)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. Whoops. This is a plan that you all are extremely familiar with. This is a rendering of the proposed Springrose Meadows subdivision. The subject of this request is right, whoops, right here. It is lot 17 and the unique item, if you will regarding this request is, wow, I just love my technological stuff here that never seems to work for me.

Mrs. McBride: It could be operator error.

Mr. Taylor: It definitely could be. Hallelujah! This is the actual plot plan of the lot and if you recall from the previous slide the area on here to the east, if you will, is green space. It is where the creek runs through. So, there will be no property owner adjoining this and basically, this is somewhat of an editorial comment but the reduction in the setback is not going to really have an effect on any of the adjoining property. So, the request is to reduce the rear yard setback from 25 feet to just over 15 feet to accommodate this addition. Addition isn't the right word but the projection out of the back of the house to enable the owner to get the property that they are looking for. That is all that I have.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Thank you. As Mr. Taylor indicated when we adopted the Springrose PUD the applicant had put forward a rear yard requirement of 25 feet and they are requesting a variance this evening for 15.67 feet. Our code has for the Board of Zoning Appeals, a series of standards to consider when you are looking at granting relief from a requirement of the zoning code, particularly in terms of a setback requirement. The applicant did provide us with a response to all of those items and staff felt that it was a very satisfactory response. The thing to look at this is what makes this property unique over another property so that we are not setting a precedent for everyone in the world to come in. As Mr. Taylor indicated the properties to the east, are you playing around with that on purpose?

Mr. Taylor: Well just you can see it there.

Mrs. McBride: Okay. The property to the east, which would be the rear yard of this property is adjacent to open space as is the property to the south which would be their side yard, is adjacent to green space. So, there really is no other adjacent property owner that could be negatively impacted by reducing this setback from the 25 feet to the 15.67 feet. The other thing to look at, and if you would go back please Mr. Taylor to the plot plan, you can see that this lot is irregularly shaped which is one

of the standards that you would typically look for in considering a variance. So, staff feels that we are not really setting a precedence because of those two very unique characteristics to this site. The other point that I would need to make is that our one member of Council who is here, serving on the Planning Commission would need to determine that this is in fact a minor amendment to the overall PUD, which staff feels it is.

Mrs. Sullivan-Wisecup: I do feel that this is a minor modification to the PUD.

Chairman Darby: While we are at it, would you clear up why this is coming to us verses BZA in terms of a variance?

Mrs. McBride: Because of any of the changes to the Planned Unit Development would come to Planning Commission. If this was in one of our residential districts it would then go to the Board of Zoning Appeals but because this is a PUD, just like for example the GE Park property, if they wanted to come in and vary something once they started building that would come to this commission verses the Board of Zoning Appeals.

Chairman Darby: Would the representative want to come forward please?

Mr. Cox: Good evening. You pretty much summed it up.

Chairman Darby: Please identify yourself for the record.

Mr. Cox: I'm sorry, my name is Greg Cox, I am the Vice-President of Maronda Homes. Thanks for having me. Basically everything that she said is what I wrote. I don't want to rehash it unless you want me to. I can give you more details as to how we got here to how the contract came to be and how the accident occurred but I don't know that that is necessary.

Chairman Darby: We don't seem to have any questions. Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. Maybe I overlooked it or something, what's the need for the variance?

Mr. Cox: The sunroom on the back is encroaching into the 25 foot rear setback by 9.33 feet. That is how the contract was written. So let me go back since there seems to be a question. When we decided to participate in the CitiRAMA event as one of the builders that are in it, we sat down with the developer at the HBA and we picked lots. In the process of picking those lots, we asked the developer to provide us a lot fit matrix so that we would be able to determine what houses will fit in the box. An error occurred on this lot. We followed what was supplied to us, they said the box was bigger than it actually was and when we sent it to our survey company, they came back and said you have a problem. So, I have never applied for a variance on setbacks. I usually find another solution by going to a different lot but this was one that, one, the customer did not want to switch to a different lot and two, I see one way around it would be to eliminate the sunroom, they didn't want to do that. So, on their behalf and our behalf I came here and am requesting a variance of the rear set back mainly because I also feel that it doesn't impact an adjoining property because of the green space behind the property, there's no property, no homeowner to the south, to the east or the west and then the one that is to the, I'm sorry to the north, I got my orientation wrong. The one up to the north is canted that way so that's less of an impact, that's the best view right there. You see that there is no house if you are standing on the road looking at the house. There's no property to the right. There's no one in the rear yard and I believe the house to the left is not going to be able to see that the house is setback nine feet closer to the property line.

Mr. Hall: Just so that I understand this thing correctly sir, you sold a house with a sunroom on the back of it and it won't fit on the lot? Is that correct?

Mr. Cox: That is correct. Yes. So we have two choices, I mean I can undo the contract, cancel the contract and go that route but I don't know if I was clear how we

got there. It isn't that we purposefully were trying to break the laws encroaching on to the 25 foot setback. We had the matrix, we followed the matrix and there was an error in the matrix and it wasn't until I went to my survey company to develop the plot plan that we discovered that we had this encroachment into the back setback. Then when I looked at all of the dynamics we are talking about here with the greenspace in the back yard, I decided to approach you guys and request the variance. It is exactly the first one I have one in five years. I normally don't do that in all of our communities that we have built around here. I am just trying to paint the picture of how we got here. I don't know if I am doing a good job or not.

Chairman Darby: You're okay. Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Just for the record, I would like to state that this is an unusual circumstance to allow for a variance but this, given the facts of the situation that you were put in doesn't necessarily mean that we would have to change anything for a variance, but what I will say is it will not impact any other person, any other resident by making this change for that less than 10 feet. Thank you.

Chairman Darby: May I ask, are you folks the (talking to people sitting in the audience.)

Mrs. Engleman: No sir. We are actually lot 18.

Chairman Darby: Please?

Mrs. Engleman: Lot 18.

Chairman Darby: Okay.

Mrs. Engleman: So we were trying to make sure that nothing was going to affect 18. No we see it's not going to affect us. We're good.

Chairman Darby: Okay. Got to look out for 18. Okay, thank you. So that's good information. Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. Help me understand this sir if you would. You had the lot size, you knew the dimensions of the house and you knew with the sunroom on it it was going beyond the setback.

Mr. Cox: That's the part we didn't know.

Mr. Hall: Where was the error then?

Mr. Cox: I'm sorry?

Mr. Hall: Where was the error then?

Mr. Cox: When we were given the lot fit matrix by the developer, Meierjohan, and TJ Ackermann, they gave us a box and said your house will fit in that box on lot 17. So, it is something that we do commonly. We do more business with Meierjohan than just here. Many times, especially when we start getting into varying lot size in this PUD. So on Kemper Road, you've got a whole different line up of lot sizes and then you get into the bigger lots, we asked, not only myself but all of the other builders in the HBA, asked for a lot fit matrix for every lot. That was provided to us. The error that occurred was that I did not double check their math. I gave it to my sales team and I said okay, whenever you're going to lot 17 here's the maximum size box that you can put a house on and that box was wrong to begin with. So, a contract came in and I accepted it and then it is at that point when I sent it to my survey company to get the plot plan that we discovered from my survey company that the error had occurred. Then I had a choice to make, either apply for a variance or try to move the customer to a different lot. It wasn't that we purposefully ignored.

Mr. Hall: Just so I understand, when your engineering company went to plot the house out, they discovered then that it was an encroachment?

Mr. Cox: Correct.

Mr. Hall: Is that correct?

Mr. Cox: Correct.

Mr. Hall: So you sold the house with the sunroom on the back, not knowing this?

Mr. Cox: That is correct.

Mr. Hall: Then when it came to engineering, then you discovered that?

Mr. Cox: Yes. So, I tell you on lot 17 you can build inside of a box that is 40 feet wide by 60 feet deep and then you sell a house called "The Hall" and it's 39 by 39 so you are inside that box and then your survey company comes back and says the box wasn't as big as you thought it was.

Mr. Hall: Thank you.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. With the 25 foot setback from that lot 17, it encroaches, who owns the property back there?

Mr. Cox: Behind the house?

Mr. Ramirez: Yes.

Mr. Cox: It's commons space.

Mr. Ramirez: It's common space?

Mr. Cox: Yes.

Mr. Ramirez: It's not deeded, it's not owned by anyone?

Mr. Cox: I don't know how it's recorded. It is probably recorded, can you speak to that?

Chairman Darby: Mr. Taylor.

Mr. Taylor: The HOA will own it.

Mr. Ramirez: There's no way to purchase nine feet to stay within the boundaries?

Mrs. McBride: They would then have to come back to us to reduce the amount of open space for the PUD and we would have to vary that.

Mr. Ramirez: Okay. Thank you.

Mr. Cox: So, not to complicate this, may I?

Chairman Darby: Please.

Mr. Cox: So, it is my understanding that, see there is a deck on a portion, I think the majority of the back of the house. Isn't it the rule that a deck is allowed to encroach into the rear setback but no more than half?

Mr. Taylor: That is correct.

Mr. Cox: So, really the point of question is the, I'm sorry I don't want to walk away from the mic. is the sunroom right there. That is the point in question, because had that house been a deck all across the back we wouldn't be here. But it is still an encroachment whether it's this much of the house or that much of the house it doesn't matter that is still the decision but I feel because of the greenspace in the back and all of the reasons stated earlier that it is not going to cause a problem with a property owner in the back. There is no one down to the south and you are on 17 right, or 18? Seventeen is canted the other way. I just thought it was pretty straight forward.

Chairman Darby: I'd like to clear something up for one of our members.

Mr. Cox: Yes sir.

Chairman Darby: Mr. & Mrs. Eighteen, could you come up to the stand please? You're going to be stars tonight. Please introduce yourselves to us.

Mr. Engleman: My name is Trynell Engleman and this is my wife.

Mrs. Engleman: I'm Brittany Engleman.

Chairman Darby: Okay, you came here because this is next to you. You had some concerns as to how it would affect or impact your place. So, Mr. Hall, you ask your question.

Mr. Hall: Thank you. Do you folks have any concerns if this is granted that it would have an impact on you?

Mrs. Engleman: Not from what we are seeing now, no.

Mr. Engleman: Yeah.

Mr. Hall: Sir.

Mr. Engleman: We came because we saw the agenda and we weren't sure what the PUD meant and everything so we wanted to come just to get clarity. We got it.

Mr. Hall: So, you're comfortable with it if the commission would grant this?

Mrs. Engleman: Yes.

Mr. Hall: Okay, thank you.

Mrs. Engleman: Welcome.

Mr. Hall: Thanks for coming.

Mrs. Sullivan-Wisecup: Welcome to Springdale.

Chairman Darby: Thank you. Mr. Bauer.

Mr. Bauer: Just one more administrative thing. The set of comments in here, I am assuming that they are Mr. Shvezda's that we really didn't go over those did we? Is there any?

Mr. Shvezda: Just to summarize, my comments just refer to and kind of reiterated what we talked about before as far as the open space area. There's about 230 feet from the rear property line of the subject property to the rear property of the properties to the east so there is quite a bit of space there. The only thing that we need to make sure going forward and other issue is further definition in the Covenants

of the protection of that open space area but that's related to another time but that is just something that we need to do.

Mr. Bauer: That's not something the applicant here needs to be concerned about, just the PUD in general?

Mr. Shvegza: Yes, as far as the HOA.

Mr. Bauer: Thank you for the clarification.

Chairman Darby: We're ready.

Mr. Bauer: It seems pretty easy. I hereby move to approve the following project: Maronda Homes of Cincinnati LLC, 479 Dorothy Lane, project number 35182, per the specifications and designs provided in our packet which were submitted by the applicant and reviewed by staff prior to the meeting. This motion also includes the following conditions, staff's, City Engineer's and City Planner's recommendations and considerations.

Mr. Ramirez: Second.

Chairman Darby: Moved and second that this application be approved as identified in the motion. Secretary please call the roll.

(Secretary called the roll and the motion was approved with a vote of 5 to 0 with two members absent.)

Chairman Darby: It is approved. Congratulations.

Mr. Cox: Thank you.

Chairman Darby: Please tell Mr. & Mrs. Seventeen to take a cake or something over to Mr. & Mrs. Eighteen.

Mrs. Sullivan-Wisecup: Maybe some cookies or something.

Mr. Cox: I think they are going to be great neighbors.

Chairman Darby: Thank you. Alright.

IX. DISCUSSION

Chairman Darby: Items for discussion for the group?

Mr. Ramirez: I have something.

Chairman Darby: Sure.

Mr. Ramirez: I noticed for staff, finally Beef "O" Brady's has a sign up? Can we expect another Mexican restaurant? Christine?

Mr. Taylor: I certainly don't want to steal your thunder.

Mrs. Russell: Steal away.

Mr. Taylor: Yes, we are going to get another Mexican restaurant. My understanding is that this is actually a franchise that has, I think, half a dozen or so restaurants. I think their markets are Chicago and Indianapolis. The fellow that was in yesterday to talk with us about it, how did you know him?

Chairman Darby: She knows everybody.

Mrs. McBride: That could be a leading question.

Chairman Darby: My comment was you know everybody.

Mr. Taylor: Which that's true.

Mrs. Russell: It's my job to know everybody. So, I know him because he runs the Delicias Grocery Store over at Olde Gate, Ignacio Negron I think is his last name. He is involved with the people that run Mi Familia who have strong connections with Chicago so apparently they all just help each other with their businesses.

Mr. Taylor: So there you go.

Chairman Darby: Any other questions?

Mrs. Russell: While we are on the topic of Mexican restaurants, since I have the mic.

Mrs. Sullivan-Wisecup: Don't say it. I don't believe you.

Mrs. Russell: They opened yesterday. This is Habanero's.

Mr. Hall: They need to take the plywood off the windows first.

Mrs. Russell: Yeah they still have

Mrs. Sullivan-Wisecup: They have plywood on the windows.

Mrs. Russell: They still have plywood on the windows.

Chairman Darby: Did they cut the grass?

Mr. Taylor: It's decoration, that's not, I mean that is on purpose.

Mrs. Russell: Really?

Mr. Taylor: Yeah.

Mr. Hall: What did he say?

Mrs. McBride: They also have pennants up that they are not allowed to have.

Mrs. Russell: Well they also tried to use somebody else's real estate sign to hang their grand opening sign so.

(Laughter through the commission.)

Mrs. Russell: But they did a soft opening yesterday. They are getting back to us on the official grand opening date

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: So is this new Mexican restaurant, this will be number eight or nine in Springdale?

Mrs. Russell: Yeah, I don't know that number off the top of my head.

Mrs. Sullivan-Wisecup: I was discussing that with my boss at work today and I think we had figured it was either eight or nine right now and I think there is a rebranding of the Blue Agave. Is that correct.

Mr. Taylor: They're actually, this is a crazy one.

Mr. Hall: Switching places.

Mr. Taylor: Yes, thank you. Blue Agave is going to Lindo and Lindo is going to Blue Agave.

Mrs. Sullivan-Wisecup: Okay because I had hear that there was some sort of rebranding going on.

Mr. Hall: You've got the scoop.

Mr. Taylor: We didn't have any choice but to get the scoop. I mean we needed to give them both a C of O.

Chairman Darby: Mrs. Sullivan-Wisecup, in answer to your question let me share a bit of ancient history with you.

Mrs. Sullivan-Wisecup: Yes.

Chairman Darby: Back in the 80's when I was with the school district, we came across some information that informed us that the City of Springdale and the City of Sharonville, at that time we had the highest concentration of Latino population in Hamilton County.

Mrs. Sullivan-Wisecup: That's awesome. Yeah.

Chairman Darby: Later when we had a consultant in, we asked the question, what's driving that? Well, it is simple. You get family members where there are jobs and you go there. So, I think what we are seeing now some 20 years later are the fruits of their work and their building stuff and opening stuff.

Mrs. Sullivan-Wisecup: I love Mexican food. I like to have the variety but that's a whole lot.

Mr. Hall: You're going to be eating a lot of it.

Mrs. Sullivan-Wisecup: I am going to be eating a lot of it. Thank you.

Chairman Darby: Thank you.

X. CHAIRMAN'S REPORT - NONE

XI. ADJOURNMENT

Chairman Darby: Chair will accept the motion to adjourn.

Mr. Hall: I make the motion that we adjourn this evening.

Chairman Darby: Second. Moved and second that we adjourn and we are out of here.

Respectfully submitted,

_____, 2019 _____
Don Darby, Chairman

_____, 2019 _____
Richard Bauer, Secretary