

PLANNING COMMISSION MEETING
August 13, 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: Meghan Sullivan-Wisecup, Tom Hall, Joe Ramirez, Don Darby,
Dave Okum, Lawrence Hawkins III

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 REGULAR MEETING ON JUNE 11, 2019 and JULY 09, 2019

Chairman Darby: The Chair will now accept a motion for approval of the minutes of the June 11th meeting.

Mr. Ramirez: Mr. Chairman I move to adopt.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: It has been moved and second that we adopt the minutes of the June 11th meeting. By voice vote.

(Voice vote taken and the June 11, 2019 minutes were adopted by a vote of 6 – 0 with 1 member absent.)

Chairman Darby: The Chair will accept a motion for adoption of the July 9th meeting.

Mrs. Sullivan-Wisecup: Move to adopt.

Mr. Hall: Second.

Chairman Darby: Moved and second that the minutes from July 9th meeting be adopted. Voice vote.

(Voice vote taken and the July 9, 2019 minutes were adopted by a vote of 5 – 0 with 1 member absent and Mr. Hawkins abstained.)

Chairman Darby: There was one abstention and the minutes are adopted.

V. REPORT ON COUNCIL

Chairman Darby: Mrs. Sullivan-Wisecup.

Mr. Hawkins: Thank you Mr. Chairman. Council met on July 17th of this year. Six members were present. We had Ordinance No. 20-2019, an ordinance amending number 3-2019 to reverse the pay table for full-time, part-time and seasonal employees and declaring an emergency. That passed with a 6-0 vote. There was also 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

improvements of East Kemper Road and declaring an emergency. That passed with a 6-0 vote. Ordinance No. 22-2019 authorizing contributions to certain health accounts of full-time employees of the City of Springdale related to the City's health insurance plan and declaring an emergency and that passed with a 6-0 vote. Ordinance No. 23-2019 adopting a supplemental appropriations estimated receipts ordinance to adjust appropriations for current expenses and other expenditures and to adjust the estimated receipts for the City of Springdale, Ohio during the fiscal year ending December 31, 2019. Then we had our first reading on Ordinance No. 24-2019, an Ordinance removing section 153.460(C) and amending section 153.253(C), 153.253(E) and 153.600 of the Codified Ordinances of the City of Springdale. With regard to the first Ordinance in terms of seasonal employees, that's going to be in part dealing with having some additional folks for the Building Department over the spring and summer to help with managing properties, grass cutting, etc. There had been a part that was going to address full-time firefighter and Lieutenant Positions that were removed. That concludes my report unless there are any questions or Mrs. Megan Sullivan-Wisecup has anything to add.

Chairman Darby: Thank you very much.

VI. CORRESPONDENCE

None.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

- A. Tri-State Signs on behalf of Jake Sweeney Mitsubishi, 169 Northland Boulevard, Springdale, OH, Development Plan (Application 35499)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. This is kind of an interesting application. First of all let's go through our little routine here. This is 169 Northland. This is the building in question. This is Boggs Lane up here and Tri-County Parkway down here and this is the site. The building is going to be rebranded to a Mitsubishi dealership. As such, there is very little that is going to be done to the building. There is some façade changes which don't require action by the commission, however; as part of Mitsubishi's branding there is some outline lighting which under Section 153.458(B), any of that LED accent lighting has to be approved by the commission and that is what we are here to look at tonight. This is just a schematic of their site plan. This face of the building is going to have something that you have seen in your packet, it is called a Dynamic Slope which is a feature for Mitsubishi and then this little area right here is called the Entrance Gate. Both of those elements have some outline lighting. This is the famous Dynamic Slope and it has a red LED that runs along the slope and then the black are ACM panels which is similar to what's been used on the Kerry Ford rehab. There is white outline lighting that goes underneath that whole area. Then on the other elevation, this is that entrance gate thing and again it has the red lighting around it. That's really the extent of what you are asked to look at tonight. That's all I have.

Chairman Darby: Okay. Mrs. McBride.

Mrs. McBride: I've got nothing to add to Mr. Taylor's wonderful report. As he said, the only thing that we are here to discuss tonight is the LED accent lighting which per section 153.458 of our code requires review and approval by this commission.

Chairman Darby: Mr. Okum.

Mr. Okum: Just a comment in regards to that. If I were to be making a motion for this, I would state that if a portion of the system becomes defective and is off, all accent lighting shall be turned off until such repairs are made. Does the applicant have a problem with that? Where is the applicant at? There you are, okay.

(Man talking from audience off mic.): I have no problem with that.

Mr. Okum: Thank you.

Chairman Darby: Do we have other questions? Do you want to come up to the podium please?

Mr. Ramirez: I have one question.

Chairman Darby: Please introduce yourself for the record.

Mr. Weeks: Steve Weeks with Tri-State Signs.

Mr. Ramirez: Thank you Mr. Chairman. One question just to make sure that we are clear. The lighting, the red accent light and the other under the awning light, at no time will those be running lights for flashing lights?

Mr. Weeks: No they will not be.

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

Mr. Weeks: Okay. I would like to, there's two buildings in question on the LED Lighting. The other was, I think the Pre-Owned building, is that correct?

(Talking off mic. in audience): Correct.

Mr. Weeks: So we have got that building also, that wasn't, I didn't see that up there as part of the parcel, as part of the application.

Mr. Taylor: I was not aware that there was any on that building.

Mr. Weeks: Yes. I think it was on, it should be on everybody's packet. It is two buildings.

Mr. Taylor: This building right here?

Mr. Weeks: Correct, yes.

Mr. Taylor: Excuse me, is it the same idea?

Mr. Weeks: Yes, it does not have the Dynamic Slope on it but I believe on the brand book everyone has.

Mr. Taylor: They do not have the full brand book. The only thing that is in their packet are the two slides that I showed. That's my mistake I wasn't aware there was anything happening to that other building.

Mr. Weeks: The other question is, there was an LED outline lighting that is on the Pylon and we were told

Mrs. McBride: We are not discussing the Pylon this evening.

Mr. Weeks: Okay so that doesn't need to go in front of the board?

Mrs. McBride: That will go before the Board of Zoning Appeals.

Mr. Weeks: Okay.

(Talking from the audience off mic. not audible.)

Mrs. McBride: The Board of Zoning Appeals will hear that when they hear the Pylon.

Mr. Weeks: Okay.

Chairman Darby: Would you, Mrs. McBride would you repeat the question?

Mrs. McBride: So the question was, the applicant is also going to be going to our Board of Zoning Appeals to request a second pylon sign for that site which is not permitted and that pylon sign has accent lighting on the side, so the Board of Zoning Appeals would be hearing that as part of that pylon sign request.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. So the existing Pylon sign for the site, does it have accent lighting on it?

Mrs. McBride: No, and it is to remain but again that is not before the commission.

Mr. Okum: I understand, I am just trying to understand because we've had this other building issue. So this is not building 2?

Mr. Weeks: No.

Mr. Okum: From what I am showing here?

Mr. Weeks: No.

Mr. Taylor: No, that's the entrance gate that's on.

Mr. Weeks: Gateway.

Mr. Okum: That's what I thought. So do you have illustrations of building 2?

Mr. Hall: That's going to BZA.

Mr. Okum: No, no building 2 isn't. Building 2 is us.

Mr. Taylor: Steve, it doesn't indicate that white outline lighting underneath this portion of the black ACM panels, that's why we didn't include it in the packet.

Mr. Weeks: Well.

Mrs. McBride: That's why we also didn't address it obviously in the staff reports.

Mr. Weeks: I think it can be seen on the digital file but I do not see it on this one unfortunately. Does that go all the way across the building Jill? It does not show up on this. It is on the digital file that we emailed over but it does not show on this.

Mr. Okum: What's that building purpose, used cars part of the Mitsubishi?

Mr. Weeks: It is all pre-owned. It is going all the way across?

Mr. Okum: For purposes of knowledge for those that are here, the second building is what was Enterprise Auto Rental.

Mr. Taylor: For benefits, I am going to pass this around. The, I guess the understanding here is that the black ACM panels that you saw on the previous slides are going to be placed on this building as well. The building that is basically that is in kind of the south

west, I guess corner here. This building is also going to have the white, I presume the white outline lighting under it? So, I think the question here is, I don't think it's, let's say fundamentally a different issue than you were looking at previously.

Mr. Okum: The stripe here?

Mrs. McBride: Yes.

Mr. Taylor: Yes, right underneath the black stripe there's a

Mr. Weeks: That's all white.

Mrs. McBride: The Dynamic Slope?

Mr. Weeks: No.

Mrs. McBride: No Dynamic Slope.

Chairman Darby: So, Mrs. McBride, what we are viewing now doesn't substantially change the report that you are giving us?

Mrs. McBride: No, obviously it was not shown to us so we didn't comment on it but it is the same scenario that it is accent lighting and it simply is a requirement in our code that this commission needs to review and approve it.

Chairman Darby: Thank you. Mr. Okum.

Mr. Okum: Mr. Chairman, I hereby move to approve the following project: Jake Sweeney Mitsubishi, case number 35499 for both buildings per specifications and designs provided in our meeting packets as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. In reference to accent lighting, if a portion of the system becomes defective all accent lighting shall be turned off until such repairs are made.

Mr. Hall: Mr. Chairman I would like to second the motion.

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

(Ms. Morsch, acting Secretary in Mr. Bauer's absence called the roll and the motion was approved by a vote of 6 to 0.)

Chairman Darby: Thank you for coming.

Mr. Weeks: Thank you.

- B. PSA Architects on behalf of Red Dog Pet Resort & Spa / Circle Self-Storage, 12000-12050 Princeton Pike, Springdale, OH, Final Development Plan (Application 35321)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. Of course you all were imminently familiar with this issue as you have recently seen in a couple of times for the zone change and the preliminary development plan. You may recall the zone change was approved early on and then they came back too have the signage question answered at the preliminary level in a subsequent meeting. This of course is the site. This is Princeton Pike, railroad tracks and of course I-275. This is just the detail of the site plan which is included in your packet. It is substantially what you all approved at the preliminary level. This is somewhat of a confusing view of the landscape plan. The portion at the bottom shows the whole thing. What is in the cloud of at the top is just a blowup of a portion of the landscape plan. This is their photometric plan. Again it shows the lights

and so forth and the lighting levels on the site. This is a rendering of the Red Dog building. Some items that you might want to take a peek at here of course are the signage elements. This is the Circle Storage building, and then this in some detail on the sign. This is actually the monument sign that is going to be on Princeton Pike. You may recall, we altered the height of this to enable the size and so forth to comply. This is the pylon sign again that we spent a lot of time talking about. It is 40 feet above the interstate level which is, as you folks approved, it is 360 square feet and then the black portion of the pole is the kind of decorative treatment. Again, this is as discussed. It actually extends 10 feet below grade level. That is all that I have.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Thank you. As Mr. Taylor indicated the property was rezoned as you will recall from GB to PUD and it is about 5.9 acres for the total site. The applicant is consistent in their proposal to use the 19,600 square foot building on the northern part of the site as the Red Dog Pet Resort and then the 39,966 square foot building on the southern part of the site as the Circle Self-Storage. Staff does need to obtain from the applicant the number of parking spaces that are required and the number of parking spaces that are provided on the site. So we would suggest that that would be part of any action that the commission might take this evening. They are proposing to do an 8-foot chain link fence around the back of the Circle Storage as the planning commission approved on the preliminary development plan and then an 8 foot decorative metal fencing on the north face, so along the front so to speak of the Circle Storage on either side of that. Staff would need to see a detail of that fencing and we would suggest that that would also be a condition of any action that you might take this evening. With regards to signage, remember we had a lot of discussion about the changing of the timing on the electronic message center for the sign there on 747. With that we approved a monument sign that would be 8 foot 3 inches so that they could change it every 10 seconds. The sign is proposed to be located 30 feet off of the right-of-way and would contain 59.8 square feet of sign area. They are proposing that the electronic message center would occupy 35 square feet of that roughly 60 square feet. The problem with that is that the code limits the amount of electronic message center sign on any one sign to 50% of allowable sign area. So, if they are allowed to have the 60 square feet, 50% of that would be 30 square feet. They are proposing 35 square feet of an electronic message center so that would require the commission to approve that. Staff doesn't object to that but it is something that you're going to need to act on as well and it is included in her considerations. The sign is oriented one way on the landscape plan and another way on the site plan, it is not a big deal but we would want to get that clarified. They have included that on a brick base as the commission requested at the last meeting. The interstate sign is 360 square feet as it was approved any total height of 95 feet, 40 of which is above the elevation of I-275. They are proposing to construct the decorative, I'll say, coating on the pole to a total of 50 feet, 10 feet below the grade of I-275 as we had required. The code requires that the sign be set back a height equal to the setback from 275, equal to the height of the sign which would be 95 feet and I think that would probably put it close to if not on top of the building. They are proposing that it would be set back 55 feet off of the right-of-way so we would suggest that the commission then consider that as an amendment as well as part of the consideration that I have listed. The design of the sign is going to be up to the commission to review per sections 153.459(C)(4)(c & d) required that there be no bare metal poles, that the sign structure includes materials, colors and design elements to reflect the buildings on the site and that the sign incorporate a gable or a pediment architectural feature and we are going to let the commission decide if the design as the applicant has submitted it meets the intent of that section. They are also requesting building signage, wall signage for both of the buildings. The Red Dog Pet Resort and Spa is proposing to have Logos on both the north and west elevations of the building. The two signs that they are proposing that say the Red Dog, they are channel cut letters and each one would contain a total of 124.2 square feet. They are actually allowed on the west elevation of the building which faces 747, a total of 320 square feet with a maximum of 150 on any one side. They are only allowed 104 square feet on the north building elevation. So they are under-utilizing their square footage on the west elevation but they are over by about 20 square feet on the north elevation. So, that would also require consideration by

the commission but again, staff has no objection to that, it is simply the reallocation of permitted sign area. The Circle Self-Storage facility is also proposing two signs, one on the north elevation which is actually their front door and one on the south elevation which is facing 275. The commission already approved both of those signs to be above the roof line which the code does not allow but that has already been approved. On the south elevation they're actually allow 320 square feet of sign area and they are proposing 144 square feet. They are not allowed any sign area on the north elevation again that is their front door where they are proposing 144 square feet. If you add this to signs together they are still under the sign area that they are permitted on the south elevation so staff does not object to the signage on the north elevation just again reallocating permitted sign area, however; both of those signs are proposed to be cabinet signs and the city has taken a position with regard to signage and we have been asking and enforcing that the signs be channel cut letters. These are going to be very large and very prominent signs in the city so I think the commission really needs to think about that issue. With regards to the Covenants, we sent a number of revisions to the applicant, they made some of those revisions and there are a few that did not get made that staff feels need to be made. One of them is a very simple thing, the Covenants make reference to an exhibit "B" and that was not attached to the draft copy that we got, the exhibit might not have been available at that time but it does need to be attached. Section 26 of the Covenants needs to be modified to indicate two things that the commission made a part of the approval of the self-storage facility and that is 1) that only auctions necessitated by law are permitted to take place on the premises. If you will recall, the applicant explained that if the unit went vacant or they didn't pay they had to auction off by law the contents, so that's what that pertains to and that 2) there would be no rental of equipment or vehicles of from the site which they had also agreed to. The last item is that the city needs to be added as a signature to the Covenants and that has not been done but that is our standard practice with regards to PUD Covenants. The landscape plan although it looks like we have a lot of items they are minor items so I am not going to run through that long list but simply that the landscape plan be revised and resubmitted for staff review and approval on that. With regards to the building, our code requires that all of the mechanical equipment be screened from view of adjacent public or private right of way so we're going to want to make sure of that. The applicant has indicated that that is their intent but they will need to submit those details for staff review and approval prior to moving forward with that. The other item is that we have been asking how waste is going to be disposed of on that site both for the self-storage facility and for the pet resort so we will need to see details of that weather is going to be handled with a dumpster and a waste enclosure or those kinds of things. We will need to get clarification on that. Lighting, they did submit a photometric lighting plan. The code allows the maximum height of lighting fixtures to be 15 feet. They are proposing 20 feet in height. Staff doesn't have a problem with that 5-foot increase. They are a little bit over on some of the illumination levels but again they are not significantly over that staff has a lot of problems with that so we would suggest that the photometric plan be approved as they have submitted. Other than the 14 conditions that we have there on the back that you had any other questions I'd be happy to answer those.

Chairman Darby: Mr. Shvezda.

Mr. Shvezda: Thank you Mr. Chairman. Regarding the driveway that runs to the west of the red dog building, the applicant has added speed bumps there. There is no dimensions no details for that so that will be included. We noted one in particular that would be removable for this particular area. Regarding the actual signage for the main entrance way in that location they have added a single do not enter sign for what would be the north approach or north driveway. We would recommend that an additional do not enter sign be placed there. The only other bit of information that needs to be added for that area is the entrance drive, it does not have the width of the driveway specified on the plans. The plans do not include a note that the existing detention basin will be cleaned of debris and vegetation so that has been taken care of and that particular comment that we had earlier. The chain-link fence that is in back of the circle storage building, it kind encloses or wraps around the detention basin doesn't appear that there is anyway provided for maintenance vehicles to

access the detention basin, so that has to be added to it either I guess the most easy way to do that would be have a gate that would allow maintenance vehicles to enter into the detention basin. Information has been supplied on the proposed drainage system. The only question that we had, the existing detention basin currently intercepts a certain tributary area that is to the north of the detention basin of the catch basins that have been added in the vicinity of the Red Dog building. We don't know if that, apparently that leads into that larger storm sewer system which bypasses the detention basin. So we just need to have a tributary area map that shows what is tributary existing if in fact that's modified with the proposed development. As far as post construction BMPs, the applicant has specified that catch basin inserts will be utilized it is just unclear as to which then catch basins this will be added. We assume that will be all of the proposed ones but there are existing catch basins, to onsite so that needs to be clarified. As always with the post construction BMPs, an operation maintenance agreement document needs to be prepared and recorded as a Covenant. One thing that has been clarified too, there is no grading work that is being done basically in that vicinity of the detention basin which is within the flood plain area, so that including the installation of the sign base that is all outside of that so that is a positive thing. One thing that we were made aware of by the applicant is that there's an issue with the easements that surround the storm sewer system that is on the site. The storm sewer, there are several storm sewers that convey flow from off-site including the public right-of-way that run through the site, in fact the one storm sewer that runs kind of across what would the southwest corner of the Red Dog building is currently in an ODOT channel easement that was acquired by ODOT when they constructed the I-275 747 interchange back in the late 50's. So that needs to be modified in. The question was what kind of an easement would be utilized for those particular storm sewer systems. We spoke with the public works director and he indicated that if those would be public easements the storm sewers need to be inspected and any issues need to be dealt with by the owner and brought up to the standards that the city would at that point a care of. The other option would be to have those encumbered in a private easement that the property owner would be responsible for maintenance but of record that it is definitely storm sewer system that needs to be preserved. That concludes my comments.

Chairman Darby: We are open for questions/comments. Please come forward and identify yourself.

Mr. Bishop: Hello again, John Bishop with Circle Development.

Chairman Darby: Good to see you again.

Mr. Bishop: Good to see all of you. I have had conversations over the past three weeks with staff. We have worked on the drawings with them. They have forwarded us some additional comments this past Friday evening. I have reviewed all of those and take no exceptions with anything that they have been commenting on whether it was the speed bumps, the size of the turnaround, dealing with clarifying the landscaping, the Dumpster enclosure, the gate on the back to access the detention area. I feel like those are all very easy revisions for us to make to the site plans and landscape drawings to submit back to staff and work with them as needed to be able to finish up those items to their satisfaction. I think from having some comments with Mr. Taylor on the phone yesterday, the search was more to us that just to call getting into the finish line and making sure that is everything that the staff would like to see. There were a couple of caveats to that. One of the things Mr. Taylor did say to me was, you guys are not favorable to sign cabinets. Did not know that when we were going through this. I did talk to the owner and he is fine with the channel letters on the front and back of the storage building so that is no problem we can revise that sign and show that to staff as well. The difference between the landscape plan and the site plan mistake on our part to not make sure they were getting a coordinated and we will work with Mrs. McBride on that as well to show that it is trying to run perpendicular to Princeton Pike so that it is visible traveling up and down the road. So, I think all of those items that we saw on there for all manageable and something we can accomplish and we can provide pictures are drawings of the fencing, the decorative fencing in front of the storage facility. I think the only comment that is

really, I'm working through right now with our legal council is, there are a series of a few existing storm sewer systems that serve different areas on this property that kind of traverse across our property but hardly utilized by the property itself. It is from property outside of own property and what we need to do is work with our legal counsel and work with the City Engineer to make sure that the proper easements are shown and are documented and research to make sure that the third party that is accessing our property has the proper easement to deal with their storm sewer system that is on our property. I think what we just found from doing our ALTA and our due diligence was some of these easements I think are very old. We couldn't find them of record so we need to do a little bit of digging on them but we would need to have the third party that is accessing that be responsible for it whether it is the state, ODOT, whether it's the county, whether it is the city, we just need to research it a little bit more and find out exactly who has that because I can't grant an easement to somebody else for property that is actually not ours. So if it is their pipes and is being used by them to serve their property they need to be aware and have an easement to deal with that or rectify and the situation that comes up regarding their own system. I will work with the city engineer on that the kind of follow-up and clarify that. All of the other the tributary systems that he was talking about there is no issue, we've already started working on that and then right before, about a month ago we did talk to ODOT and they did release the channel easement that kind of cuts across the property there. So, we had that released and recorded already. We can provide a copy of that to staff as well. I don't think from our stand point anything that we saw in any of the comments to try to finalize this is anything of a problem for us.

Chairman Darby: Staff, that was quite a, that was a very positive thank you. This is quite a punch list. Do you have any comments about that?

Mrs. McBride: The only thing that I would say is, if someone were to make a motion incorporating staff's comments that they would then eliminate # 9 from my comments please.

Mr. Bishop: Gotcha, we are fine with that.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. I know you said a lot of things, I just want to make sure that we hit everything. Did you talk about how the waste disposal was going to be handled?

Mr. Bishop: We will, I know it doesn't show up very well on the site plan but there is an existing concrete pad, like for a dumpster pad with a dumpster enclosure on the site that we are planning on reusing. It is enclosed, it has doors on it. All of the trash cans or anything like that would be housed and contained inside that trash enclosure.

Mrs. Sullivan-Wisecup: Including like dog waste and everything else in there?

Mr. Bishop: Well anything that is not part of the sanitary sewer system inside our facility. Any trash would go outside into there and we would have a service like Rumpke come in and service it on a consistent basis so that it does not create a nuisance.

Mrs. Sullivan-Wisecup: Perfect, thank you so much.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. A few things. One, in regards to the covenants, the auctions for the storage facility, they would be performed within the facility is that correct?

Mr. Bishop: Yes. So one of the things that we did do and once again I am more than happy to take this off line with staff, is that when we revised those Covenants, we just showed it in a different section and maybe we should have added that and then

Mr. Okum: I understand but there is a term, staff's comment under Covenants that on the premises and I thought that they were going to be within the structure.

Mr. Bishop: Since the units are in the structure the auction is held at the unit that is actually in default.

Mr. Okum: Inside the structure?

Mr. Bishop: So, it will be all inside.

Mr. Okum: So, I think that wording should be in the Covenants. There also, I didn't notice any note in regards to outdoor or outdoor storage?

Mr. Bishop: There is none and it's in the Covenants.

Mr. Okum: I understand but it is not in the Covenants.

Mrs. McBride: It's in the Covenants.

Mr. Bishop: It's in the Covenants.

Mr. Okum: It is, I missed that? Shame on me.

Mr. Bishop: Like I said, we will address that and make sure the language is favorable to staff showing that we are not going to rent vehicles, anything like that.

Mr. Okum: Sure.

Mr. Bishop: We don't have outside storage.

Mr. Okum: We had U-Haul there for a couple of weeks. So anyway, do we have a landscape maintenance plan for this site Mrs. McBride?

Mrs. McBride: We do not. We don't require a maintenance plan.

Mr. Okum: Well I understand but we're treating it with an enormous amount of Arborvitae around the fence perimeter and those periodically will die off.

Mrs. McBride: Then the City can send them a letter and say that they have to replace them.

Mr. Okum: Is that required?

Mrs. McBride: To replace them yes.

Mr. Okum: Okay. So we wouldn't remain this agreement?

Mrs. McBride: No, that's in the code.

Mr. Okum: I notice that they used Arborvitae for the screening. Arborvitae can go 20 feet tall. They can also stay dwarfed. I don't know what the plan is but they are going to get very very large there if they are in good soil and planted well. So is there a plan to, it would look really weird, being frank, one tree 6 feet and the next one put 20 foot tree, which could possibly happen by them dying off.

Mr. Bishop: I understand and I think, if I understood Mrs. McBride, one of the things that we need to do is to maintain our landscaping which we take a lot of pride in because our facility in showing off our facility is all part of the initial appearance you get driving up to it. So maintaining it properly, and we have a landscaped person that works closely with us that keeps all of our other properties in line and keeps everything properly maintained. At least we feel like it is a nice presentation.

Mr. Okum: You aim for that?

Mr. Bishop: Yes.

Mr. Okum: That's good. Question regarding the storage building. Currently the white paint is peeling off, you've got facing of brick that's loosing, the brick has lost its glaze and its facing.

Mr. Bishop: Correct so what our intention to do is, we have talked to our architect and structural engineer and we have designed a system where we will mechanically fasten and EIFS product to cover and encapsulate the brick so that once we take any loose off and we make sure it is structurally sound then we will apply a new surface to cover and encapsulate the brick so that it does not continue to do that.

Mr. Okum: Over that whole face?

Mr. Bishop: Correct. So, it is on, what we have right now is the brick is actually only on the west and the south side where this is occurring. The actual east side facing the rail road tracks is block.

Mr. Okum: Okay.

Mr. Bishop: That block is not currently having this problem so we will just be cleaning it up and painting it to match the rest of the building.

Mr. Okum: Sure. Okay. Let me check my notes here. Can we talk about the sign cabinet, the 30 square feet vs. 35 square feet? The 8'3" vs. 8' and then, Mrs. Sullivan caught my eye and we both looked at each other, I thought there was a set in the last motion that was approved for the site, a changing interval for that sign?

Mr. Bishop: Correct, there was.

Mr. Okum: What was that changing?

Mr. Bishop: I believe that it was once every 10 minutes. I think that she might have said once every 10 seconds tonight.

Chairman Darby: Mrs. McBride can you bring some clarity to this?

Mrs. McBride: Yes, I'm sorry if I did say seconds that was not correct, it was once every 10 minutes and the reason that the sign went from 8' to 8'3"

Chairman Darby: Sorry guys.

Mrs. McBride: was to allow it to change every 10 minutes as opposed to once every 24 hours.

Mr. Okum: Got it. Okay, I just wanted to make sure because I was just covering our bases.

Chairman Darby: Did I see some fingers crossed down there?

Mr. Bishop: No because it is already in our Covenants that we submitted so I remembered.

Mr. Okum: Well there was enough discussion about that darn sign and that was bad enough. Let me just check.

Mr. Bishop: Now, if you guys really have to through that we will.

Mr. Okum: I just had one question and Mr. Shvezgda in regards to, east width of the proposed drive needs to be shown on this location. Is it going to be the right width, Mr. Shvezgda, that you feel it is a safe operating width for the drive?

Mr. Shvezgda: You mean just as we scaled it, it was because remember it is a one-way drive just for the cars to drop off their pets or pick up pets.

Mr. Okum: Okay, so there is no recommended width?

Mr. Shvezgda: No, I mean if it is actually defined and consistent with what is graphically shown that would be fine.

Mr. Okum: Okay. Just another item under number two under page two of your report it references a tributary map made, and I know that there is a lot of things going on with the storm water and it has got to be resolved. The area draining into the detention basin for the proposed condition is equal to or greater than the existing condition. So, you want it greater than what currently exists is that correct?

Mr. Shvezgda: We don't want it less than.

Mr. Okum: So, it has to be more than.

Mr. Shvezgda: Right equal to or greater.

Mr. Okum: Got it. I think that's all the notes that I had, I hope. Oh, you made a comment in regards to the railing or fence on the entrance into the storage facility and that was going to be a decorative gate fencing correct?

Mr. Bishop: Correct and I think

Mr. Okum: Okay, and that would just be across that

Mr. Bishop: and I think what they were wanting is they wanted to clarify and make sure that what they had in their mind and see a picture of it to make sure that there was no issues with it. It is not chain link.

Mr. Okum: I understand. Should there be a change in the fencing that the state owns along the front there, that chain link fence. The short fence along the 747 ramp? Is that your fence or is that their fence?

Mr. Bishop: I don't own that.

Mrs. McBride: That's right of way fence and I don't think that they can

Mr. Okum: They can't touch it?

Mrs. McBride: No.

Mr. Okum: Okay, so they can't landscape that area or make it look better, it is just what it is?

Mr. Bishop: Not in the right of way.

Mrs. McBride: Yeah, not in the right of way. On their side they are going

Mr. Okum: I understand. I just was wondering this fence that was. That is the states or the feds, one of them people. That is all that I have for now.

Chairman Darby: You're still up.

Mr. Okum: I am?

Chairman Darby: No lights.

Mr. Okum: Awe c'mon guys that's a fair. Considering that there are no other lights and I will make that part of the public record, I hereby move to approve the following project, Red Dog Pet Resort & Spa / Circle Self-Storage, case number 34645, per specifications and design provided in our meeting packet as exhibits which were presented by the applicant and reviewed by staff prior to this meeting. In this recommendation did excludes number nine of staff's comments and based on the responses by the applicant to those comments. This motion includes staff are City Engineer and City Planners recommendations and considerations contained in the project. The PUD shall include the staff Law Directors approval of the Covenants. The City of Springdale shall be named in those covenants. There's where I wanted to put number nine, sorry and I'll rephrase, and exclusion of number nine of Mrs. McBride's report. Special railings and fences shall meet the following conditions, the decorative gates and fencing across the front of the storage area shall be reviewed by staff. And approved the digital message center shall be maintained and shall require it to be lit and in working order and shall be unless it is not, if it is not it shall be turned off. Changes in the message shall be no more than once every 10 minutes. The storage building shall have channel cut letters on the signs as agreed by the applicant. Is that okay staff? Okay.

Mrs. Sullivan-Wisecup: I second the motion.

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

(Ms. Morsch, acting Secretary in Mr. Bauer's absence called the roll and the motion was approved by a vote of 6 to 0.)

Chairman Darby: Congratulations.

Mr. Bishop: Thank you all very much.

Chairman Darby: Move with haste I've already have a customer for you. She's going to transfer from someplace else. She'll be there.

Mr. Bishop: Thank you very much.

Mr. Okum: Wow, how about that. They already got their first customer.

IX. DISCUSSION

X. CHAIRMAN'S REPORT - NONE

Chairman Darby: I do want to make one comment. Driving along Route 4 in Fairfield, there is a real plague with parking cars. Every establishment up there that is closed, you see a bunch of new cars in it. It is all over.

Mr. Okum: Where's that?

Chairman Darby: You know the old, the car wash that closed?

Mr. Okum: Oh, yeah. Where Hertz is?

Chairman Darby: Yeah. They are all in the back. Well it is not our problem.

Mr. Okum: Your comment, if I can, also hits Regional Planning frequently. We have had in the past three months, two or three application for expanded parking areas for car lots. It's going on all over the region that not only in the City of Springdale that car dealers are being forced to either take more inventory than they used to.

Chairman Darby: It's because they get the deals when they buy a lot.

Mr. Okum: Or they are being forced to but the issue is becoming, I mean we have had parking areas where they want to put it next to residential housing. It's been a real challenge. So, it's not only, that's Colerain Township, Anderson Township, it's in all over this region so it must be nationwide. So, if we've got it everybody's got it. Sweeney is just one of our biggest car dealerships with multiple designated name tags. So, they are compounded by what is going on.

Mr. Hall: I think, my comment on that Mr. Okum, you realize it is the end of the model year so instead of the manufacturers warehousing these cars and they wouldn't have any place to warehouse the 2020's they are forcing it on the dealers to do that is my understanding from that. So, it seems that it is only going to be a temporary thing until the current production is gone and then the new vehicles come in.

Mr. Okum: But these dealerships are spending a lot of money on asphalt and separation and buffer yards and all of the things that are associated with that.

Mr. Hall: I would imagine that the company is reimbursed them for that since they don't have to warehouse them.

Mr. Okum: I guess.

XI. ADJOURNMENT

Chairman Darby: Motion to adjourn.

Mr. Hawkins: So moved.

Mr. Hall: Second.

Chairman Darby: Moved and second to adjourn. Voice vote all those in favor. Let's go.

Respectfully submitted,

_____, 2019 _____
Don Darby, Chairman

_____, 2019 _____
Richard Bauer, Secretary