

PLANNING COMMISSION MEETING  
September 11, 2018  
7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Darby.

II. ROLL CALL

Members Present: Dave Okum, Richard Bauer, Tom Hall, Meghan Sullivan-Wisecup,  
Lawrence Hawkins III, Joe Ramirez, Don Darby

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

III. PLEDGE OF ALLEGIANCE

Chairman Darby: Something just hit me, I've never said this before but I am going to now. It was just several months ago that this commission began repeating the pledge at the start of our meetings and one of our commission members brought that to our attention. So, we want to thank Mr. Ramirez for having done that.

(Applause)

IV. MINUTES OF THE REGULAR MEETING OF AUGUST 14, 2018

Chairman Darby: Now, the chair will accept the motion to adopt the minutes of our previous meeting.

Mr. Okum: Move to approve.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: It has been moved and seconded that the minutes of the previous meeting be adopted.

(Voice vote, minutes were adopted with a vote of 7 – 0.)

Chairman Darby: Minutes are hereby adopted.

V. REPORT ON COUNCIL

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. City Council met on August 15<sup>th</sup> of this year, all seven members were present. Council had before them Ordinance No. 40-2018, an ordinance reducing and recertifying special assessments levied for the purpose of constructing certain improvements and declaring an emergency. That passed with seven affirmative votes. We had Ordinance No. 41-2018, an ordinance levying special assessments for the improvement of driveway aprons in the public right of way related to the 2017 Street Program and declaring an emergency. That also passed with seven affirmative votes. We had Ordinance No. 42-2018 authorizing the City's participation in financing public improvements in cooperation with the Port Authority and authorizing the execution of documents to effectuate such financing and declaring an emergency, which passed with seven affirmative votes. We had Resolution R12-2018 authorizing the filing of continuing disclosures related to March, 2017 street improvement bonds. That passed with seven affirmative votes. We had Resolution R13-2018 commending City Administrator Derrick Parham for his distinguished and dedicated service to the citizens of the City of Springdale, with several tears. That

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passed with seven affirmative votes. With regard to Council also met on September 5<sup>th</sup> of this year, all seven members were present. Council had before it Resolution R14-2018, a resolution authorizing the City Administrator to file an application with the Ohio Public Works Commission for local transportation improvement program funds and/or State improvement, State Capital Improvement Program funds and authorizing the Mayor and Clerk of Council/Finance Director to execute all contracts and other documents. That passed with a 7 to 0 vote. We also had a motion to approve the Council Investigative Committee report which was approved with a 5-2 vote. We also had a motion to retire the Council Investigative Committee and that passed with a 7-0 vote. That concludes my report unless there are any questions or anything else that Mrs. Sullivan-Wisecup would like to add.

Chairman Darby: Thank you very much and your mention of Mr. Parham causes me to think of something else that I need to do. I would like welcome to our meeting our new City Administrator, Mr. John Jones. Would you please stand so that they could see you? Welcome to Springdale.

(Applause)

Chairman Darby: We look forward to working with you.

VI. CORRESPONDENCE

Chairman Darby: You received one e-mail at your seat this evening.

VII. OLD BUSINESS

- A. Thorntons, 12185 Princeton Pike, Springdale, Ohio, Revision to Development Plan (Application 33818)

Chairman Darby: We will ask the Planning Administrator to talk us through items A and C. Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. I just got a promotion, I'm very much appreciative of that.

Chairman Darby: Are you sure you want that?

Mr. Taylor: On both the Thorntons case at 12185 Princeton Pike and the Plumbers and Pipefitters at 1300 Century Circle North, both of those applicants have asked to be continued to the next meeting. I have that in writing so we would ask that you folks grant that. Then also there has been a little change in your agenda from what you all received in your packet. The Home 2 Suites, which was formerly under New Business is now under Old Business. The reason for this is that it is really, even though you all acted on it in July, this is really kind of a continuation of the case so we are going to have that presentation under Old Business rather than New Business.

Chairman Darby: We will request motions for those continuances but someone refresh my memory. I believe these are the second continuances for each of these?

Mr. Taylor: That is correct.

Chairman Darby: Is it not our principle that after the second continuance they must resubmit? Go back? My memory is foggy and some of you were here with us on that. Is that the case?

Mr. Taylor: I'm sorry I don't know that I can really answer that. I think it is a matter of procedure and your preference.

Chairman Darby: Yeah, that was our preference as I recall it. So, they need to be aware that if they are not present next meeting they will have to resubmit and start over.

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Mr. Taylor: I will make sure of it. Thank you.

Chairman Darby: Thank you very much. As we did this past meeting I will accept a motion, I'll do these at the same time but I will accept the motions individually. I will accept the motion to continue item A, Thornton, 12185 Princeton Pike.

Mr. Hall: I would like to make that motion Mr. Chairman.

Mr. Okum: Second.

Chairman Darby: Moved and seconded that the Thorntons application be continued.

(Voice vote and the motion was approved with a vote of 7 to 0.)

Chairman Darby: Item D, as it is now, Professional Design Associates (Plumbers and Pipefitters), 1300 Century Circle North, to be continued.

Mr. Hall: I would like to make a motion for that to happen also Mr. Chairman.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: Moved and seconded that this item be continued.

(Voice vote and the motion was approved with a vote of 7 to 0.)

Chairman Darby: We look forward to seeing these folks at our next meeting.

- B. Devin Nagar, Home 2 Suites, 325 Pictoria Drive, Springdale, Ohio, Final Development Plan (Application 33814)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. As I mentioned briefly, this case was heard in July and you all approved it with some conditions. Some of those conditions were to be resolved by you folks. The balance is going to be worked out with staff. At this point in time, you can see on my staff report, the issues that Planning Commission wanted to see again regarded the screening of mechanical equipment, some clarification regarding the beacon feature, the exterior material sample board and the signage details. The applicant has provided information on all of those aspects for your consideration tonight and we are continuing to work through the other considerations that need to be addressed by staff. So, without further ado, you all have seen this before. This is just the CAGIS aerial that show the existing Bahama Breeze. This is their site plan. Where's my third grader when I need him. The little highlighted areas on the norther portion of the site, the one on the upper right-hand corner is the monument sign. There is actually a dimension there that indicates that it is supposed to be 10 feet from the roadway, and then the other little highlighted area further to the west is the directional signage which you will hear more about these, a little bit more on the detail later but that is the locations. I apologize, I did not highlight those locations in your packet and I know that there is a lot of information on that drawing but that is in fact where they are located. This is a photograph of a constructed Home 2 site and it shows, the reason that this is included and of course I know you all have much more information in your packet but just from an informational stand point, the white box, if you will, at the top of the building is the beacon feature. It is basically 8' x 12' in dimension and it is four feet tall and it is essentially translucent panels with a light behind them. So, that's the appearance of the beacon feature. This is a couple of elevations of the building, and again the significance here is that it shows the size and the location of the signage. Also, the little box on the top left-hand corner of the top elevation is the beacon feature and then on the bottom elevation it is on the top right of the building. It is white on the bottom and black on top. So, just again to give you some idea what it looks like. Just two more elevations again. The front elevation is the

one on the bottom that indicates the size and the location of the signage and then the little white box on the top again is the beacon feature and similarly on the other side there. This is a depiction of the mechanical unit screening that is anticipated. It is essentially metal panels that go around the units. There are two units on the roof. This is a plan view of the architectural roof plan and you will see that there is a note about mid-way through that indicates that the units will, in fact, be screened. I think that is about all that I have on this but that is essentially the case before you.

Chairman Darby: Thank you much. Mr. Okum.

Mr. Okum: I was going to hear from the applicant if he has anything.

Chairman Darby: Come forward please.

Mr. Okum: Am I on? No.

Mr. Nagar: Good evening everyone, my name is Devin Nagar. Gregg, I appreciate you kind of explaining everything. I remember last time, Mr. Darby and Mr. Okum, you had a lot of questions of these four or five specific issues. I hope Gregg was able to answer a lot of them and there is a lot of notes that Anne made as well in the notes that I can go through one by one. Basically, we have been working pretty close with Gregg to make sure that we comply with everything and we are in the City standards. If you would like I can go through those points because there are a couple of things that do require your approval. As Anne pointed out in the notes.

Chairman Darby: Please. Open mic.

Mr. Nagar: To start with, point one, the ground mounted signs. One of the questions she has is to make sure that we use the material that is the same as what is on the building. We will be doing that. I did make notes on that when that question was asked and when I submitted everything I said the material that is going to be used on the ground mounted signs will be the same as on the building as well as the waste, outside of the building there is a dumpster that is enclosed and that is going to have the same material as well. We are still working on the landscaping items. The next question she had was make sure that these ground mounted signs are in a bed which we will comply and we have already been working with that. Those are the items that you said we can work with staff to get approved. Moving on to section 1 a, there is one thing, like is said last meeting, that this is a franchise hotel so Hilton has their own standards. They are not going to put anything up that is going to look bad. So, one item that does require your approval according to Anne's notes is the fact that these ground mounted signs that are by the road are cabinet signs. They do have channel writing on them which is what you guys require but it needs your approval for cabinets, to have this cabinet sign. Is there a comment that you guys make or do I just continue on?

Chairman Darby: We will let you complete it.

Mr. Nagar: Perfect. I believe that we have met all of the setbacks, the three feet from the edge of the building. We've looked over it and I believe that we met all of the setbacks that are required for the ground mounted signs. I can work with Gregg to make sure that we are in you guy's requirement, but I'm 100% sure we've worked with a civil engineer to make sure that is accurate. That, point A into the directional signage, that is exactly, that same exact question. One of them needs to be 10 feet away from the property and five feet from the right of way which we have complied and make sure that is accurate. The biggest question that you guys had is the beacon. You had a lot of questions regarding how bright is the beacon, the height of it, is it visible from how far away? So, to move onto section 2, the beacon, one of the questions that Anne pointed out is the total height of the beacon which Gregg addressed, is four feet tall. It is all found on page of the architectural drawings and I can point that out of what page it is on. As far as how far the beacon is visible, it is basically a light that is reflected off of the glass, that is all it is. It's not like it shoots up in the sky like an airport light where incoming planes can see. It is nothing like that. It is very, you have to me maybe on the site or a little outside the site to see this light. It is not that bright where you are going

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to be able to see it from miles away or anything like that. Does the beacon flash? No, it is a steadily illuminated light that is only turned on at night time, probably from 7pm to 6am. Point three, like Gregg mentioned, the mechanical screening, we were able to meet the guidelines that Gregg said you guys required. Moving on, other questions. The only other questions are on point four. Everything else there wasn't anything, we've already worked with the staff to get ever thing approved. Part four, like I said earlier, we will make sure that the brick matches, the waste enclosure as well. Those are the main questions that you had last time, hopefully I addressed them. If you have any questions feel free to ask.

Chairman Darby: Thank you. Before we open it up to members, is there any additional comment from staff? Mrs. McBride.

Mrs. McBride: I would be happy to run through the sizes and so forth of the signage if the commission is interested and maybe just point a couple of additional items.

Chairman Darby: Please do.

Mrs. McBride: If that's appropriate. So, the applicant is proposing just the one ground mounted sign and as the commission knows there is no issue with that sign being a cabinet sign. That is perfectly acceptable. As Mr. Taylor indicated it would be located at the northeast corner of the site. It is 5'6" tall. It 29.5 sq. ft. per side. It is going to be located 10 feet off of the right-of-way and 10 feet off of the property line so it meets all of the requirements of our code. The only two items that we brought up in our staff report is that they did not provide with us the material for the base and with the applicant saying to match the waste enclosure or the building material we need to be specific that it is going to be the brick material because right now, and I will discuss that in a minute, the waste enclosure is proposed to be E.I.F.S. So, we want to make sure that is going to be on a brick base. The other item is that it would be contained in a landscape bed because it has been previously not been shown that way. With regard to wall mount signage, they are proposing just two wall mounted signs. One on the south elevation and one on the west elevation. They would both, with channel cut letters, say Home 2 and they are only 37 ½ sq. ft. There are, however; two cabinet signs below that, that would require the Planning Commission's approval. Those say Suites by Hilton. We would want to make sure that those are three feet off of the edge of the building as the code requires. Then, although they are under the signage, we need to know what the square footage is of that Suites by Hilton just for the record. They are also proposing just one directional sign. It would be an entrance sign and it is off of Pictoria Drive and that meets all of the requirements of our code. I think the applicant discussed the beacon feature. It is going to be located on the southwest corner of the building on top of that tower. Staff was really interested in the height from the ground to the top of that beacon, not the height of the beacon. We were asking those other questions that are contained in your staff report because we had not received answers to that. We did get, and I think it is included in your packets, kind of a prep piece by Hilton. As the commission has heard from me previously, I have done a Home 2 Suites and they were not permitted to do the beacon. So, the Home 2 can be done without the beacon. Certainly, that is the commission's prerogative as to how you feel about that but I just wanted to make you aware of that. The mechanical screening, they have provided us with the details of that. Mr. Taylor apparently got the one sheet that was legible, mine was not. Thanks Gregg. But that is okay, we can work that out there. There were some other items that you had left to staff and just wanted to give you just a really quick update where we are on those. They have provided us with accurate parking counts so that item is off the table. They have resubmitted a landscape plan that we are currently reviewing and preparing comments back to them on. So, that item is progressing on. We still need to work with them on lighting, we have not received that. We did receive detailed information on the waste enclosure as I mentioned. There are a couple of items with that, that still need to be addressed. They are showing it on the plans as being EIFS, staff feels that should be of the brick material as well because of the probability of the EIFS being damaged with trucks and so forth. Also, it needs to have landscaping per our code and there is also an area identified as outdoor storage that we need additional clarification on on that. Those were all issues

that staff is working out with the applicant but just wanted to give you an update on those.

Chairman Darby: Mr. Shvegza did you have anything?

Mr. Shvegza: Just again we are working with the applicant regarding some of the detail aspects of it but they have addressed most of them, there is just a few more that we have to come to the conclusion with, with the applicant.

Chairman Darby: Do I hear you saying that you are comfortable with the way the interactions are going at this time?

Mr. Shvegza: Yes, there has been much progress to date.

Chairman Darby: Mrs. McBride, same?

Mrs. McBride: Yes.

Chairman Darby: Okay, thank you. Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Just a couple questions in regards to, were their conditions on the approval for tree preservation and replacement that were required?

Mr. Taylor: That will be addressed when we get the final landscape plan but yes.

Mr. Okum: It is part of a landscaping package?

Mr. Taylor: Correct.

Mr. Okum: Shortfalls, I guess, will be addressed. The other question is, in the packet we received from Envisor, by the applicant, that gave us three enclosures, I wasn't quite sure which one it was is it the top trim added horizontal?

Mr. Taylor: No.

Mr. Okum: Which one is it?

Mr. Taylor: Sadly, you got the black and white version I have the handy dandy color version that indicates which one of the colors, that they are planning which is kind of a buff color. This thing is going to be the death of me.

Mr. Okum: I'm just trying to guess which shape and style.

Mr. Taylor: It's the bottom one and they little red box up at the top that encloses that kind of buff color that is the color of it, but it is that bottom looking one. That does not have the crown molding thing on the top. I think, to be really candid about this, I doubt seriously if you're going to see the screening from the street because the building is fairly tall I mean it is a three-story building. I think the likelihood is that this thing is going to become a somewhat invisible element but they have committed to do it.

Mr. Okum: I was going to make the same comment that based upon where the rooftop units are it may not be a situation where you would see it but I was just wanting to make sure that I understood what could include was going to be.

Mr. Taylor: Sorry about not making that a little bit more clear.

Mr. Okum: That's okay, that's fine. The other question I had, I guess is to the benefit of the applicant. Was not Bahama Breeze on the original monument sign out on 275? I thought they were.

Mrs. McBride: On the Pylon?

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Mr. Okum: On the Pylon.

Mrs. McBride: Yes, I believe they were.

Mr. Okum: Does this, part of this because it is part of the PUD, does this gentleman and his business have the opportunity to utilize. Currently Pappadeaux has two spaces.

Mrs. McBride: Right.

Mr. Okum: And I believe the one space that they took was Bahama Breeze's?

Mrs. McBride: No, I believe that the second space that they took was because they owned a second lot.

Mr. Okum: Because they own the empty space.

Mrs. McBride: So, we said that because they owned that lot, until such time as they developed it that they could use it for the private dining room. But I believe that Bahama Breeze was on there, so from a zoning stand point we would need to look at the square footage.

Mr. Okum: Right.

Mrs. McBride: But they are under currently so I think that they have the square footage, now whether or not they can, with the Pictoria Island group or whoever maintains that sign that is up to the applicant.

Mr. Nagar: Could you clarify what sign we are talking about? Are we talking about the one right into the movie theater?

Mr. Okum: The large monument sign on the expressway.

Mrs. McBride: 275, right when you get off the ramp.

Mr. Nagar: Okay.

Chairman Darby: It is something you would want to do.

Mr. Okum: Because you are a destination point.

Mr. Nagar: Yeah.

Mr. Okum: Accessibility is not the easiest to get there. We want you to be successful if you are going to put a business there. Obviously, in my mind, it makes sense that you are not over signing but you are signing within compliance with the code.

Mr. Nagar: Absolutely.

Mr. Okum: So, I wanted to make sure that was brought forward at least for your benefit. The other question I had, I guess was about the beacon or the lighted unit. I probably will be making a motion so it will reflect the size of the beacon and it will state that it will have a static light and such access lighting shall be limited to, if any portion of it becomes defective it must be turned off so that there is not an issue of partial, one side is lit the other side is not and we drive buy and we say okay, both sides are lit, I till all be lit or not lit.

Mr. Nagar: It makes complete sense.

Chairman Darby: On the beacon, as I recall our previous discussion on that, there was not a lot of support for it because we were under the impression that it projected up.

Mr. Nagar: It doesn't.

Chairman Darby: It doesn't, I know you just stated that.

Mr. Nagar: I don't think I ever said that, if I did I was mistaken. It literally is reflective with glass.

Chairman Darby: Maybe I was thinking about those used car sales. Okay.

Mr. Okum: It doesn't spin or rotate?

Mr. Nagar: No. Absolutely not.

Mr. Okum: I understand.

Chairman Darby: Thank you. Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Just a couple of questions. I think you answered the one. On any of those elevations I didn't see the mechanical equipment shown so it doesn't sound like it is going to be visible, it is hidden by the parapet of the top of the building?

Mr. Taylor: Let me answer that if you don't mind. The elevations that I picked out for the presentation here do not really show the mechanical equipment. It is going to be a long night. They do protrude slightly above the parapet but again, they have committed to provide that screening that we saw earlier but they do not show on these views and there is really two units. I wish the little arrow worked here but it is toward the front of the building in both cases.

Mr. Bauer: Okay.

Mr. Nagar: There are drawings, on the mechanical drawings there are the units, a rooftop view of the units so you can see from there but not from the side.

Mr. Bauer: We didn't have that one that you could see in our packet?

Mr. Taylor: You have the difficult one to see.

Mr. Bauer: I couldn't tell from what I was looking at so that is why I asked the question. If it is hidden by the parapet, to me there is no reason to screen it but if it is going to be visible then yes, we would need to screen it. Second question was on that beacon. You talked about the height of the beacon to be four foot but what is it from the ground to the top of the beacon?

Mr. Nagar: I am going to have a partner come up.

Mr. Bauer: Okay.

Mr. Patel: My name is Shane Patel and I am on the construction side also. It is about six foot and four foot is glass, it is just a beacon.

Mr. Bauer: But from the ground, what is the elevation from the bottom to the top of that.

Mr. Nagar: We are going to have to look it up. Sorry.

Mr. Patel: It is about 45 feet roughly.

Mr. Bauer: Okay, thank you. Then lastly, on the lighting aspect I hear you say it is not bright but can not that be included in the lighting study Mrs. McBride as far as what kind of lumens that thing gives off?

Mrs. McBride: Yes, we can ask that that be included in the photometric plan.

Mr. Bauer: I think that is better than to say it is not bright and then it ends up being beyond what we are expecting as not bright.

Mr. Patel: Its brightness is probably the same as signage. Similar brightness as that beacon also.

Mr. Bauer: Okay.

Mr. Patel: But we can put numbers in that's fine.

Mr. Bauer: Thank you, that's it.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Two quick questions, I don't want to beat the beacon to death but will that be illuminated 24 hours a day or is it on a photoelectric cell?

Mr. Patel: Photoelectric cell.

Mr. Ramirez: Okay.

Mr. Nagar: It is only lit up at night.

Mr. Ramirez: It looks like it is glass and it's more reflective right, not light shooting up into the air, it reflects off of the glass, right?

Mr. Nagar: Yeah.

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

Chairman Darby: Thank you. I don't have anything else.

Mr. Taylor: The total height scales about 59 feet based on the full-size drawings.

Chairman Darby: That is 59 verses 45?

Mr. Taylor: Correct.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. A question for staff. Have you investigated the possibilities of this light this beacon light that is going to be 60 feet in the air the impact that it is going to have on the other businesses and people in the area?

Mr. Taylor: I am only familiar with one other one of these buildings that has been built, it is in Centerville near where I live and it is in a development that is a much smaller but similar type development to Liberty Towne Center and it is a really pretty soft light. I mean it doesn't like, beacon is almost a misnomer to me and I think that is where we got off thinking that it was going to be like a search light. It is just basically a glass or plastic box that lights up. It's got either florescent or the drawings say it can be florescent or LED lights behind kind of a frosted glass so I think the picture that we had which, God help me if I get this right, is a pretty accurate depiction of the one that I have seen. It is not, it's just not a very bright light so I don't think it is going to be a distraction. The idea of course is to call a person's attention to it. This is part of their identity but again I can only speak to the one that I have seen.

Chairman Darby: And we do have the safety net, as with its inclusion in the photometric study correct?

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Mr. Hall: Question for the applicant, I just guess I am curious why would you put this light 60 feet in the air that serves to purpose?

Mr. Nagar: It is a design drawing. Trust me if I had an option on it we wouldn't do it. But Hilton, this is like, if you go to McDonald's, every McDonald's has to be the same, every Hilton Home 2 has to be the same. That is their design, they probably did years of study and design work with it and that is what they came up with.

Mr. Hall: Furthermore, for the staff, Mrs. McBride you did indicate that there are other Hiltons like he is describing potentially interested in building without that light is that correct?

Mrs. McBride: Yes, that is correct. I did the zoning for the one down in Florence at 18 and 75 and Boone County and City of Florence said no to the beacon so it does not have a beacon.

Mr. Hall: Okay. Thanks Mrs. McBride I appreciate it. Mr. Chairman.

Chairman Darby: Thank you. Mr. Okum.

Mr. Okum: So, Thank you Mr. Chairman. So, just so we can clarify it, the light will be no brighter than the average light that is projected on the photometric lighting plan?

Mr. Nagar: Yeah. I mean even if you look at the Home 2 sign that is on the side of the building that is around what it is going to be like.

Mr. Okum: So that's, I think if we do that we at least tie it down, frankly this is, I said it earlier, this is not the most direct access point that you can go to for a hotel in Springdale but it does give identity to the location and based up on that it is part of their architectural detail. This type of thing, we did atmospheric lighting on Dave & Busters years ago on those panels to give some vitality and brightness or light to it. I don't have a major problem with it. I think it just adds character to their site and ties with their architectural design. I'll be supporting it but I will be putting the conditions in. I'm a little confused on the height. I've got 8 foot by 12 foot by 4 foot, is that the glass panels are 4 foot tall is that correct?

Mr. Taylor: That is correct.

Mr. Okum: And it will be at 59 feet to the top?

Mr. Taylor: To the top.

Mr. Okum: Yes. Got that, okay.

Chairman Darby: No other lights.

Mr. Okum: Mr. Chairman if I could?

Chairman Darby: Mr. Okum.

Mr. Okum: I hereby move to approve the following project, Homewood suites, 325 Pictoria, case number 33818, per specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. This excludes submissions and comments to the staffs review by the applicant. This motion includes the following conditions: Staff, City Engineer's, Planner's recommendations and considerations contained in their report. This motion also includes special lighting fixture conditions for a beacon to be placed on the roof of a unit approximately 8 foot by 12 foot by 4-foot-high, shall have static light. The top of the unit shall be no more than 59 feet. Such accent lighting shall be limited to the following conditions: shall not be lit, it shall not be brighter than the average area sight lighting based on our approved photometric lighting. If a portion of the system

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becomes defective at any time all accent lighting shall be turned off until such repairs are made. That's it.

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

Chairman Darby: It has been moved and seconded but prior to consideration of the motion I will identify Mrs. McBride.

Mrs. McBride: Mr. Okum, I think you said Homewood Suites which is another Hilton Brand.

Mr. Okum: Home 2 Suites, I'll get it right.

Mrs. McBride: Home 2 Suites so we get the right hotel.

Mr. Okum: I wrote it right I just didn't say it right. Sorry.

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

Mr. Hawkins: I just wanted to make sure that it was clarified that the application was 33814.

Mr. Okum: Did I have the number wrong to?

Mr. Hawkins: We thought we heard something else the acoustics in this room may be different.

Mr. Okum: The acoustics are bad. I had the right number I tell you it was definitely.

Chairman Darby: Now would the Secretary please call the roll.

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

Chairman Darby: Welcome to Springdale.

Mr. Nagar: Thank you. I do want to thank Gregg and Christine for working with us to get through these details for a standard franchise, it is really difficult so I just wanted to thank them publicly, Gregg and Christine.

Chairman Darby: Thank you.

Mr. Okum: Mr. Chairman, I stand corrected I did state it incorrectly, I admit that I did.

Chairman Darby: You can make it up.

- C. T.J. Ackermann, Springrose Subdivision, 13.316 Acres West Kemper Road Project, Springdale, Ohio, PUD Zone Map Amendment-Development Plan (Application 33946) Public Hearing (cont')

Chairman Darby: Mr. Taylor.

Mr. Taylor: Okay Mr. Chairman, wish me luck with my mouse here. Now we are truly high tech. We've absolutely really got it going on now. Folks this is the 13.316 acre tract that you guys heard last month it was continued of course as you know. This is again the aerial view of the existing conditions. The CVS is in the bottom right hand corner there as you all are aware. Okay Christine, what did you do in there? This is the site plan. It is considerably easier to read than the one that you saw last month it had basically had all of the engineering detail on it. This is essentially the same plan that you saw last month and that really is all I have that this point in time. I have no further comment.

Chairman Darby: Mrs. McBride.

Mrs. McBride: thank you. I did not receive anything additional that just to give you really quick recap for everybody that is here. So, they are requesting a zone map amendment from our RSH-L, residential single household low density district. This property is also a portion of it included in our sub area B of our corridor review district and they are requesting a rezoning as we said to PUD or planned unit development district that would allow for 52 single family lots. They have broken the lots basically into three different categories based on lot width. So, there would be 19 lots that would have the 40 foot with their primarily fronting on Kemper Road on the western portion of the site. 50-foot wide lots there are 16 of those and then 60-foot wide lots there are 17 of those. Our code does have a series of standards and purposes that govern whether or not the planned unit development is appropriate for a piece of property and we have listed those then the staff report. We do require 20% of the gross site be maintained in common open space and they are proposing 23% of the site for common open space. They do meet our parking requirements and then there are some features that we would be looking for to be incorporated in any final development plans should the project move forward. Those things are like the entrance way signage and a development signage, lighting, final landscaping information, design guidelines in terms of what the houses would be constructed of and so forth. We also had a comment about the postal service and where that is going to be specifically provided so that is all of the information that I have just kind of as a recap.

Chairman Darby: Mr. Shvezda.

Mr. Shvezda: Thank you Mr. Chairman. There were no new plans submitted and again this is kind of a recap. As far as the city standards for streets there 30 feet back to back the applicant is proposing that Dorothy Lane would be 28 feet back to back Maxey Lane would be 28 feet back to back and Volker Alley will be 25 feet back to back. There would be no parking permit on Volker Alley. The remainder of the alley type streets would be private streets. The existing end of Smiley Avenue which currently terminates in a small T section would have a normal type residential cul-de-sac ball construction. Sidewalks would be constructed on the south side of Smiley between Rose Lane and the east terminus. On the east side of Rose Lane from Smiley Avenue to West Kemper Road and on the north side of West Kemper Road between Rose Lane and the east limits of the proposed development. In addition, the right-of-way the additional right of way would be dedicated along Kemper Road such that it would be 40 feet half width. The other aspect that was discussed last time was the traffic. Additional traffic information was submitted, basically investigated that the traffic generated to similar type developments various lot numbers. Basically, the conclusion was that from that information that traffic that was observed of those two developments that was consistent with the trip generation rates that is noted in the trip generation Manual that was utilized to develop the trip generation for the proposed site which was actually 52 vehicles or 52 trips for the pm peak that the applicant does have this traffic engineer there that can kind of go through that additional detail. I think a summary of that information was submitted to Planning Commission so it kind of shows the difference sub divisions that the counts were taken at. Detention is provided on the site both for the water quantity and the water quality in the actual grading plans note that they are consistent with what the required volume would be needed for those particular detention basins. Water quality, post construction water quality management practices would be constructed as part of the project. The details are not yet developed at this point. Information as far as utilities would be to be submitted in the final plans. They are dealing with the FEMA flood plain area which is basically preserved by the open area that they have along the creek in the center of the development. That concludes my comments.

Chairman Darby: Thank you. Mr. Ackermann. Good evening.

Mr. Ackermann: Mr. Chairman, good evening, thank you very much. Planning Commission members thank you very much for having me back this evening. I very much appreciate the opportunity to share more information about the development.

You are currently receiving a packet of information, some of the information will be shown on the slides there is some additional information for your own review and education on both this project and some prior developments so we can share with you how we develop property, and what we'd like to present. A little bit of background and history. That development that we are proposing, the Springrose Meadows development is a concept that began with discussions between the City's Administration and our development team. The city emphasized that single family residential homes similar to what is in developed and the three prior CiTiRAMA home shows would be a welcome addition to your community. Initial site plan was developed by the team and it is based on input from the builders that we work with at these different shows and this information about those developments are included. There is the Witherby Meadows development, the Greshom Grove development and the Woodlawn Meadows development. So, there is information and the site plans, home prices and absorption rates that you can refer to. I would like to show you the initial development plan that we came up with. I would like the, well, can we move the cursor, if you would move the cursor down, if I could see the, there we go. I would like the Springrose original plan with 62 lots. If you could reduce that down for us please. This information is in your packet.

Chairman Darby: We call this cooperative technology.

Mr. Ackermann: I appreciate the help. There we go. Great, thank you Christine. So, what we have on the screen and what is in your packet is the original site plan that we developed as a starting point to discuss with the City staff and their consultants about the potential for development. This plan was based on typical lot sizes that we have developed and have seen in other developments. After multiple meetings and considerable input from the City staff the following recommendations were incorporated into a revised plan that you have in front of you as well. That is the one that Gregg showed you first and it is revised into a planned unit development concept. In the new concept we had 15 changes that were made. The first was a reduction in the number of lots in the overall development from 62 down to 52. We reduced the number of 40-foot wide lots from 37 down to 19. We reduced the number of 60-foot lots from 25 to 17. We eliminated the use of the City owned land at the northeastern side of the development. We incorporated 16 50-foot wide lots to increase a variety of product types and price points. We changed from ingress and egress point off of Rose Lane to multiple entry points so now you have two off of Rose Lane and one off of Kemper. We upgraded the end of Smiley Avenue from a standard T turn around to a full cul-de-sac. We increased the number of street trees throughout the development. We eliminated the development through the conservation area. We increased the green space as part of the conservation area. We added sidewalks throughout the development to allow connection of the existing neighborhood back in the subdivision out to Kemper Road to connect to Springfield Pike commercial area and the Springdale Community Center. We replaced the sidewalks and added sidewalks on the lot at the corner of Kemper and Rose and we had an addition of street trees on their property as well so that property then ties into the development. We added guest parking areas inside the development. We upgraded the street lights and we increased the buffer areas along the commercial development on the eastern edge of the property to move the homes further away from that and create more of a green space there. So, could you please show the next development plan? So, if you compare this plan, and that would be the bottom one, yes. Not that one, the bottom. So, the site plan that you have in your packet and the one that Gregg has shown is the culmination of the efforts of the City staff and the consultants in our development team to come up with what we believe and agree is an improvement on what was originally proposed. So, I hope you can appreciate that there is a lot of give and take that went on in this process and hopefully a lot of giving on our side and a lot of improvements to what we think will be ultimately a better development for the community of Springdale as a whole. Christine, could you show the next slide, the Springrose exhibit? Thank you. If you would shrink that slightly down? At our last meeting a concern was raised about the density of our proposed development and as a comparison we have included a site plan of the adjoining neighborhood in comparison to our development site. The highlighted area here, which is to the north west of our proposed development is an area that matches in size what would be our net acreage so the proposed site is 12.3 acres so once you

remove the right of way are that is the net acreage and we had originally proposed 62 homes, we have now revised that to propose 52 homes and in a comparable area immediately adjacent to us that site area of 12.3 holds a total of 61 homes. So, we are requesting a density that is 17% less than what the area immediately adjacent to our development is. As I think Mr. Shvegza explained, we did provide more traffic information. Mr. Pflum is here with us this evening, our Traffic Engineer, and he will be able to address that shortly after my presentation. Christine if you could go to the next slide which would be the street scape please? At the last meeting some of the adjacent property owners that live on Kemper Road also had expressed concerns about what the homes would look like immediately facing them and these are the homes that would be built on the 40-foot wide lots. This is an example of the product that is being built right now by one of our builders in the community of Newtown. This is an exact rendition of those homes down in Newtown, so this would match what is being proposed for that area. So, this is the section that would be on Kemper Road going from the east to the west and touching basically the property that is on the corner of Rose Lane and Kemper. These are two story homes. Some of them have expanded roof areas out the back. All of these are rear entry garages and these homes range from 1,800 square feet to 2,700 square feet. So, in compliment to the street scape I would like to show some images from the prior CiTiRAMA shows that provide a current example of what the other homes in the development would look like so I can show you actuals instead of just a rendering. If you could please open up the first file of Witherby Meadows? This is a site plan showing the 24 lots that were developed over in College Hill. This was the 2014 CiTiRAMA Home show with five builders participating. Christine if you could just slowly click through the next attachments please? A street scene from the show itself featuring two of the show homes. Similar view. One in daylight. So, you have similar finishes in terms of street finish, street curbs, sidewalk and finishes on the homes that we would propose for this development. The second one for Gershom Grove please? This is a view of the home that Drees built as their show house. Maronda Homes and Potter Hill Homes. All three builders are interested in participating in this development as well. If you could then move on to the Woodlawn Meadows project please? If you could quickly go through the street scape scenes to again reinforce the idea of what would be built. Most of the pictures come from the show. There's a good close up. I'll let Mrs. McBride speak to the materials on that one. There are some close ups of just the individual homes. Again, each of the builders represented here, Chris Gormann Homes, Wieland Builders, Maronda Homes and Potter Hill Homes would like to participate in this development as well. So, importantly the development has been approved by the Home Builders Association of Greater Cincinnati as the CiTiRAMA Home Show site for 2019 if it approved by the Planning Commission and by the City Council. This home show brings an opportunity for the City of Springdale to highlight itself to the entire region and the people who are actively looking to buy a home and one of the nice features is that this home show features the current trends and active benefits found in today's very improved home construction styles. So, new family friendly homes, very open layouts, energy efficiency, low maintenance exterior materials all of these benefits can be found in the homes that our builders that participate with us produce. I do have Dan Dressman with me here this evening. He is the executive officer for the Home Builders Association. He will speak a little bit about CiTiRAMA when I'm finished. I'd like to really strongly state that communities typically very much welcome these developments. We have worked closely with College Hill, Woodlawn and our builders have been working in Newtown and with me this evening is Mr. Alan Geans who is the Manager of the Village of Woodlawn and he would like to share with you his thoughts on our development approach and the benefits and impacts that he has seen in the Village of Woodlawn. There was a question raised about these homes and would they be really appealing to the market place here in Springdale and the question about who would buy these homes. In speaking to one of my builders today, Mr. Shannon Lockeman of Brookstone Homes, he was sharing with me information about his latest development down in Newtown and that is what you saw both on, could you show the street scape again please Christine? The street scape with the 40-foot wide lots on Kemper. He is just about to complete eight of these homes down in Newtown and the location of his development is within walking distance of the business district in Newtown that has some shops, some restaurants and convenience stations. So, it's easy to get to, easy to take advantage of and he was not sure how quickly the development would sell out but within three months of opening the

development out he sold all eight of his homes. His average sale price was \$365,000 for this product. His low was \$330,000 and his high was \$395,000. All of the homes are two stories and they feature rear entry garages and they have between 1,850 and 2,700 square feet. One of the most exciting impacts and additions of these homes to the community is that the businesses have seen an increase of their traffic and have asked that he consider building more homes because they are seeing very positive results and they like the increases that they see from new customers and new traffic generation. So, we do realize that our development will not appeal to everyone. That the homes built here will be larger than the average home size in the immediate area and that some of these homes will even have smaller lots than what their neighbors lots are. So, we believe and have seen that today's home buyers are looking for homes that incorporate the latest features and while allowing them to spend time less on the maintenance and less on the overall operation and we believe that these homes will provide a greater variety to the community as a whole and will attract new people and will retain people who are looking for features like this. So, I would like to ask Mr. Geans if he would come up and say a few words and then ask Mr. Dressman if he would follow and I would be happy to take questions from the Planning Commission at that point. Thank you.

Mr. Geans: Thank you Planning Commission. My name is Alan Geans, I am the Village Manager in Woodlawn and I would have to tell you that the CiTiRAMA project in our community has been nothing but positive now that it is done. I understand being optimistic in the beginning because our community was at the time. Since this development has come, it has sparked our economic development. We had a couple businesses that were dormant or business facilities, commercial facilities that were dormant on Springfield Pike. They are now, one was sitting for 20 years and now has a thriving business in it. We really attribute it to all of the attention and the marketing of the CiTiRAMA project. Also, this is our first housing development in 20 years. So, Woodlawn was kind of sitting stagnant and now, because of this project, we have energy, we have vision, and our community is starting to thrive again. I owe a lot Mr. Ackermann and Mr. Meierjohan for being diligent to get this project done. We had 43 lots in our community. To date all lots are sold. Within the first year I think we had 19 lots built but I think only two developments are empty at this time, maybe two developments are empty, all of the other houses are sold. So, we have a whole new part of our community. It is exciting. It is vibrant, new attitude in the community and now we have sparked vision for new homes in our community just as well to compliment this particular project. It has been a very positive experience for us and we look forward to working with the Meierjohan group again on the next project. Thank you.

Chairman Darby: Thank you for coming.

Mr. Dressman: Ladies and Gentleman, my name is Dan Dressman, I am the Executive Director of the Home Builders Association of Greater Cincinnati. Thank you for allowing us to be here. I have, I don't have a PowerPoint presentation thank goodness. I know you are probably tired of looking at those but I do have paper and it is colored and it is pretty and we are going to pass this around.

Chairman Darby: You may be lucky on that.

Mr. Dressman: We've been doing CiTiRAMA, actually let me just give you a quick overview. CiTiRAMA is the longest running partnership that any Home Builders Association in the country and a local government has in existence. We have been doing this show since 1996. We have done it the last several years almost every year because we have been requested by different communities, hey we need some more energy in our community. We have residents that are looking, they want to stay in our community but they want new housing and it is just not available. So, this provides this opportunity. I think, as Mr. Geans mentioned, it gives a whole new vibrance and energy back into the community. It brings new residents to the community that it may not have considered living in Springdale because there wasn't, they were looking for new housing and it wasn't available. So, it has a lot of pluses going for it. We have found basically, one of the other great things that I might mention about having a CiTiRAMA

come into your community is because you are going to get a whole lot of diversity in the housing stock which you might not necessarily get if you have one builder that purchases that particular site or any site for that matter you are going to have similar product in there where we are going to have a lot of different builders building in that community if it gets approved. So, you are going to have a whole lot of diversity in your housing stock which is advantageous is what most communities have found. We've had 14 different CiTiRAMAS over the past several years and I don't know how many times I have had residents, in fact I just had one last week that just bought in Woodlawn in a doctorate program at UC and she's in my class. She said, you work for the Home Builders Association, I said yeah, she said we bought one of your houses in CiTiRAMA. One of my houses. But I said yeah, how do you like it? Because I am always a little cautious. She said we love it, we are so happy you guys came and put that CiTiRAMA in Woodlawn because we were going to move out of Woodlawn if we couldn't find a new house to live in. You guys provided that opportunity. So, it's just a great, plus and I think most of you know we do Home-A-Ramas well. That is one of our other signature other shows. But, I will have to tell you, I get more personal benefit, I think, when we do these CiTiRAMAs just because I think the people that end up buying these houses are people that are really excited about new construction. In some cases, maybe it is their first house, maybe it is the first new house they have ever had. Maybe they are moving up but whatever the case is it is a different kind of excitement. A different kind of energy than what we get with a Home-A-Rama. So, its, we've found nothing but positive things coming out of these CiTiRAMAs and I think most of the other communities that I am aware of where we have had CiTiRAMAs have benefited tremendously in lots of different ways. Not just by having new housing in their community but the spin off business that results from that. It brings new energy, new residents bring new energy to your community, new ideas. We all want to continue to operate and continue to grow and this allows your community to grow. Residentially anyway and I think what we have found to is when you get the rooftops you get the businesses that follow as well. So, I'd be happy to answer any questions. We are a strong supporter for this particular site. We think it is going to be a home run big time. It has all kind of things going for it. You are a great community to begin with, it will just be another, we think crown jewel in your community. It has a lot of things going for it, it's got access, it's got shopping, it's walkable all of the things that we are looking for in a CiTiRAMA site. We are really strong supporters, T.J. Ackerman and Ralph Meierjohan do a great job. We don't take site submissions lightly because we have a reputation with CiTiRAMA, it's a nationally recognized show so we want to make sure that whatever community that we decide on, it's going to be a home run basically and we haven't made any mistakes yet. So, I just want to let you know that we do some careful consideration before we approve a site and we are strongly supportive of this particular site and this development team. We have a stable of builders that have already expressed interest. We think this is going to have similar probably even better results than Woodlawn and I think Mr. Geans will tell you, as you have already heard it has been nothing but a positive thing for their community. With that I would be happy to answer any questions. Thank you for the time if you have any questions on that material I would be happy to respond to any of that. Thank you.

Chairman Darby: Thank you for coming. We don't have any at this time. Mr. Ackermann.

Mr. Ackermann: Mr. Chairman, thank you very much for allowing me to have both of those gentlemen speak on our behalf. I'd be happy to take questions from the Planning Commission at this time.

Chairman Darby: Well we are going to hold off but we want you folks to hang around because we want to hear from our residents. Are we going to have a presentation from the traffic specialist?

Mr. Ackermann: Yes. Would you like me to get that done now?

Chairman Darby: Yes, let's go ahead.

Mr. Ackermann: Thank you. I would like to introduce Mr. Jack Pflum.

Mr. Pflum: Good evening.

Chairman Darby: Good evening.

Mr. Pflum: My name is Jack Pflum. I have been here before and I am glad that I can be involved in such a good project. My role in this of course, had to do with the traffic that was going to be generated by this particular development. On August 12<sup>th</sup> as part of the first submission I wrote a very brief opinion letter concerning what the trip generation would be and concluded in about a page and a half that it was modest and would have a modest impact and in fact would be negligible. On August 23<sup>rd</sup>, we had a meeting with the City's staff, in fact a number of the staff and several of the elements of this project were discussed and traffic was an important one. I came away from that meeting with the understanding that I had to do some more work and give you some better information or more information. One of the things that we did in the first letter was to estimate the total number of trips based on that famous trip generation manual by the Institute of Transportation Engineers that you probably are all have heard about or are familiar with. It was suggested in the meeting that we want to be a little better for Springdale and get some information that is kind of real world. So, we were instructed to find and to locate two similar type projects as the one that is proposed here in Springdale. We did find two, in fact we found several but we found two that were also CiTiRAMA. They are in College Hill. I think you all have my letter probably in your packet so I won't go back over that the two subdivisions were Gershom Grove and Witherby Meadows. I personally drove through both areas and they are very similar to what is being proposed here and the letter gives you a little bit of information about the lot sizes and so on. Remarkably and I know Ed Williams is sitting behind me here, remarkably the trip generation that we actually counted in the morning and evening peak hour and each of those sub divisions are isolated and there is really only one way in and one way out so we got all of the trips are remarkably close to the ITE manual. So, it restores some of our faith and I think maybe Ed's as well in the manual itself. So, the letter recalculates the trip generation and the numbers are again modest as they were before there's really only about 50 trips going in and out of the two parts of the sub division in the evening peak hour which is the critical peak hour and less than that about 38 or 40 trips in the morning peak hour. My conclusions and the resulting opinion are fairly straight forward and while I won't read them I will just highlight them. The first is that the new traffic, I will use the word negligible. West Kemper Road is a busy road, we all know but in terms of total volumes, as I indicated the traffic volumes on West Kemper vary more on a day by day or season by season basis than the actual new traffic that is being put in here. So, in effect it will just fade into the part of the landscape sort of speak with the traffic that is on West Kemper. Our opinion was that the level of service at the intersection of Rose and West Kemper will not be adversely affected. It will continue to operate pretty much as it is now. But that is because Kemper Road is busy so there will be times that it is hard to get out of Rose perhaps and I am sure some of the residents here have personal experiences with that but this subdivision is not going to produce enough traffic to really make a difference in the level of service at that intersection. We also looked at safe intersection site distance, which is always a concern for the intersection, the eastern part of the subdivision on West Kemper and the other intersections as you see up here on the screen with Rose Lane. Both intersections meet the minimum requirements by the Ohio Department of Transportation. There is a 35 mile an hour speed limit on West Kemper and we meet those minimum safe site distances and overall safety and level of operation as a result of this subdivision when it is constructed and fully occupied will be fully protected as far as the citizens of Springdale and the travelers on West Kemper. So, that is my very brief report. It was not as brief as I thought it was going to be but I thought you would appreciate more of the detail. I know Anne always does. Thank you.

Chairman Darby: Thank you.

Mr. Pflum: If you have any questions I would glad to answer them. Thanks.

Chairman Darby: We have some, Mr. Ackermann did you have something else before we go to our resident input. Okay. If you and your colleagues would just hold tight

please. Okay we have a number of people who have signed in. I saw the list myself so would you please in an orderly fashion approach the mic. if you care to make comments.

Mr. Taylor: Mr. Chairman, I believe that we have a hand-held mic. if anybody is unable to get to the podium as well.

Chairman Darby: Thank you. I was just hoping that it was our magnanimous personalities that brought you back but I guess some of you want to speak anyway but that's okay. Please speak into the mic.

Mr. Cassidy: I'm Bill Cassidy, I live at 507 Dimmick Avenue. I've got a number of concerns. Let me just pick up on the traffic study right off the bat. Did the traffic study incorporate traffic that was going to, if it is difficult to get out of Rose Lane on to Kemper would reverse direction and go down Rose Lane

Chairman Darby: Excuse me Mr. Cassidy, I know you, would you direct your question into the mic so that she can record. Okay.

Mr. Cassidy: I thought I was loud enough.

Chairman Darby: He knows you are talking to him.

Mr. Cassidy: Did the traffic study that was done for traffic out of Rose Lane on to Kemper whether it be east bound or west bound, take into account the traffic backup that will invariably occur and those people will decide to go out Rose Lane to Spring Meadow? That is the question.

Chairman Darby: I am sure he will answer but I did hear him address that? Sir, did you want to address that now.

Mr. Cassidy: I never heard an address of the Rose Lane to Spring Meadow addressed at all.

Chairman Darby: Where is the hand-held mic? Hand held Mic. Let's give it to Mr. Ackermann.

Mr. Cassidy: Glensprings, I'm sorry. It is Glensprings.

Chairman Darby: Glensprings.

Mr. Cassidy: Rose Lane onto Glensprings

Mrs. McBride: Mr. Chair, could we maybe have the residents put forth all of their questions so that we can kind of answer those in one fell swoop as opposed to having Mr. Pflum maybe come up and then Mr. Ackermann come up. Make sure that you get the answers that you need but to do them kind of in a consolidated bunch.

Mr. Cassidy: Okay as long as they don't get missed.

Chairman Darby: We will get to them.

Mr. Cassidy: Alright. That is the first question. The next question I have is, this is already zoned as a low-density area, it's never really been marketed for home development. Why is it necessary to incorporate a high-density market when a low density was never proven to be in, not viable? I understand, I saw the projections there, we have 50 foot and 60-foot frontage homes which is, as indicated by Mr. Ackermann a, we have that in our current city but 40 foot lots at the density that we have on Kemper is not. Why the need to put homes of that closeness in this area? Is it anything more that the property owners will get a lot of money that currently own it that the developer will get a lot of money in selling the close homes? I have a question about who owns some of the property that is being sold. Is anybody in the administration own property

that is being purchased or proposing to be purchased by Mr. Ackermann's group and is anybody

Chairman Darby: Sir, I suspect you know the answer to that question.

Mr. Cassidy: Part of it.

Chairman Darby: But if that person is a resident or an owner that somewhat becomes irrelevant.

Mr. Cassidy: I understand that anybody is entitled to make a profit on their, what they own. I have a home on Dimmick Avenue, eventually I am going to sell it, I would like to make a profit but a reasonable profit. You have individuals that live on Smiley Avenue. They have a property valuation at a certain level. Mr. Ackermann's homes are going to be selling in the \$250 to \$400 plus thousand dollars. Someone coming in and looking and someone on Smiley in the older homes wishing to sell their home is going to have people come in, look at what they are going to ask for because a supposed increase in valuation and say wait a minute, I can take my \$150,000 and go elsewhere and buy an equal for less money.

Chairman Darby: Okay, we have your question. I have a member who has a question. Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. You had asked a question why the PUD instead of the regular low-density, that was answered last month wasn't it? I want to make sure I am correct on this, did we answer that last month?

Mrs. McBride: I believe so. That we did discuss the PUD that there are standards and goals and so forth that are part of our code for the adoption of a planned unit development district and that was up to the commission to look at that and make sure that those goals and standards were met with this particular application.

Mrs. Sullivan-Wisecup: Okay. And at no time was profit or anything else discussed as far as why we were wanting to do that or like that it was even an issue is that correct?

Mrs. McBride: That would not be part of the consideration of a planned unit development.

Mrs. Sullivan-Wisecup: I just make sure that we all understood because I know that was part of the question so I wanted to make sure that everybody understood that profit and all of that kind of stuff has nothing to do with what we are doing up here. What we are doing up here is approving or not approving a PUD that would benefit or not benefit the City as a whole. As far as if an elected official owns that property I would have to agree with you that anybody is allowed to own property and as far as profiting on it, everybody gets the same rate, if I am correct, across the board of what they were purchased at whether they are the King of England or the Queen of England or whether they are Joe Shmoe off the street. Anyone is entitled to sell their property to whomever they want to for whatever reason.

Mr. Cassidy: I have no qualms with that.

Mrs. Sullivan-Wisecup: But you did.

Mr. Cassidy: I have qualms in the fact that it's potentially being presented in a high-density development where a low-density development could be put into place it just wouldn't make as much money for the people who are selling and buying.

Chairman Darby: Mr. Cassidy.

Mr. Cassidy: Yes.

Chairman Darby: I understand your question sir. Two points here, number one, you're conflating issues there. That's not the question before us now. The question before us now has to do with the proposal that has been submitted.

Mr. Cassidy: Right.

Chairman Darby: And secondly, there are a number of people who have given their time to come in here this evening and many have questions so if we could move on and get your questions on the books so we can get other folks involved.

Mr. Cassidy: Am I to understand that the new residents of this development will be given a tax abatement?

Chairman Darby: Will you repeat that please?

Mr. Cassidy: Am I to understand that the new residents of this development will be given a 15-year tax abatement as was discussed at the prior meeting of this Commission?

Chairman Darby: As part of this project it is my understanding there is a tax situation involved and we will have that answered by City Administration as part of the responses to you.

Mr. Cassidy: So, if there is a tax abatement

Chairman Darby: We will answer your question sir. Yes, we will.

Mr. Cassidy: Okay, so my point is the people sitting here are not going to get a tax abatement for their homes but this new development will be given. Why not give it equal across the board?

Chairman Darby: It is not part of this proposal sir.

Mr. Cassidy: I'm bringing, I'm just bringing it up.

Chairman Darby: No, it is not a part of this proposal so did you have any other questions?

Mr. Cassidy: The HOA that has been proposed for this development which is part of the question is going to possibly involve a conflict between the members of this new development and the residents of this City. If an HOA, if a member, or rather a non-member on Smiley Avenue wishes to put in a flag pole and it meets the criteria of the City and he puts it up, the HOA may say, nope sorry can't do that and then you have a conflict. Why involve the conflict in this, between this development and residents of the City? Now if the HOA would say we will abide

Chairman Darby: We can answer, this is when we deal with because I live in an area that has an HOA as does Mr. Hawkins I'm sure and we've never had that problem. Mr. Taylor you had a comment?

Mr. Taylor: I simply, just because this property has a Home Owner's Association does not exempt it in any way from the rules of the City. All of the rules of the City will still apply to this project same as any other.

Mr. Cassidy: That is good to hear. I had one final thing.

Chairman Darby: Mr. Hawkins you had your light on.

Mr. Hawkins: Thank you Mr. Chairman. Mr. Cassidy, as Mr. Taylor indicated the HOA, the individuals that would live in that subdivision still have to follow all of the maintenance code, zoning code, and building codes that we have for the City. If anything, usually, having an HOA you are going to have more restrictions.

Mr. Cassidy: That's what I mean.

Mr. Hawkins: There are going to be more things that you can not do. The residents that don't live in that subdivision are not impacted by the HOA. If you live across the street of Smiley from this development, what is going on in the HOA has no impact on you, you are not precluded from doing anything.

Mr. Cassidy: That's correct.

Mr. Hawkins: With regard to that.

Mr. Cassidy: My point is, the reverse sir. The HOA members being put out, annoyed, conflicted with non-HOA members.

Mr. Hawkins: Mr. Cassidy, here is the thing, if you purchase a house where there is an HOA, and most folks that would go around and would look at homes will ask if there is an HOA and ask possibly particularly if they are getting serious about that purchase what kind of standards or guidelines are there. If someone says I really want to put in a pool, does the HOA have something against pools or do they have certain things you have to do in terms of fencing or what have you, they are going to ask those questions. When you purchase a house, usually when there is an HOA, one of the first things if your realtor is doing her or his job, they are going to get you a copy of the HOA. You are going to see what those rules and guidelines are going through that. So, if you decide to purchase, if this development takes place, or any other development where there is an HOA and you get in there and all of a sudden you go well I did not know I couldn't do this, that is kind of shame on the buyer for not checking that out. Now I understand, I purchased a home where there is an HOA. I did not go through every single thing with regard to what is in that handbook but I did ask questions about the impact of having a pool. Is that something that you can do, can't do, because things that were going to be important to me potentially down the road, I wanted to know about in advance. So, if you buy a place with an HOA, you know there's things that you can't, you may not be able to do. That is part of that. So, as we talked about this development, these homes, they might not be for everybody. Somebody may say they don't want an HOA, somebody may say hey I have a lawncare business and I want to have trailers and extra equipment. This HOA may preclude me from being able to do that so I am not going to buy a house in there. But, the issue comes down to not always is this going to be someplace where I want to live, is this going to be someplace where we think there is going to be a draw for people to come into the City of Springdale. It is not going to be everybody. It may not be for you, may not be for me. I can tell you right now, I'm not moving. My wife would hurt me if we moved.

Mr. Cassidy: Same deal.

Mr. Hawkins: But, it's about looking at this development, one what is the impact with our residents, two is this something that appears to be viable of interest that is going to bring people into the city where that is ultimately help the city grow and develop. So, I can appreciate your questions but in terms of the HOA, there is not, I don't have a concern with regard to someone buying a house in there and then going well I am mad at the person across the street from me on Smiley because they can do something that I can't do. Well they shouldn't have bought that house. That's on them.

Chairman Darby: I can't wash my car. Feel sorry for me.

Mr. Okum: I do.

Chairman Darby: That's my HOA.

Mr. Cassidy: Okay. I have one other point to make. It was mentioned that the inclusion of a high-density development such as this would revitalize Springdale. I don't see it revitalizing Springdale when you have empty store fronts, a mall that is dying. If the

Planning Commission, which has the ability to develop the means to get businesses to come back into Springdale, that is going to revitalize the city.

Chairman Darby: It is called people.

Mr. Cassidy: A development such as this with a few less, because as I stated it has the site sizes that we currently have but if you eliminated the 40-foot lots and increased them, you 've got a perfect situation.

Chairman Darby: I know I am violating the little set of rules I made but when one of the commission members has a light on, don't leave, I think it is in response to you at this time. Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: I was just going to say that this was already addressed by the gentleman from Woodlawn. His answer was that there was empty store fronts that had been empty for 20 years and that this did revitalize Woodlawn and I am hopeful, sincerely hopeful that if this goes in that this could revitalize some of those empty spaces. So, I thank you for bringing it up that there are empty spaces and that with this revitalization of bringing new people in it could impact that in a positive way and get some of those fronts filled up. That is a very good point, thank you.

Chairman Darby: Folks, I was recently told by a very reputable person who's anticipating living in Springdale, that he and his wife did some research and currently there 17 homes for sale in Springdale. That is an abysmally, that's good but it is also bad when you are trying to attract residents to the community. As far as revitalization is concerned, businesses, that occurs through people. This is a project that is designed to draw people. That drawing into this area may mean relocating from some other areas. I know a person in Springdale and his only question is, with my knees will they have ranches? So, there are a lot of motives involved but we appreciate your questions Mr. Cassidy.

Mr. Cassidy: You're welcome, thank you.

Chairman Darby: We are going to, I am going to trust you to help us to move this along and as we are able to answer your questions in a timely fashion and if for whatever reason the person having a particular answer isn't here it may not happen this evening but I think we should be able to cover all bases. Please.

Ms. Haley: My name is Mary Haley and I live at 11558 Rose Lane. I will try to consolidate everything and let you answer it at your convenience. First of all, I am not here adversarially. Progress, yey progress. I have some really serious concerns about the impact of this development in our little community. I live just right off of Rose and Kemper. That traffic on a good day is a nightmare. We have taxed sanitation and storm water systems that holiday or not, MSD will be out there down at the end of Rose and Kemper trying to deal with a water sanitation issue where the storm water has overflowed the sanitation or vice versa. So, we have some really serious issues that already exist in the neighborhood. So, we have the traffic, the sanitation and as one issue is these animals. I know that we talked last time about the deer and blah ba blah ba blah and it was kind of glossed over. Well I saw on the site plans that invasive species will be removed. We have a skunk problem, a raccoon problem, opossum problem, a ground hog problem, a coyote problem so when you start developing on that site where are these animals going to go? Is that going to compound an already big problem that we have? That is another concern that I have. I just thing that it is too many houses in too small of a place on that particular block. I think it taxes us greatly. I know CiTiRAMA is a big exciting thing. I know it is going to revitalize for a while. Developer is going to come and go and Springdale is going to be left 20 years from now wondering about these roads that were not the right size that aren't really good for servicing the emergency equipment, the city services that need to be in and out of communities. I've dealt with this problem before, 20 years after the fact so I speak with a little bit of experience with what will happen. I think the last thing that I want to say is that I feel like there is a conflict of interest. I don't care who makes money, I don't care how much money somebody is making over somebody else, what the profit margin is. My problem

is a conflict of interest where you have a governing elected official who is holding out a property until the Planning Commission, and I am not pointing any fingers or being any kind of accusatory, saying that there is any sort of impropriety here it just doesn't feel right. It doesn't feel right that this section of homes is being held out until you all approve or not approve. So, that is kind of my little thought on that. I feel like it is huge conflict. I thank you for your time. I think you all have a kind of unpleasant job trying to balance both of these. I think you have your work cut out for you but, we do have some really serious problems that need to be considered before this rezoning goes through and this project goes on. Thank you.

Chairman Darby: Thank you so much.

Mr. Zinnecker: Ken Zinnecker, 497 Dimmick Avenue. I don't have questions, I just have a prepared statement. I first would like to say that I am not categorically opposed to the proposed planned unit development plan for 414, 426, 432, and 460 West Kemper Road properties. I've heard some say that the land should be purchased for the City and preserved as recreational green space. I know that the budget is tight. My guess is that the City of Springdale has neither the dollars nor the inclination to pursue that option. I'm also glad we are not seeing another half-filled strip mall plan on the table. Responsible and appropriate housing seems the right use of the land. I do have some concerns. According to the submitted plan, the density of the dwellings along Kemper Road seems incongruous with the rest of the community of Springdale Park. Springdale Park is mostly a modest three-bedroom ranch community built on sizeable lots with a variance home tucked in here and there. The proposed PUD along Kemper Road looks to be high end homes stacked like books on a bookshelf. I'm wondering if this is a good fit? One of the properties involved in the real estate deal, the Planning Commission decision is owned by the Mayor of Springdale. There should be crystal clear transparency about the roles being played in a deal of this magnitude where one of the principals holds governmental sway so that any semblance of amalument could be dispelled. Tax abatements. It has come to my attention that there is possible abatements are being discussed for the proposed residents purchasing in this new development. Here I'm lost. As I stated above I don't think this City's flush with cash. I don't know what the price tag will be for the City of Springdale regarding infrastructure for the development, sewer, storm sewer, water, gas, electric, streets etc.... but my guess is that it's going to be sizeable and yet the new tenants will bare none of that tax burden. It looks like we will have high end buyers living on the backs of their neighbors living right across the street. Ouch. Again, I am not against this project but if we are going to do it, let's do it responsible and in an equitable manor that benefits all of the citizens of our community. I would like to thank the Planning Commission for its service and dedication to the City of Springdale you have an absolutely thankless job with countless hours. Thanks again.

Chairman Darby: That's why they pay us the big bucks.

(Laughter from the audience)

Chairman Darby: Thank you for coming. Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. Just briefly, we had a couple of questions about tax abatements. My understanding is there will be tax abatements but, my understanding is, Administration correct me if I'm wrong, I believe there's going to be a service assessment. So, people that are paying for, they will still be paying for fire, police, emt, those kinds of things. There will still be a charge for that. The difference is that you don't necessarily have the real estate county tax that others would have but you are still going to be paying for the services in the City of Springdale. Thank you, Mr. Chairman.

Chairman Darby: That question has come up at least two times. Could we get a more definitive, thank you?

Mrs. Russell: Thank you. I'm Christine Russell the Economic Development Director for the City. Just to clarify the tax abatement. So, there is a 15-year property tax

abatement on these homes as being proposed. That will have to be approved by City Council where the trade-off is that the home owners will then be assessed an amount to pay for that infrastructure that needs to be put in. So, the property taxes will be abated but then there will be a charge put back on their portion of the infrastructures costs. So, those infrastructure costs won't come out of the pocket of the City, they will be paid for over time by those homeowners. The goal is that the net effect of the abatement will be that they are paying approximately 50% of the taxes that they would have paid. So, they are not getting off with no property taxes at all they will be paying that 50% special assessment to pay back the money that is needed to put all of the infrastructure in.

Chairman Darby: Thank you.

Ms. Mason: My name is Anna Mason and I live on the corner of Lafayette and Rose Lane and I just want to say like I said last month the inner part of this seems half way nice but those houses along Kemper Road to me are going to be nothing but an eyesore. When you come down Kemper Road, if you are looking for property to buy and you see those houses one on top of the other, you're going to say well I don't want to live in there and you won't even look. That is my personal opinion and whatever. Anybody that lives in this area and says traffic is not going to be a problem doesn't know what they are talking about. Thank you.

Chairman Darby: Thank you for coming.

Ms. Roschke: Susan Roschke, 500 West Kemper. I'm not out right opposed to this either. I think for the most part it looks pretty and as she just said the stretch along Kemper Road, it is going to look like a big apartment building to me because how close they are and how big the houses are on those little bitty lots. My impression at the end of last month was that the developer was going to look into taking a couple of lots out to make that a little more less dense so I was pretty disappointed to have him come back with exactly the same thing and basically say, look I could have put in even more. That really rubbed me the wrong way. I think, just to put it out there, private streets are a bad idea. It is only a matter of time, before those fall into disrepair and the homeowners are like, what I didn't sign up to pay for those for the rest of my life. So, that is the City and the Home Owner's Association problem I guess. But, I still, I wonder about the traffic still even though, I understand I even worked for a traffic engineering company for a while, I get it but I find it hard to believe that you are selling these high-end homes and only one person from each home is going to leave during rush hour. How they are paying for that, I assume that they are both going to be working and they are both going to be leaving. I think, I have not heard an answer really, a couple of people have said about the infrastructure in general about the waste water and the water and whether those are going to be, how we are going to be impacted. The people who live around it. Thank you very much.

Mr. Vanover: Tom Vanover, 11982 Tavel Court. One of the common threads that was brought up is the closeness of the homes in the subdivision. I live in Heritage Hill and have lived there for over 35 years now. My house is five feet off of the property line. My neighbor's house is five feet off of that property line and it is on both sides so if I had a little bit more wing span I could just about touch my house and touch my neighbor's house. So, it is nothing, this really is nothing different than what we have existing throughout a lot of this city already. Is this development for me? Nope. But, there are, you can go, he mentioned the Home-A-Ramas, you can look at Four Bridges any of the, well going way back to Indian Springs and those homes are a whole lot bigger than what mine is and they are lots not much bigger. That's what people want. They don't want, well you can probably talk to everybody here and how many people in your neighborhood do you go by and think, man I wish they would cut their grass, I wish they would put some paint on. That is why we have a Property Maintenance Code to address some of that because there are people out there that that is not their cup of tea. Look at the number of lawn care people cutting grass running through the city. People are paying them to cut grass. People today don't want to do it. I keep trying to tell my wife that but she doesn't buy it on that. So, it's one of those things, on the tax abatement, our property tax that we pay, we get, correct me if I'm wrong Mr. Jones, what .3% of

that back from Hamilton County. Property tax goes to Hamilton County, it does not come to Springdale. Only, I think it is .3% that they get, that we get. Everything else is Hamilton County and school district and the school district has signed off on this. So, where are City services are paid is out of payroll tax and quite honestly if somebody is buying a \$200,000, \$300,000, \$400,000 house that is a nice plus for us because they are making a decent income that we are going to see tax dollars come off of. Pardon?

Someone from audience off mic: As long as they are not working downtown.

Mr. Vanover: No, that will still, we will still get a cut, we will get credit for it. So, it's, a lot of judgement is going on, the way I look at it, well I won't buy there that is not my cup of tea. But, there are people throughout the area that will. It's proven by the success of the other developments. This is the way it is and how many times did we stop and look and think, man that's not what it was when I was growing up, and it's not. It has completely changed. I don't understand driving through my neighborhood why people spend the money that they spend on their house and they don't take care of it. There are people that don't want to do that stuff. It doesn't make sense to me, it keeps our property maintenance department busy. It's a new world out there from what a lot of us grew up in and a lot of these conditions that people are questioning exist throughout the city. So, it's not any sudden change or any new facet that we haven't seen or that we don't see, it is out there right now. Welcome you to come over to my neck of the woods and do it quick before they break ground over in GE Park because the animals will be running wild there. It exists so it is not a pariah that it is being made out to be. Thank you.

Mr. Okum: Thank you.

Chairman Darby: Thank you Mr. Vanover. Mrs. Ghantous.

Mrs. Ghantous: Hello. Good evening. Carolyn Ghantous, 11806 Neuss Avenue. So, I have lived in Springdale 25 years, I have been a realtor for 15 years and since this discussion of the subdivision has come up the most common thing that I have heard folks worry about is how that will affect the value of their property. So, I did a little bit of research and what I did was I researched the existing properties that have sold around the development in Woodlawn at Woodlawn Meadows and then also on Gershom Grove in College Hill. So, I searched a half mile radius. I pulled out the new home sales. I calculated the average dollar sale for a 12-month period and then compared that to the existing home sales in that same area for the previous 12-month period. So, in Woodlawn Meadows the average dollar sale 2016 to 2017 was, and this is existing home only not the new homes, the average dollar sale was \$65,929. 2017 to 2018 that 12-month period the average sale price was \$92,943. That was an increase of the average price by 40%. I thought that was amazing. Way more than I thought it would be. I did the same procedure, a half mile radius of the Gershom Grove development, 2016 to 2017 the average sale price was \$75,114. 2017 to 2018 the average price was \$97,037 so that was a 29% increase in the existing homes. So, that was some pretty amazingly surprising numbers. That is historical data, that is not debatable. That is what it was, it is record. There is another factor that occurred to me thought that I don't know how to measure or predict and that fact is desirability. So, you know people are shopping for a home and trying to decide where they want to live. Springdale, at this point, doesn't have any new construction so I think for some folks that makes us a little bit less desirable. So, I think having options for different people that want different kinds of homes is going to improve the desirability as far as potential home buyers coming in. There is no doubt in my mind, even though I can't put a dollar amount on it, that enhanced desirability will most certainly pay off. Literally it will pay off. It will end up in the pockets in the people in the existing homes that decide to sell their homes. So, I think the numbers are there to support that piece of it. So, I'm hopeful that that would bring some people some comfort around that. The valuation. Sure, absolutely.

(Speaking from audience off mic. not audible)

Mrs. Ghantous: In Woodlawn, it was almost identical. In College Hill, some of those homes were older. So, if you are familiar with those area, I was kind of glad those were the two closest ones because actually the style, the size of the homes were very comparable.

(Speaking from audience off mic. not audible)

Mrs. Ghantous: It does, I mean it really is and it is not debatable. I spent a lot of time, I double checked, triple checked my math. If anybody wants some specifics on that let me know I would be happy to give a print out of the properties or whatever you would like to have. I didn't want to bore everybody in that much detail tonight but the numbers are there. So, at least from the value of the property and how that will maintain, I think that you could sleep better tonight knowing that when you do decide to sell and if this is approved you are going to be better off financially. Any questions from the commission?

Chairman Darby: Thank you. No.

Mr. Okum: Thank you very much.

Mr. Galster: Good evening. Steve Galster, 11821 Glenfalls Court. Good evening Commissioners and fellow residents. First of all, I had a couple of questions, a little bit different from last month's meeting based on the new presentation or some of the presentation that was given tonight. There was a graphic that showed the existing community in yellow saying that this development is 17% less than the same amount of acreage and my question there is did you actually count the homes or just the lots. Because if you look at the homes, almost half of those homes are built on double lots. So, this there, and I don't know where the number came from, they counted the houses or just the lots.

Chairman Darby: Houses.

Mr. Galster: Okay because I did a little research and most of the houses over there are 75 on Smiley there's a couple that are 50, there are three or four of them that are 100 foot, one that is 80 foot and then there's, when you go down Smiley and Cloverdale you have a lot of 60 and 70-foot homes. Those are standard in that community no doubt about it. Back when we originally did the zoning code rewrite we evaluated what type of community that we wanted to have moving forward and that is where the numbers came up with 75 feet for frontage and this isn't close and I understand that it's not close. I went and toured one of the other developments in Woodlawn and all of those pieces of property were built on 60 and 65-foot lots. Mr. Ackermann you did a wonderful job. I think that the project looks very nice. I think on 60 and 65-foot lots here in Springdale it would be similar and I would be okay with that. You start looking at the 40-foot lots and that gives me a little bit of pause for concern. Getting back to the presentation tonight, do we know that lot sizes on the Witherby project. Do we know the lot size on the Gershom project? I know what they are on the Woodlawn project. At the direction of the Economic Development, Christine, I can't remember your last name.

Mrs. Russell: Russell.

Mr. Galster: Thank you, I did go out and look at not only Woodlawn but also other projects that were not done by the Ackermann but they were on smaller lots they were on 48-foot lots and this was over by Swifton Commons and it gave you a whole different feel than what you've got in Woodlawn just because of the lot size. So, those 40-foot lots are going to be tight. You know you've already got the side yards squeezed in as much as you are going to squeeze them in. When you start shrinking the lot sizes down you are taking it all out of the house because there is no other place to take it from. So, when you have a 40-foot lot, let's just say you have five feet on each side which I don't know that there is that much on each side but then you have 30 feet, now I have a 20-foot-wide driveway I have 10 feet left over in the back of my house, I mean the door is going to take up five feet of that 10 feet. I'm going to have an entry way that is an alley

way or I am going to have to offset the garage to make that work. The 40-foot lot size just creates a whole different animal than what I think we have looked at as far as the pictures. I mean the pictures look nice. The Woodlawn open house kind of a thing, they looked nice. Once again, they are on 60 to 65-foot lots. Mr. Hawkins stated that when you buy a new house and you have a Home Owner's Association, a lot of times you go in there and you check and see what the heck the Home Owner's Association is going to restrict you from doing. I know I would do that. I know that Mr. Okum we talked last month about your son moving out of Springdale because he did not have any options here but the place where he moved to there is open green space and I guarantee that he investigated to see what zoning or what could possibly be built there before he bought his house. That is what everybody here did. Everybody here before they bought the house they looked at the green space that was there and they looked at the zoning and they said what is permitted to be built next to a home or close to a home that I am going to purchase. And the City told them

Chairman Darby: Mr. Galster, for clarity please, because you just raised a good point there, do you feel that the people who are potential buyers here in this development would do such research?

Mr. Galster: Such research as far as what?

Chairman Darby: As to what is available. You were talking about Mr. Okum's son looking at different things.

Mr. Galster: No, what I was saying as a purchaser, as a home buyer

Chairman Darby: Yes, right.

Mr. Galster: Okay.

Chairman Darby: You would research what you are buying.

Mr. Galster: Sure.

Chairman Darby: Okay. Another question. We have

Mr. Galster: I expect that because that is their business that they

Chairman Darby: We have some folks back there representing sales and construction and marketing and what have you. Do you think that they have done the research to determine that there would be people who will purchase these homes you are describing?

Mr. Galster: Absolutely.

Chairman Darby: So, what is the issue?

Mr. Galster: The difference is that these people out here have already bought their home based on a zoning code that existed for that vacant piece of land that allowed a certain size home to be built for certain sized lots.

Chairman Darby: Our code allows and our code allows for the development of PUD's which is what we are considering.

Mr. Galster: I'm sorry I missed that question again.

Chairman Darby: The code that we have allows for the development of PUD's.

Mr. Galster: Sure.

Chairman Darby: Which is what we are considering.

Mr. Galster: Sure, right now to change it but existing and when everybody bought their homes the zoning existed as it is today. So, when I bought, is used to live on the corner of Cloverdale and Rose Lane. When I bought that home, shoot 30 years ago that vacant land was down the street from me and I know that it has a certain zoning attached to it because I wanted to know, well if that's got apartment zoning I want to know that before I go buy on Cloverdale and Rose Lane. So, I researched the surrounding properties as I would my Home Owner's Association to see what is allowed to be built or what my restrictions are. So, as an average Joe who is just going out to buy a home that looks at that vacant lot and says okay it is single family low-density zoning, existing, I expect that the City is going to try to the best of their ability to honor that code or keep it within what we anticipate that code to be.

Chairman Darby: We have one of our, and you have sat in these seats, Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. I grew up in Springdale, I have lived here my whole entire life, 39 years. When I bought my house, I live on the other side of the creek from my parents. I live on Silverwood; my parents live on Mangrove. When I was looking at homes, I was not looking at the empty lot that sits on the other side of Mrs. Ghantous' land, like right behind her house where it is open all the way back to Princeton Bowl because that is not my business. That is not my land that is not going to affect my house. I moved to Springdale because of the safety in knowing that I have a Health Department, a Police Department, a Fire Department right here in my neighborhood. I felt safe, I didn't feel like I was moving into a bad part of town. I moved because I had friendly neighbors. I really do hope that if this gets approved that everybody is friendly neighbors to these people because they are looking for a home and I worry that the Springdale that I grew up in and the Springdale that I have lived in and I have been proud to say I've lived in, is being like saying this is ours and nobody else's, nobody else can move here we can't have anything new here. This is old and this is us and this is all we will ever be. Progression has to happen. It has to. I understand what you are saying, trust me. I get it there is a lot of houses going on this land but at the end of the day I don't think that they would go through all of this time, trouble, and money of their own if they didn't think this was a viable thing and I hope that if it does get approved that other people can be good neighbors to these people. I hope that they can be friendly to these people coming in because they are Springdalians just like every single of us.

Mr. Galster: I surly didn't want to give anybody the impression up here

Chairman Darby: We have another

Mr. Galster: Or from the audience that I was not proud to be a Sprindalian or that I thought there was something bad in Springdale because we have new development coming.

Mrs. Sullivan-Wisecup: No, I just felt like you were saying that this was not a good idea and basically saying, no one else could ever move here, this is ours. That's what I am getting at, I didn't think that this was going to be these houses. It's not your land, it is somebody else's land to develop.

Chairman Darby: We are going to move on. Mr. Hawkins. Mr. Hawkins.

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

Mr. Hawkins: Thank you Mr. Chairman. Mr. Galster, I appreciate what you are saying from the stand point. Obviously, you have property someplace and you have been on Planning Commission and on Council for years and years and you got to see all kinds of different things go on. So, I think the folks that are on this commission and the folks that are on City Council, like I said last time we had six people here and we have six Council members here tonight as well, are very sensitive to residents and what is near there. The few things that I think of with regard to that was everything that we have gone through and still will go through with regard to GEEAA Park and that development.

The impact on the folks there in The Crossings, the impact of the folks there in Heritage Hill. I know, particularly the folks there in The Crossings, nobody thought that was what was going to be next to them and I feel for them on that but the other side of it is if there is a development, and you are looking at what's the impact, this is a far better thing in terms of residential development verses that situation where you have warehousing type of situation. The other one I think about that impacted me directly, of course I bought the house after that, was when I lived in Beacon Hills and was back on Bridgeport. Well prior to me purchasing that home, but the folks that lived there on Bridgeport when they built, former Forest Fair, now Cincinnati Mills. That was a, probably and up side down turning situation for those individuals lives that are used to sitting back and looking at woods. You tear all that out right up to your back yard, your fence line, you displace all kinds of animals and now you are looking at a giant mall. So, I mean I get it and I think everybody is sensitive to that but I do think, this situation in terms of the impact on folks that are going to live right next to it is a much better situation than some of the other ones that have had to happen. I understand and I will say to you as well as the young lady behind you had indicated, I was hoping that we would see this development with maybe a lot or two difference. To your point, when you talk about the frontage, if you got rid of two, that is 80 feet, right?

Mr. Galster: Get rid of two between the creek and Rose Land and all of a sudden those are 48-foot lots instead of 40.

Mr. Hawkins: That is what I had referenced at the end of the meeting. I would like the way that would look much more than what we are dealing with but in general.

Mr. Galster: But that is not the plan that we have here.

Mr. Hawkins: That is accurate.

Mr. Galster: So, I can only address this plan.

Chairman Darby: We want to move on.

Mr. Galster: So, can I? Okay. First of all, the GEEAA project, that is a huge project. This is 12 acres, I don't know what GE is it is enough to fit a golf course.

Chairman Darby: I get the point but we are trying remain specific here.

Mr. Galster: I understand. Also, when you look at what happened with Forest Fair Mall, that zoning was not single family residential low-density when it was, when the people in Beacon Hill bought their property that was a different zoning. So, these people just expect that there would be some kind of a consideration for what they expected to be built there. Everybody up here, Mr. Hawkins, you have green space. What if the golf course, all of a sudden went to 40-foot lots? Mr. Bauer, what if you and Mr. Okum, the same situation if the Missionaries all of a sudden goes to 40-foot lots. Mrs. Wisecup, if all of a sudden, your park becomes another development. All of these things are important to you because they affect you. When GE happens to go in at some point or whatever happens there, that's like a big development like when Beacon and Oxford Hills were put in. We all looked forward to that saying it's a great opportunity, get some new homes because it was a big piece of land. This is a smaller piece of land that is almost a community inside of a community, in my opinion.

Chairman Darby: Exactly.

Mr. Galster: It's a community inside of a community.

Chairman Darby: Exactly.

Mr. Galster: Inside of Springdale on top of that.

Chairman Darby: Exactly.

Mr. Galster: So, the other thing, a couple of other things I wanted to bring up. When it came to the tax abatement, basically the City is going to give this developer a 15-year loan that is going to be paid back by the property owners to do the infrastructure improvements and public improvements on that site. So, we are going to take our money and give it to the developer.

Mrs. Russell: If I could just clarify that. The financing will be done through the Port Authority and bonds sold on the private market and the money will come from investors.

Mr. Galster: Okay, so it is not coming out of City funds?

Chairman Darby: No.

Mr. Galster: Okay. But there is still no, there is no economic development advantage from this particular development unless somebody who buys there happens to work within the City as well, because everybody knows that you are going to pay income tax to other cities and they are going to get credit for it and if there is a difference you will pay the difference to the City of Springdale, but you

Chairman Darby: Our largest source of income is earnings tax.

Mr. Galster: Earnings tax, I'm sorry. So, the earnings taxes, if you work in Cincinnati and you live in the new development here and you pay 2.1 in Cincinnati, you are not going to pay anything to the City of Springdale.

Chairman Darby: And none of that will change.

Mr. Galster: Correct. So, there is not any economic development advantage for the project is what I am getting at. There is not any additional funds coming into the coffers, as a matter of fact, there is potentially less because of the abatement.

Chairman Darby: We have one more question please?

Mr. Galster: Yeah, I'm just making sure that I covered it all. You know when we did the zoning code rewrite, I'm not sure how many years ago that was, can somebody help me when that was? Mrs. McBride maybe?

Mrs. McBride: The most recent one was two years ago.

Mr. Galster: Two years ago? Then also the future land use plan which was unfortunately a lot longer ago. None of the city planners, none of the people that are experts in the planning field envisioned anywhere near this kind of a density for that land. We did not account for that in our zoning code at all. So, that should tell you something. I think we owe it to the residents to keep it as close to the lot sizes that were originally in the code that we can get. To Mr. Hawkins' point, as I did bring up before, we take out two of the lots between the creek and Rose Lane, all of a sudden, we go from 40-foot wide lots to 48-foot wide lots. That eight feet is going straight into the house. 48-foot, based on what I've looked at around Swifton Commons, I can't remember the name of the development at 48-feet, that was tight. 40-feet scares me. The closer we get to the Woodlawn type development I was hoping to talk to the gentleman from Woodlawn. That's a great looking development on 60 and 65-foot lot sizes. If we can get something close to that, I'm okay with the project. When it comes to the traffic, I think that if you took 50 lots and just to use round numbers, if 20 of them are coming out on Kemper Road closer to CVS, we've got 30 then that are coming out onto Rose Lane. Everybody here knows that Rose Lane, they are going to go down to Glensprings, they are going to go down to Cloverdale. They are going to find the easiest way to flow out of that intersection, or out of that area and the impact isn't going to be much greater than what would be allowed to be built based on its existing zoning. So, if there's 30 left over down there and regular zoning code they might have been able to build 20 to 23 or 25 houses, you know we are only talking about the difference of 5, 6 7 houses over what is permitted to built there right now. So, while I agree that it is

going be a little more out on that intersection, I don't think that the traffic is going to be that great of an issue.

Chairman Darby: Mr. Okum, you had a point?

Mr. Okum: Thank you Mr. Chairman. Just to make sure I am right. The current zoning on this particular area is 50-foot wide lots, is that correct?

Mr. Galster: No.

Mr. Okum: What is it now? I'd have to look at the new zoning code.

Mr. Galster: 75-foot.

Mr. Okum: 75-foot on these?

Mr. Galster: Yes.

Mr. Okum: But the developer indicated that he could still build, not PUD, but he could still build 50 homes on that site.

Mr. Galster: Not on 50-foot lots.

Chairman Darby: Mrs. McBride.

Mr. Okum: In this development, based upon our existing zoning code.

Mr. Galster: Yeah, a different street configuration, maybe so when he was crossing over the creek.

Mr. Okum: We'd lose a large area of green space.

Mr. Galster: Right, we went through that last month and 75-feet is our smallest lot size in single family residential zoning.

Mrs. McBride: Actually, the RSH-H is 60-foot width.

Mr. Galster: 60-foot.

Mrs. McBride: But the RSH-L, which this property is zoned, is 75-feet with 10,000 sq. Ft. lots.

Mr. Galster: So, even if we dropped down to 60, you know 60, based on what I saw in Woodlawn, I'm okay with that.

Chairman Darby: Thank you very much. Mrs. McBride, you had a point.

Mrs. McBride: I did just one other thing because Mr. Galster brought up our Comprehensive Plan although somewhat dated and I just wanted to remind the commission and those in the audience that the majority of this site is actually recommended for transitional residential which does not mean necessarily multi-family and it does not necessarily mean single-family on half acre lots. But, it means some type of transitional residential. The eastern most portion is recommended for neighborhood commercial that is adjacent the CVS. So, I just wanted to remind you of that.

Mr. Galster: Just.

Mr. Okum: Could you explain what transitional residential would be please?

Mrs. McBride: Transitional residential, I think when we were doing this, and again I am going back 12 years, whatever it was, that it would be things like senior housing, it

would be smaller lot housing, it would be something that would be a transition from the more intense uses on Springfield Pike, the business uses, the office uses, the City building, into the single-family residential areas. So, it was to act as a buffer or a transition so to speak.

Mr. Okum: Thank you.

Chairman Darby: Mr. Taylor.

Mr. Taylor: I think I pushed my button in error, I'm sorry.

Mr. Galster: If I could Mr. Chairman? Mrs. McBride, I could swear, now granted the Comprehensive Land Use Plan that I have might have been a draft but all of the transitional part is in the other section that is not included in this particular project. In other words, it is the Cloverdale along Route 4 down to the CVS driveway is the transitional zoning. This in our Comprehensive Land Use Plan only has a high-density potential not a transitional zoning overlay.

Mrs. McBride: I don't have the plan with me. We could go and get that if you want.

Mr. Galster: I looked at, in trying to be ready for last month's meeting.

Chairman Darby: That's one of those that we can't come to conclusion on this evening.

Mr. Galster: In all fairness

Chairman Darby: We really, really need to move on sir.

Mr. Galster: I understand. In all fairness to the 40-foot lots size if you go from the creek to CVS, those aren't abutting, they are not facing any other residential property along Kemper Road, I don't have a problem with the 40-foot there and transition down to say a 48, or 50-foot on the rest of Kemper Road is my personal opinion. Then one last thing. Because 30 years ago my family used to own the piece of property that has been called into question in reference to the property that they Mayor owns. So, 30 years ago my dad and my uncle owned that property and they sold it to Mr. Webster 30 years ago. When my family bought the property, it was with the understanding that hopefully something would happen in the heart of downtown Springdale. Whether it be one way one way, one way the other way, it was bought as an investment property. I think 30 years is a relatively long period of time to hold onto a piece of property as an investment. Assuming that the conflict of interest things were all taken care of and that there was no discussion and so on.

Chairman Darby: I assure you they were. I'm going to

Mr. Galster: and I'm done.

Chairman Darby: You sure? Okay, I'm going to say something here folks because a position has been mentioned and now a name has been added to that position and that person is not here and I think that is somewhat unfair. I'm not trying to speak for that person but I will speak for this commission. There is nothing shaky going on here folks, okay. There are no special considerations. As of right now, I know one person who's been identified this evening, who owns a lot of that land and that's all I know, but I assure you, none of our deliberations, which are done here in public, none of our Planning staff meetings, which I participate in have ever, ever had any mention of a person, a group of people making a windfall, holding out for the best price, none of that. We were approached by a developer who had an idea. Since it was brought up last week, the give and take that goes into the development of a PUD, much of that went on in Planning sessions. So, this has been a give and take project but I don't want anyone to leave here tonight thinking that there is just the smallest amount of favoritism affecting our decision making. I knew it.

(Laughter from audience.)

Mr. Galster: I tried. I apologize for bringing up the actual name but my point was that he shouldn't be at this discussion and he's not.

Chairman Darby: No.

Mr. Galster: And that is what I was getting at is that as long as he stayed out of these debates then there's no conflict you know. If he is participating in and trying to influence, that is a different story but nobody had come and said anything like that, that's all I'm saying.

Chairman Darby: No, and that is not the case and I appreciate that, thank you.

Mr. Galster: He would, if he was here, that would be an issue but he's not. Thank you.

Chairman Darby: I don't necessarily agree with that, that it would be an issue because it is not an issue. Please.

Ms. Haley: I just have one more quick question. There has been a lot of comparison to Woodlawn. Now the net build site here is 12.31 with 52 houses correct? What is the net build site for Woodlawn and how many houses and how does that stack up?

Chairman Darby: Mr. Ackermann.

Ms. Haley: That is my only question.

Chairman Darby: There is, you have that answer?

Mr. Ramirez: We went through that last month, it was similar. Similar lot size.

Chairman Darby: Did you want to address that?

Mr. Ackermann: I don't have any exact information on the development so I can't answer that question.

Chairman Darby: Okay. Folks. Yes sir Mr. Okum.

Mr. Okum: Just in regard to that to be clear and Mr. Chairman, since the question did come up. The Woodlawn site has very little open space or green space attached to it. There was ownership of the property was in the hands of Woodlawn. As you can recall at the last meeting I mentioned the upkeep and care of the vacant land behind the development and that is in the City of Woodlawn. So, greenspace, I've been on that site, you don't have a greenspace like this or an open space like this.

Mr. Hall: There's no back yards.

Mr. Okum: There's no back yards and there is no greenspace. So, comparing the two for open space or greenspace, it would be hard to do.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Thank you. I just wanted to be clear. I'm looking now at the future land use map and the parcels that I said to the east of where the creek is are designated as neighborhood business and then to the west of that is transitional residential.

Mr. Okum: So that could be like multi, like elderly care housing, multi-unit, that type of development?

Mrs. McBride: Correct.

Mr. Okum: Okay, or other uses like that.

Chairman Darby: Yes sir.

Mr. Mason: Yeah, I'm Billy Mason, I also live at the corner of Lafayette and Rose. Just wanted you to notice a lot of things. When they showed all of the pictures of the houses and everything it's real nice. They had park benches out in the road, they had people everywhere. Did you notice that almost all of the houses had two car garages, no cars, no nothing anywhere, because there is no room for them? We are going to have a tremendous traffic problem. We are going to have a tremendous sewer and water problem and I am assured that there's 11 people that are addressing those issues and I think that there's been enough said about it to realize that we really need to look at those problems and try to do something about them. I mean I go to work every morning on Rose Lane and getting out on Kemper Road is a mess. People come off of Southland and use Rose Lane as a cut off to avoid Kemper and Kenn and stuff. So, you do have a tremendous problem there with traffic. You have a tremendous problem with sewer and water. I'm not naive enough to think that this project is not going to go through. I know that this project is going to go through and I hope and feel that the Council here has been aware of the problems and I'm sure you are. Hopefully you will take care of them. Thank you.

Chairman Darby: Thank you sir.

Mr. Okum: Thank you for your comments.

Chairman Darby: Folks, I have fought the temptation of calling a break but I'm going to try, we will persevere and get through this. Open Mic.

Mr. Watson: My name is Alfred Watson, I live at 575 Smiley Avenue. I've lived there for 50 years and I've been proud to have lived in Springdale for 50 years. It has been a great community. Don't we have a building code now of the minimum frontage that we can build a single-family home on now? Do we?

Chairman Darby: Mrs. McBride or Mr. Taylor.

Mr. Watson: I know that I had a piece of property on Smiley. I could not build on it because they said it is too small because it had a separate deed because I own the house next door to it. That is, years ago. So wide for this development, I'd love to see something go there. I'd love to see a grocery store there. This development, Kroger is going to love because there is not a grocery store in Springdale. You can't buy a loaf of bread in Springdale rather than day old bread. So, I'd love to see it developed, but I'd love to see minimum 60-foot lots period, on all lots. I'd be all for that. Like I said I've lived here for 50 years, I'm planning on living here for another 50. Thank you.

Chairman Darby: First of all, I would like your hat, thank you for your service. You raise a very very important question and I want, to give us a quick lesson on a PUD, because I want him to understand why he was not able to build on that single lot and why these people would be able to.

Mrs. McBride: So, thank you for that time to prepare for that.

Chairman Darby: Teaching moment.

Mrs. McBride: So, planned unit developments were created by planners, zoning folks, and they were created to allow for the development of specific pieces of property. That is kind of a given to take situation in that there may be, and I'm speaking PUD's in general not the specific one okay. So, in exchange say for example for a reduced set back or reduced minimum lot area or something like that, in exchange for that there is common open space or there may be other amenities, mature trees that are preserved or whatever. The biggest take away from that from a PUD is you know exactly what is going to go on to that piece of property so when an applicant comes in and it doesn't have to be this it can be, reviews the GE Park property a number of times this evening. So, when I came in, then we had a plan and it showed where the buildings were going to be, where the roads were going to be, what the setbacks and what the buffer areas

were going to be and what kind of landscaping it was going to be. If the developer wants to vary from that they have to come back to the city and they have to get those changes approved and then depending on what those changes are, people are notified and then get the opportunity to come in you, just like what we're doing tonight. So, I think the biggest as a planner, I think the biggest take away from the PUD's is you know what you are going to get, it is not a, just whatever the code allows, you know exactly which are going to get. As I said, in exchange for that often times there is the ability to create a more, I hate to use the word creative, but unique design that goes on that piece of property that can be a benefit to the community, to the developer and to the neighborhood. So, I don't know Mr. Chair if that is what you were looking for but one Planner's take.

Chairman Darby: Works for me. Thank you.

Mrs. McBride: If there are other Planner's in the audience they may have other takes.

Chairman Darby: Okay.

Mr. Shroyer: I'm Dan Shroyer, I live at 249 Ruskin Drive. On the topic of the traffic issue. We know that Kemper Road is a traffic issue. We know that we have a problem that we have to fix. We, I happen to be an elected Council member. We have a traffic problem. I don't know that it is fair, at this point to put that traffic problem on to this developer and say well you build 50 houses, now we have a traffic problem. We already had the traffic problem whether they put 40 houses in there, 50 houses in there, 30 houses in there, we have to fix the Kemper Road traffic problem. So, I don't know that the number of houses is really significant as far as the additional traffic because the traffic is already there. The problem, obviously, that we run into at that point is that Kemper Road happens to be the one thoroughfare throughout the city that is 90% residential. Route 4, we were able to address because it was businesses. Northland Boulevard. At this point, when we go to those residents that live on Kemper Road and say, we have a traffic problem, we need 20 foot of your front yard, we need 30 foot of your right of way on each side of Kemper Road because we're going to widen, readdress, reroute, whatever it is that we need to do to Kemper Road to fix our traffic problem, then we have another packed house. So, I think as far as the Administration of the City and the elected officials of the City, we know that there is an issue there. There is no quick fix to that and whether this development goes or not, yes maybe this development compounds that issue for some period of time but in the end, we have to fix Kemper Road regardless of what happens on this property. Again, I think, yes Kemper Road is a problem, yes maybe this may compound it to some extent in the short term, but to hold it, to hold this development hostage for our Kemper Road traffic problem, I think is unfair to the property owners, to the developers whether, again whether they are going to build 20 houses or 50 houses. We need to fix our Kemper Road problem. Thank you.

Chairman Darby: Thank you sir. Seeing no one rising, I would like to, at this time, let's take a seven-minute break.

(Seven-minute break)

Chairman Darby: As we reconvene, I was asked to make a very, I think, timely announcement. This Thursday, at the Bengal's game the Springdale Police Department will be presenting the colors. Now, that information was brought to me by Mr. Galster. This will take a minute folks. For 35 years I worked Princeton Schools. He was one of my kids. You saw his behavior. We are going to have to change the curriculum. Thank you. We will continue at this time. I'm going to open it up for questions and discussion from commission members and as we do so we will try to incorporate as many answers to some of the questions that have been asked. Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. There was some discussion with regard to the roads back there. As I recall from the last discussion, these are not dedicated roads?

Mr. Okum: That is correct but they agreed to construct them according to City standards with the exception of a curb profile I believe and a couple of other things that engineer would need to review.

Chairman Darby: Mr. Taylor.

Mr. Taylor: Well, that's not entirely true.

Mr. Okum: I thought it was.

Mr. Taylor: On the east side of the property the cul-de-sac is a public road. The alley is private. On the west side of the development. Yes, that is public, that's private. On the west side of the development, Dorothy Lane and the cul-de-sac and the, what the heck is the other street called that goes out, no not the. The loop that goes, that comes that enters and leave off of Rose is public and then the little portion to the east there is private and then of course Smiley is public.

Mr. Okum: That is different than what I heard.

Mr. Taylor: That the answer you are looking for?

Mr. Hawkins: Yes, thank you.

Mr. Taylor: Then, regarding the pavement section as Mr. Okum mentioned. I think the commitment by the developer was that even on the private roads they would be built to City standard pavement section, meaning depth because I think this was addressed by Mr. Hall, if I recall. It will be narrower and will not have a curb section but they will in fact be built to City standards in terms of thickness.

Mr. Hawkins: Thank you. Then, I just wanted to clarify, and we went over this last month, Planning Commission is here for the purpose deciding to make a recommendation to Council. I for one would be, there are a lot of things that go on with the project. A lot of different issues, concerns, what have you. I for one am in favor of making a recommendation to Council with regard to the change in zoning for this PUD, with the recommendation to Council that the southwestern portion of that project along West Kemper Road, instead of having 12 houses would have 10 houses along that portion and expand the room for those properties in terms of the space of those lots. I do think as you look at the project that seems to be an area where things are a little bit more compact. I think if you got rid of at least one if not two of those lots, distribute that space over the rest of those ten houses instead of having 12 there that is probably going to be more aesthetically more pleasing and improve the project with regard to its area and impact on other residents.

Chairman Darby: Thank you. Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Let's start with density I guess. I still have concerns about the density along West Kemper. The rest of the project looks within what I would expect matches to the most part with the residents in that area is but along Kemper Road I don't see that same density as I continue traveling down Kemper Road toward Forest Park. So, I have a concern with that and I would echo Mr. Hawkins' comments about eliminating one or two, probably two would be in my likelihood to space those houses out along that way. When you looked at density and you did a good job of explaining density and looking at that neighborhood and plopping it over some of the existing housing there but did you look at the density of Kemper Road specifically and the density continuing down, still in Springdale but towards the Forest Park area as far as the density of housing is there? Yeah, that question to the applicant.

Mr. Ackermann: Mr. Bauer, respectfully, no. I did not. I looked at market conditions. I looked at the transitional overlay district recommendation. The suggestion for smaller lots for different housing types and I looked at what is selling currently in other parts of the Greater Cincinnati market. So, I am looking at market conditions and I am looking at the ability to bring more people to the City of Springdale to encourage investment,

to encourage residency and to create a vibrant community here. So, do I look at what is existing, no, I look at what can be and what would be beneficial. So, a reduction in lots is, I think not a benefit for the City. A builder has a typical product type that they are going to put on 40-foot wide lot. If you increase the lot size to 48-feet they are not going to increase the size of the house the same size house is going to go on there on the same exact foot print. You are going to end up with a larger side yard which is exactly what people are not desiring. They want smaller lots, they want larger homes, and they want no maintenance. So, what you are insinuating is that we should create larger lots that have more lawn, more maintenance area and you have the same size house. So, I disagree with the opinion that you are expressing and I will hold to my own opinion that what I see in the market place and the risk that I am willing to take is that people want to live in this type of product on these size lots and that is being proven out in other neighborhoods and if that is what the City would like then I think the City would benefit. If that is not what the City would like then we have to basically accept that decision but I strongly disagree with that.

Mr. Bauer: I respect your answer, that you did not look at the spacing of that, it's my opinion. The density of those houses down there is not a good look for Springdale down Kemper Road, just based on what is there. You have matched, not matched but you have come close to the density in those other areas and it feels like it fits. I just don't feel that there's, let me find my map that was in the packet, 16 houses down that row before you get to the house on the corner of Rose Lane. I just think that doesn't feel right for what the rest of the City looks like. That's my opinion.

Mr. Ackermann: Sir, I am trying to bring something new to the City and I am matching what is in other neighborhoods, what is desirable and what is selling for much higher price points which ultimately will be beneficial to the City in the long run. So, is it here now? No. Does it exist other places? Yes. Is it in strong demand? Yes. So, the decision is yours depending on how many residents you want to attract to the City.

Mr. Bauer: Okay, appreciate that. Can I go on to traffic?

Chairman Darby: Sure, please.

Mr. Bauer: Some questions for Mr. Shvegza. Back of curb to back of curb dimensions. When you talk about 30 foot being the City standard, is that what Smiley and Cloverdale are right now?

Mr. Shvegza: All of those streets are 25-foot back to back with a 20-foot pavement section basically from edge of pavement to edge of pavement.

Mr. Bauer: Okay. On that original, this is for the applicant, on the original map that was in our packet, not the stuff you showed tonight. Is the grade lines, are those accurate grade lines?

Mr. Ackermann: The grade lines that would be shown would be the proposed grade lines for once the development was completed.

Mr. Bauer: Okay, I guess I had a question about that. There is one grade line that looks like it would cut through houses 36 and 37. That was my concern if I am looking at an actual grade line or if I was looking at something else on that map.

Mr. Ackermann: Grade can change through the foundation, yes.

Mr. Bauer: Okay. Bear with me, I have to find the rest of my questions. You can go on Don, I'll come back if I find the rest of my questions.

Chairman Darby: Okay. Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. I wanted to talk about stormwater and sanitation issues. Several different people brought this up. It is obviously an issue.

Have you guys, what are some solutions for the stormwater and sanitation issues in that area.

Mr. Ackermann: I'd like to have Mr. Bob Rothert, my engineer address that.

Mrs. Sullivan-Wisecup: Absolutely, thank you.

Mr. Rothert: Bob Rothert with Abercrombie and Associates. We have submitted to Metropolitan Sewer District and have sewer availability for the first plan that was shown up there the 62 lots. So, we definitely have sewer availability for the 52 lots that are shown here. We still have to do detailed design for them to approve but they are basically telling us that there is available sanitary sewer service for this development. We also have concept approval from the Cincinnati Water Works for water for the proposed water main extensions within this development. One of the requirements of Cincinnati Water Works is to connect the water line down from Smiley down to Kemper because right now there is not a water line in that area there so that may help some of the issues to create another loop up in the Smiley area there. As far as storm water is concerned we will have to meet the requirements of the City for stormwater detentions and also the requirements of the Corp of Engineers and EPA for water quality. The new regulations have actually increased the size of detention ponds by almost 50% over the last five years I would say. So, what we are designing today does a much better job than what it did previously. Previously when we did detention ponds and you get that first flush of rain when it first started raining, it would run right through the detention ponds. Now, we have to do water quality in these detention ponds where that first flush has to be released over 24 to 48 hours. So, the new regulations do really help the down-stream folks as far as storm water is concerned.

Mrs. Sullivan-Wisecup: Thank you so much that answers those questions.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. Mr. Ackermann and Mr. Taylor, just so the record reflects correctly, Mr. Ackermann agreed to maintain the private drives at the same structure as what the City streets are is that my understanding?

Mr. Ackermann: That is correct.

Mr. Hall: Because, the issue that I had with it was if there was a catastrophic event back there and we ended up with three or four pieces of fire apparatus and that the HOA would be responsible then for the damage to the road. When Mr. Taylor indicated that there weren't going to be any curbs on this, what would keep, what is going to keep the road from breaking apart with no curbing on the side of it or had you planned Mr. Ackermann to put curbs on there?

Mr. Ackermann: No, we would follow the Hamilton County specification for, basically a non-curb suburban road that has drainage in the middle of the road with drain pipes and inlets at that piece. So, that was the spec that we would follow which would then comply also with the specifications with the depth and the material that is used throughout the rest of the development.

Mr. Hall: Okay. Thank you.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. I did a little research, went back and looked at the minutes from last month and the best we can come up with is the Woodlawn situation is a 12-acre property with 43 sites. I think, I know I myself addressed this last time and we are looking at a 13-acre new development here with 52 sites. So, as other members have mentioned I am just not comfortable with a 40-foot lot with 12 of them on Kemper Road. On those 40-foot lot homes on Kemper, what would be the square foot of those homes, square footage?

Mr. Ackermann: Between 1,000 and 2,700 square feet.

Mr. Ramirez: That's a big house. Okay. Overall, I like the project except for that density part on Kemper Road. Just for your knowledge. Thank you.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. Mr. Ackermann or anyone from the team. There is also some concerns with regard to as the project development takes place the displacement of wildlife. Can you or anyone else on the team indicate what the plan would be for managing the wildlife that is back in there in terms of deer, coyote, skunk, raccoons, what have you? Will folks be trapping it? Will folks just be building and wherever they go they go or is there a specific plan for managing that wildlife?

Mr. Ackermann: There is not a plan.

Mr. Hawkins: So, you guys are going to go back, build, do what you are doing and wherever they go they go?

Mr. Ackermann: Yes.

Mr. Hawkins: Okay.

Chairman Darby: Mr. Bauer are you back?

Mr. Bauer: Yes, Mr. Chairman, I found some of my questions. The electric service to the development. It talks about that, we have a major overhead running down through that creek. Is the plan in the development itself to run underground, overhead service to the houses?

Mr. Ackermann: All service to the houses will be through underground electric.

Mr. Bauer: Okay. Go back to traffic again. I appreciate all of the effort that you weren't required to do that you did as far as looking at the various other developments, similar developments coming up with a traffic count and coming up with a comparable to your development here. You know I was worried about what the traffic is going to be based on what the residents say. They live it daily. I don't live in that area but I know that Kemper is a major Thorofare, and does get a lot of traffic. So, I appreciate that effort. I am an engineer also, not a traffic engineer, I understand data and that is what you get when you go out and you take that extra effort to do traffic counts at other places and I'm not going to discount the residents because they live it but I appreciate that extra effort of looking at it and it is going to make some impact. But it is negligible to, Mr. Shroyer said to the problem that we have with Kemper Road so I appreciate that. Thank you.

Chairman Darby: Thank you. Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. I have a few questions. Mr. Ackermann a couple of the sites that were referenced were Gershom Grove subdivision.

Mr. Ackermann: Yes.

Mr. Okum: And the other one was Witherby Meadows subdivision, and the other is the sight in Woodlawn. To forget the name of it.

Mr. Ackermann: Woodlawn Meadows.

Mr. Okum: Woodlawn Meadows, he's the name. According to the documents that we were provided the lots at Gershom the typical lot size is 50 to 60 feet and 110 to 120 foot deep. The lots of Witherby, 24 lots there all occupied and successful. But with these projects are really successful. Typical lot sizes 55 feet to 60 feet with 120-foot

130 foot deep. So, supporting the 40 foot, markets to change. This is 2016 through, now right?

Mr. Ackermann: Correct.

Mr. Okum: So, we have a couple of years

Mr. Ackermann: Actually 2014.

Mr. Okum: 2014. So, we have a couple of years that it has evolved, trends have. I have spoken with the folks that I work and serve with at Regional Planning and the trend and I stated this at the last meeting, the trend is small lots. That trend is a lot of house and a lot was to take care of. I think you have accomplished that. I can't disagree. I'm very encouraged by this site, the prospect of the site developing in Springdale. Extremely favorable to what you have done. I am most appreciative to the green space that you have adopted into the plan because I think it is important. That brings vitality to life. When you take away trees and you take away green you basically have nothing but urban. So, I'm very pleased with that. We do have a couple of questions in regards to I'll go back to space and density in a minute but I mention that the last meeting the owner's association should they fail to establish an organization I guess it is mandatory that they have to establish it in order to take care of the fees and responsibilities of the association?

Mr. Ackermann: We establish the HOA first and maintain it all the way through full buildout. So, I maintain control of the association until the last house is sold. So, we even if necessary prefund that. So, we manage that all away through until full absorption. So, it is not left deficient or without any form of operation. So, we essentially operated for the first 1 to 2 years and then we turn it over to the home owners themselves.

Mr. Okum: That is bound by the covenants?

Mr. Ackermann: Yes.

Mr. Okum: Is the city a party of the covenants?

Mr. Ackermann: Not typically.

Mr. Okum: Okay. I just wanted to understand if we are.

Mr. Ackermann: We have not burdened the city, any municipality before with that. It is more or less a private arrangement overlying that.

Mr. Okum: I understand. I just want to make sure that the residents in the community understand that the city is not burdened as a member of the association. Timeline, you have two basic areas of development. You have the east area and the west area. Is that going to be done all at one time?

Mr. Ackermann: Yes.

Mr. Okum: Okay. So, infrastructure will all be built out.

Mr. Ackermann: Correct.

Mr. Okum: So, the alleys will be done, if they're going to call them the alleys I guess that's what you want to call them, Mr. Rothert.

Mr. Ackermann: Everything will be built at once, public streets private streets. Both public and private development everything will be done at one time.

Mr. Okum: Okay. That includes that I think you're doing something with the power line or is that Duke Energy. Duke Energy as redoing the power point?

Mr. Ackermann: Duke is doing that. That is their responsibility.

Mr. Okum: And you are doing the water service that will tie in to Route 4, Springfield Pike into Smiley?

Mr. Ackermann: Kemper into Smiley.

Mr. Okum: Kemper into Smiley, okay. For a timeline for development as what? When do you plan to start?

Mr. Ackermann: We anticipate starting sometime between December and January.

Mr. Okum: Your buildout period is 18 months I believe I heard that last time?

Mr. Ackermann: Anticipated, yes. Site development would be 4 to 6 months and then home construction would overlap with that.

Mr. Okum: Do you give your builders a choice of which lots they want?

Mr. Ackermann: We hold a lot selection that the front end and then they select which lots to purchase.

Mr. Okum: So, you may have two or three of the same build are next to each other or they spread out?

Mr. Ackermann: It would depend on the section of the development. Anticipations that there'll be multiple builders building in a row so that you wouldn't have per se one builder continually all the way through. So, you would have a variety of design types and product.

Mr. Okum: The homes that your intent, this is the final plan review so I'm just asking intent now, attached garages?

Mr. Ackermann: Yes.

Mr. Okum: All attached? Porches on the front? Standard or not standard?

Mr. Ackermann: On the homes fronting Kemper.

Mr. Okum: Only on the homes fronting Kemper?

Mr. Ackermann: Not sure on final design for the rest of the home so they would be similar to what you saw in Witherby, Gershom and Woodlawn Meadows. So, most of those homes have some form of porch on the front.

Mr. Okum: That's up for discussion obviously at final plan review.

Mr. Ackermann: Yes.

Mr. Okum: If it does go through. Just so that everyone here realizes, one this is a PUD, two it is just a referral from this body, it requires five affirmative votes to get a positive affirmation and it's a referral to City Council. City Council will make a decision on the approval for the PUD zoning for the property. Okay. I see everybody here listening so I just want to make sure. I mentioned at the last meeting parking for access to the mail centers. Has that been accommodated?

Mr. Ackermann: Yes, that has. So, we have addressed that with the guest parking on the left-hand side of the development at the rear alley and then on the right-hand side we will add additional parking between the homes that front on Kemper and the first group of homes for the cul-de-sac. So, we will have an offset parking space that would accommodate for the gang mailbox there.

Mr. Okum: And Smiley will be delivered as it is currently exists on Smiley.

Mr. Ackermann: Anticipated that there will be another box there back or the cul-de-sac with a pull off area as well.

Mr. Okum: I mentioned at the last meeting that I would encourage this commission to review the covenants that are associated with the development and get our direct approval for those covenants. You have given us a sample. Typically, we just refer it to staff and let staff and the law director, but we would like to get their comments back and have a discussion on the covenants. Getting back to the density issue, I think you've done a fine job. Kemper Road is going to be a stickler for pretty much everybody in this community. It is tough for you. It is a dollars and cents thing. You've got a beautiful development. A lot of nice builders and a lot of builders that really want to develop here. We're proud to have them come to the City of Springdale. That is a good thing for Springdale. The only thing is those 12 are going to be a challenge. If you do the math, you can't get 11. You only get 43-foot lots and what's the difference of 43 are 40 it does not make any difference. But the evidence that you've given me to support the 55 to 60 foot lots with the other three developments. So, I am going to support a wider development, wider lot for Kemper Road along with the other two commissioners that have supported that. I wish it would work at 40 but I don't think it will work for us and the community. I think that it would look, I hate to say it this way but, it would look like you are going through a downtown of soldiers. Soldier houses and it would be, and I understand what you are saying that the houses won't be any wider, the lot maybe have a little more grass on the side of it but all the way down Kemper Road, that's pretty much what you've got. Internally to the site I think you have done a great job and based upon that I am going to go and support the other commissioner's position that 11 I know won't work so it would have to be 10 on that southeast, or southwest corner section on Kemper Road. Just, can't make it work any other way.

Chairman Darby: I don't have any other lights. So, I do want to make a statement. I want to talk to you a little bit about process folks. You make the process work. You are very fortunate to live in a City, that is, really when it comes to planning and development to govern, is state of the art. We don't come together and consider these proposals just based off the top of our head. Springdale folks have come before us and they have given us a code, a very detailed code which is revisited periodically. The last time that there was a comprehensive review, I believe that was two years ago. A lot of input goes into that code and everything that we do is bound by that code. Guess who develops it? Guess who signs off on it? The people that you elect. Okay. That is what this process is all about. There is a lot of give and take. Sometimes there is long hours but it is fun. It really is, because we are making a contribution and you are making a contribution. No that is about process, but I do want to offer just one push back to some of my colleagues about the density of this project. I play golf over at Blue Ash some times. Blue Ash Golf Course and I forget which road, it's a major road off of that hole that I always hit my ball into the woods. There is a major development going up over there. Mr. Ackermann you may know what it is called, I don't know. But, they had a billboard up and those houses, it was like \$350 to \$650,000.

Mr. Ackermann: The name of the development is Daventry at Summit Park by MI Homes.

Chairman Darby: Huge houses. But, as Dave has explained to me they have a concept, what is the concept.

Mr. Okum: Zero lot line.

Chairman Darby: Zero lot lines. They are as close together as these are, because that is what people want. You heard about the millennials, they want to eat at Chipotle and not cut grass. That is their life style. I am convinced, I'm convinced that this high-density development will attract people to Springdale. I am convinced of it. They are convinced of it and they are the one that are putting the money out there. So, I respect the opinions of my colleagues very, very much but on that one area, as far as the density

I just wanted to offer a little bit of push back because if you change those houses on the left, what are you going to do with the ones on the right? That is the exact same configuration. So, for what it worth. I think we are ready for a motion.

Mr. Okum: Without a comment.

Chairman Darby: I almost got you. Mr. Okum.

Mr. Okum: I don't disagree with the concept of narrower lots and houses filling the lot. I really don't. Less grass to cut and all of those things that the millennials are looking, I am all good with that, it's just 40-foot doesn't do it because it makes it a row of soldiers on Kemper Road and it is just not going to work for me. So, I just, everything that I have seen, I have not seen those, I have not seen representation presented to me and if somebody had presented it to me, show me how that really looks with 40-foot lots and houses on it in a subdivision that I can readily go to and look at, I'd be thrilled to death to see it and feel it. I went downtown along River, whatever they call it River Road now. All of those townhomes that are sort of stacked on top of each other, zero lot line homes, they are great but they've got garages on the front and they, that is right for downtown but is it in the suburb and is it right here and I just can't support that. But, I am going to make the motion and we will see how it goes. Hopefully we can

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. With all due respect Mr. Darby, I do work in Blue Ash and I do drive by those homes and the difference being, they are large homes but they are not all facing the road.

Chairman Darby: See, those are the only ones that I see.

Mr. Ramirez: Also, like you said they are larger homes. These what we see here on Kemper Road are, would be all alike and all in a row. So, I think

Chairman Darby: No, not all alike.

Mr. Ramirez: Not all alike, all alike size wise. Designed differently. The difference being 40-feet and I don't know what the size of those are in Blue Ash but I don't think that they are 40-feet.

Chairman Darby: They are a lot bigger because the houses are so much bigger.

Mr. Ramirez: You don't really notice it because of the mounding that they put up in front of those homes and they a brick wall up there you don't really notice those homes sitting back there. I work on the other side and I can see those from the other side. Thank you.

Mr. Okum: Mr. Chairman, may I?

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you. I hereby move to approve the following project, Springdale subdivision, Springrose subdivision a 13.361-acre site, case number and if I get this wrong I am going to be really upset, case number 33946 per the specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. This excludes submissions and comments to the staffs review by the applicant. Whereby this approval Planning Commission as referring this to City Council for consideration. It is included in this motion are the additional exhibits listed below. That just means we did not have it and I'm saying the exhibit one the color rendering provided as a representation of the overall concept. Is everyone on target with that? This motion includes the following conditions: staff, City Engineer, and City Planner's recommendations and considerations contained in their report. This being a PUD it shall include staff and law directors review of the approved and approval of the covenants to be submitted by the

applicant reviewed by staff, the law director, and submitted to Planning Commission for review and consideration. This motion also includes special parking drive and site and conditions for access to the mail centers has provided by the applicant. Special traffic and street improvements to include general private streets shall be constructed for Springdale specification depth standards to be reviewed and approved by the City Engineer. As to density of the project on Kemper, the southwestern portion of the project along Kemper Road shall be reduced down from 12 lots to 10. Changes to any of the above conditions referenced shall constitute a change of the approved plans and such changes shall require approval of this Planning Commission.

Mr. Hawkins: Second.

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

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

Chairman Darby: Thank you.

Mr. Okum: Phase one.

Mr. Ackermann: Thank you all very much.

Chairman Darby: Thank you all for coming. You're welcome to stay.

- D. Professional Design Associates (Plumbers & Pipefitters), 1300 Century Circle North, Springdale, Ohio, Revised Development Plan (Application 33948)

(Continuance requested, see comments and vote on continuance under item A, OLD BUSINESS section of these minutes.)

#### VIII. NEW BUSINESS

- A. Cincinnati Custom Signs, 12124 Sheraton Lane, Springdale, Ohio, Minor Improvement Requiring Planning Commission Approval (Application 34059).

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. This request is for a sign package to go at the Midwest Eye Center. I am sure that you all recall some months back, we had a similar proposal for the Homefront Nursing where there was a request for channel letter sign for the name of the business which is Homefront and there was a cabinet sign that conveyed a little bit more information. This particular request is at the same building and it is a similar type request where the Midwest Eye Center portion of this is channel letters as is the requirement, the issue in question here is the panel sign below it that says Macular Degeneration diabetic eye exams, etc. So, that is really the request that is before you today. I'm sure Mrs. McBride has much more to say.

Chairman Darby: Mrs. McBride.

Mrs. McBride: Imagine that I have much more to say. So, the property, as you heard when we were looking at the Homefront Nursing, it is zoned General Business but it is within Sub Area A of our Corridor Review District. In the new code and in the CRD districts there are two particular conditions that the commissions needs to look at. One is that, as Mr. Taylor indicated, that all of the wall signs have to be channel cut letters unless otherwise approved by this commission and then two that no more than 50% of the signage can be non-earth tone colors. So, with regards to the channel cut letter issue, they are proposing on this, this is the east elevation of the building so it would face Springfield Pike. A 43.5 sq. ft. sign. You may recall, as Mr. Taylor indicated, that

we previously approved a 36 sq. ft. Homefront Nursing sign. This elevation of the building is entitled to a total of 134 sq. ft. of signage so they are below with this second sign, they are still below signage that is permitted on that elevation. However, the Midwest Eye Center is the channel cut letters but there is information below that that would be considered contained on a cabinet sign that really can't be conveyed with channel cut letters. So, it is a similar situation to the Homefront Nursing. For the commission's information, in the next round of text amendments we are probably going to be looking to address this specific type of situation where you've got a limited amount of information that could be included with the channel cut letters. That's not the case tonight. So, that is one issue that is before the commission. The second issue is whether or not the signage contains more than 50% of earth tone colors. They have indicated that the sign is going to be warm grey, light grey and orange. We had asked them what percentage of the sign was going to be orange and we did not get a response. So, hopefully they can address that this evening and if that is over 50% then if the commission feels that is appropriate and you can approve that request as well.

Chairman Darby: I have one question before we move on. Is this scaled?

Mrs. McBride: Is it to scale?

Chairman Darby: Yes.

Mrs. McBride: Probably not.

Chairman Darby: What we're seeing here, is that correct representation of what it will look like as far as the sizes and the proximity of the two signs?

Mr. Taylor: Well, if you look at the picture it is actually kind of superimposed over the way that the Homefront Nursing sign looked before it was actually installed. The picture on the left-hand side at the bottom is the way it actually looks today. The picture on the right-hand side that indicates the Midwest Eye Center portion next to it is actually superimposed over a picture of the building prior to the Homefront Nursing. So, the long and the short of it is, that think what we're asking for you folks to approve is kind of the concept and the size of the sign because the size that is depicted up above, with the idea that it will be well within the allowable amount. I wouldn't get too hung up really, I guess on that picture on the lower right-hand side because I think that is really kind of not a representation of the way it is really going to be.

Chairman Darby: But it is the way that is represented.

Mr. Taylor: Yes.

Mrs. McBride: Just so that the Chair understands and the commission understands that they will then come in they will make a formal application for a sign permit and at that point in time, I will look at it again and then make sure that the sizes and that it is exactly what the commission approved if you so choose to approve it and that it meets all of the of the requirements of the zoning code.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. All in all, I don't have a major problem with it except that it is confusing to me on what businesses where in that building. The Homefront Nursing, I totally understand and even though the sign is actually on the eye institute side wall or rear wall of their space I'm okay with that. I think it makes sense because it tells you where the doorway is. I have a problem with the eye institute sign being on that lower, what we could call it a side rail across the front of the building below the windows. I'd more likely like to see it up on that wall which we can't see in this photo, but there is a wood wall on each side of the window sections on that upper elevation that would be much more appropriate in my opinion, for the eye institute because they are on the second level of the building and it makes reasonable sense to a person looking at it. It's just not signage to be signage of signage with the purpose and an account what the sign says that it gives me more realistic understanding of the

purpose of the sign. Is the representative here. I want to hear from you on that. Are you the sign person?

Mrs. Heinlein: I am the sign person and I actually addressed that very thing with them about putting it up higher and they are, they own the whole building, that is their property, the eye center's building and their response to me was is that they wanted something that would be lower so that people who were driving by would be able to see it better. Because with it up so high they are quite a ways, visually from people seeing it from the road.

Mr. Okum: Then it looks out of proportion on the building because it is right and left and they are not centered, the signage package. If one was on the left and one was on the right at that

Chairman Darby: If I recall, that question was raised when the first plan was submitted to us but it was not up for discussion because we were not talking about a second sign.

Mr. Okum: Correct. Now we have a second sign.

Mrs. Heinlein: I'll address that a little bit too. So, since we submitted everything, Midwest and Homefront have kind of come to an agreement and actually Homefront has come to us and asked us if we would be willing to move their sign over to the left so that we can get balance.

Mr. Okum: So that we can get balance on the signage.

Mrs. Heinlein: Yes.

Mr. Okum: Then I'm good with it.

Mrs. Heinlein: And they would like for us to do it at the same time if you all agree to everything.

Chairman Darby: Great. Mr. Taylor, you were holding that back on us, right?

Mr. Okum: You were hiding that.

Chairman Darby: Big finish, right?

Mrs. Heinlein: Well they actually did not know that. As far as the sizing, or I mean the coloring I do have that. My husband and I own the sign company together and he came and gave me those percentages today. It actually comes out to 49.1% even though visually it looks like the orange portion is larger, when you take the whole, like put a rectangle around the whole and boxed it out the orange portion of the channel letters themselves are well and the orange part which is the pupil of the eye that is 31.4% of the total sign area. If you take the whole, all three components, the orange letters, the pill box which is the box underneath the channel letters and the logo part, the eye part, then that is 49.1% of those three components together. I'm sorry I don't have this for everybody.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. I'd like to echo Mr. Okum's comments on that. You've got a sign here that is 151 feet long including the logo and it is going to be jammed up against the other sign.

Mr. Okum: 151 inches.

Mr. Hall: 151 inches, I'm sorry. And it is going to be jammed up against the other sign that is put there and you are not going to be able to tell.

Chairman Darby: They are going to space them.

Mrs. Sullivan-Wisecup: Yeah, they are going to put them on different sides.

Mr. Hall: If they can come up with the spacing it would be more acceptable.

Mrs. Heinlein: Yeah, one would be as it is represented there, the Midwest Eye Center, that one would be on the right. So, if you look on the left-hand picture, it would be to the right of the doorway and then the Homefront Nursing is proposing that they move theirs to the left of the doorway. So, it would be appropriate spaced, kind of above the windows.

Chairman Darby: Mrs. McBride.

Mrs. McBride: I just wanted to say that when that comes in to me for review, we can make sure that is the way that it comes in.

Chairman Darby: Okay. Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. I have an issue with the, I guess we opened Pandora's Box with the nursing sign and the information provided below it back then. I did not like it then and I don't like this now because it looks like a bill board to me. We are making our signs they are becoming bill boards. I don't like signs as it is. This just is not a good look on the building. It provides information that, I guess if you are sitting at that light you might, oh Midwest Eye Center they also do this and this and here is their phone number but I just, I don't like that and I would not support that bottom part of that sign.

Chairman Darby: I don't have any other lights.

Mr. Okum: You've got another one.

Chairman Darby: Mr. Okum.

Mr. Okum: Mr. Bauer, for this one particular precedent, in this one PUD development, has already opened the Pandora's Box as you have indicated and I agree with you about that but, what if that case area was no larger than the case area for Homefront? So, there is a balance of case space?

Mr. Bauer: At this point it doesn't matter to me.

Mr. Okum: I understand but I'm leaning to case space equality.

Chairman Darby: Question there Mr. Okum, if you go case space equality, I assume that the Midwest signage box is larger than Homefront?

Mr. Okum: It looks like it.

Mrs. Heinlein: I do not have that information in front of me.

Chairman Darby: I'm familiar with Homefront's sign.

Ms. Twila: I believe it might be a little bit.

Chairman Darby: Because you get to a point where, Macular Degeneration is not going to be readable.

(Laughter.)

Chairman Darby: I was not meant to

(Laughter.)

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Mrs. Sullivan-Wisecup: Especially if you have it.

Mr. Hall: What about laser eye surgery?

Chairman Darby: Even with glasses.

Mrs. Heinlein: I think it's like 6 sq. ft. larger overall signage. So, I would have to do the math, I can do that back at the office.

Chairman Darby: Okay. Are we ready?

Mr. Okum: I'm not getting a lot of comments.

Chairman Darby: When the final sizes and that are brought in, if it is going to be workable, I think the same size boxes makes a lot of sense. If your lettering is going to be even worth putting up there, because I believe that Homefront box is bigger, is smaller that this proposed one.

Mrs. Heinlein: I think Midwest's is longer. I think where the square footage comes in.

Mr. Okum: It is up to the applicant to make a determination what information they can get in that box.

Mrs. Heinlein: Right.

Mr. Okum: We are going to give them the opportunity to put a box up there the same size as Homefront. We are not going to control what they say in it, it is their decision. That's my opinion since we have already opened Pandora's Box.

Chairman Darby: You guys are good at that.

Mr. Okum: In this PUD. In this one special situation. Mr. Chairman I would like to make a motion to approve the following project: Cincinnati Custom Signs, Cincinnati Eye Institute, 34059, per specifications and designs provided in our meeting packet as exhibits with the following additions: The signs on the building on that elevation shall allow both business signs will be placed in a balanced configuration, left and right at the same height of the Homefront Nursing sign package. The color as submitted is okay. The case space for the eye institute shall be the same size as the Homefront Nursing case space.

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

Chairman Darby: Moved and seconded that this submission 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 2 with Mr. Bauer and Mrs. Sullivan-Wisecup voting against the motion.)

Chairman Darby: With five affirmative votes the motion is approved.

Mrs. Heinlein: Thank you, I appreciate it.

Chairman Darby: Thank you.

- B. SCP Springdale, 12110 Princeton Pike, Springdale, Ohio, Final Development Plan, Phase 1, Packet 1, Mass Excavation (Application 34084).

Chairman Darby: Mr. Taylor.

Mr. Taylor: Well, I'm sure all know what this is. This is obviously the GE Park. As we discussed briefly at our last meeting, because of the scope of the project the final PUD

is actually being broken into several phases. As you recall in the preliminary plan there was phase 1 and phase 1 was going to include basically buildings 2 and 3 and the public infrastructure improvements. So, this is called, we've called it package one which is the mass excavation piece which is the initial part of the work that they want to try to accomplish. I'm sure that everybody is imminently aware of what it looks like. You can see the Crossings there on the left-hand side. You can see Heritage Hill on the right. Crescentville to the upper part of the screen which is north of course is up in this thing and 275 on the south. This is the preliminary plan that you all recommended for approval and was in fact approved by Council in April. With the request is, is to do the mass excavation, the demolition and the clearing as part of this initial package. You guys have the entire set of plans but I'm only going to really focus on three sheets here because I think it begins to tell the story. You can see that the excavation and all of the work that is envisioned under this is actually is to the east of the existing drive that goes out to 747 which was intended to be the temporary access until the public road was complete such that the residents of the Crossings could go off the public road and get on Crescentville Road and then the last portion of this thing would be finished up. In addition, it was always agreed that no matter what was going to be done all of the landscape buffering and the drainage, storm water, erosion control and all of that sort of thing had to be resolved prior to, and these plans indicate the grading work, the landscaping, and the demolition and so forth and the clearing. This is the northwest portion of the site. Crescentville at the very top of the slide, 747 on the left, and the entrance drive to the existing Crossings off of 747 about halfway down the slide on the left. This is the eastern side of the property which shows the buffering along the Heritage Hill property and also shows the cut along Crescentville to the north and then some rather significant earthwork along the south side of what is going to be building three. And then finally this is the south portion of the property where you can see on the left-hand side of the slide is the buffering and a mound for The Crossings at the Park. Then on the right-hand side of the east side is the extension of the buffering in the mound along Heritage Hill. Again, you can see some work on the north side of the creek. As far as the considerations I think from the Building Department you all have a copy of all of our staff reports. I think things that we want to be ensured are going to be resolved prior to the actual start of construction here. We want to have a real good handle on the maintenance of traffic plan. Whether we're going to be providing some sort of fencing or some sort of traffic control to keep the construction traffic away from the residential traffic and our emergency responders and they are not trying to coexist out there. This is going to be somewhat of a challenge so we want to see a very detailed plan on that. There is a number of environmental issues. I think you probably all recall, with the stream work and so forth, we want to see at least some evidence that we've got some handle on that. We've indicated a willingness to try to work with the developer in terms of exactly how we accomplish this. I guess I would ask for your all's indulgence to work with staff a little bit with this because there is a lot of detail involved in that. My number three was the SWPPP. It is a Storm Water Pollution Prevention Plan. It is something, because even as part of the clearing operation we're going to be disturbing a significant portion of the site and we have to make sure that we're not going to have a bunch and sediment transport down, well primarily down Beaver Run. The tree survey situation, since they are not anticipating doing all that tree removal at once we suggested that we want an updated tree survey that would be consistent with the work that is shown just in phase one. At this point, we expect that we're probably going to be getting that and again we will verify that the proper amounts are paid into the fund. In addition, the shortfall that The Crossings at the Park, which has been agreed to all along as part of the conditions. That's all I have Sirs and Ma'ams.

Chairman Darby: Anyone else want to add to that? No lights.

Mr. Okum: Anne.

Chairman Darby: That was her que.

Mrs. McBride: Oh, I'm sorry I missed my que. It is the late hour of the evening. So, one of the big things for the City and for this commission imparticular, was to make sure that the residents at the Crossings and the residents in Heritage Hill were as fully protected as possible. So, part of that, as Mr. Taylor indicated was that the buffering

would be installed with this initial phase of the construction. So, what we did was we looked at both the grading in terms of creating the mounds and then the landscape material that had been previously shown to make sure that it matched what was approved, recommended for approval by this commission and then ultimately approved by Council as a preliminary development plan. You can tell by the very shortness of my report that it did, with very few exceptions, match. There were three areas, the buffer yard on Crescentville and the buffer yard on Princeton-Glendale largely meet what is required. There are some shrubs and so forth that need to be added. Those will not be added at this point in time because of construction but the applicant has committed to showing those on the final development plan for each of those sites. Similarly, the signage has to be within landscaped beds. That will be coming in on the final development plan for those lots and then for the actual development signage itself, the one on 747 and the one on Crescentville. They have agreed to that. We have pointed out an area adjacent to the spillway where they can add a little bit more landscaping so we are asking them to do that and that really is the bulk of our comments. I was really very pleased. I mean you know something like this normally I would come into you guys with eight or ten pages, but very pleased to say that what they showed you is what they are proposing and what is not shown, the few items will be coming back on the final development plans. So, that concludes my comments.

Chairman Darby: Mr. Shvegza.

Mr. Shvegza: Again, to echo Anne's comments, we received all lot of good information. We've been back and forth with the applicant as far as supplying information and it is going well. In regards to the roadway plans we're basically looking that a 30% set as far as completion. We're really looking at a lot of those detail aspects of it. Some questions on those that we're working with the applicant on. One item that we will need is auto turn for the trucks at the various intersections so we make sure that those geometrics are working fine for the trucks to be turning. I think Mr. Taylor mentioned the aspect of the means of traffic and additional levels of details at this point to make sure that we are providing a safe and secure measure for the condo residents to have access to 747 and back to their homes during the initial part of the construction. We need basically information noting that Butler County Engineer's office is in the process of reviewing the plans for what is going to take place on Crescentville Road, because obviously half of that road is within Butler County. Storm water, again we're working on that. Just some additional information that needs to be submitted. In regards to both of the conveyance of the normal storm and the major storm and the detention volumes that the detention basins that are constructed so we're in process of working that with the applicant. Another aspect as far as probably some additional detail that we need to work out, and again work with condo association is in regards to the measures and they're going to take to resolve some of the erosion issues that are taking place along the stream that exist a guest to the north of that the existing detention basin that is by the condominium development. So, we're working on that. I think Mr. Taylor mentioned the issue of the environmental mitigation and the storm water pollution prevention plan. Information from the utilities is still needed on the plans. We are working with the applicant to provide a physical restriction that the 747 intersection, proposed intersection that would prevent left turns in and out of that particular roadway. That has been a key aspect and we are working with our public works department and we want to make sure that that works to both prevent that left turn movement and also to provide sufficient radius for the right turn in and right turns out primarily trucks entering the development. I think those are the key aspects that we're looking at. Same thing for the proposed traffic signal at Crescentville Road and the proposed roadway into the development. Again, that is part we will need in review from Butler County Engineer's office on. That is important for that particular improvement also. I think one aspect that wasn't shown on the cross sections on this particular plan was the sidewalk that would link the Heritage Hill development where the sidewalk ends to the east of that element up to the proposed new roadway that intersection of Crescentville Road. So that is one additional piece of information that needs to be added to the plans. That concludes my comments.

Chairman Darby: Thank you. Mr. Taylor.

Mr. Taylor: I just wanted to apologize for the heat in here. Because of the hour, and you can see that the atrium as dark as well.

Chairman Darby: Are you trying to tell us something?

Mr. Taylor: I'm just making a statement. No editorial comment.

Mr. Okum: You know that all falls under him, right?

Chairman Darby: Yeah.

Mr. Taylor: That's why I made a statement.

Chairman Darby: I think we're ready. Mr. Okum.

Mr. Okum: Okay we are ready? I hereby move to approve the following project: SCP Springdale, 12110 Princeton Pike case number 34084 for specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. This excludes submissions and comments to staff's review by the applicant. That's it.

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

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

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

Chairman Darby: Motion is approved.

IX. DISCUSSION

Chairman Darby: Moving on folks. I want to mention something to this group and we still have some citizens here and I will say it in front of them. Tonight, I felt like I was herding cats. But, I do believe that the result was worth it. Folks were heard and based on my notes during our discussion we hit every question that was raised from the podium. I know some people left here probably didn't feel as good as others but as I said to the group I think the process worked. Okay.

Mr. Okum: You did a great job.

Chairman Darby: Thank you.

X. CHAIRMAN'S REPORT - None.

XI. ADJOURNMENT

Chairman Darby: The chair will accept the motion to adjournment.

Mr. Hawkins: Move to adjourn.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: Oh, there was light. Mrs. McBride.

(Large collective sigh was heard throughout the room.)

Mrs. McBride: A light.

Chairman Darby: I actually saw it.

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Mrs. McBride: So, I will be really quick and a talk fast. So, here is the deal. Friday, the 5<sup>th</sup> of October is going to be the Planning and Zoning Workshop. It is actually going to be part of the Ohio Kentucky Indiana American Planning Association conference downtown at the Netherland Hilton. The city has graciously offered to pay for whomever of you that might choose to attend. So, if you could let Mr. Taylor know sometime this week because the conference is actually going to be sold out and we're going to close registration. It has never happened before.

Chairman Darby: Do you have an e-mail that you can send us?

Mrs. McBride: Yes.

Mr. Okum: I'll be there.

Mrs. McBride: I know that you'll be there.

Mr. Okum: I'm working. These guys got me working.

Mrs. McBride: So, you will get an e-mail reminder tomorrow but if you could let Gregg or Liz know this week because again we are going to close it because it is full.

Chairman Darby: Thank you. I think we did that thing we are adjourned.

Respectfully submitted,

\_\_\_\_\_, 2018 \_\_\_\_\_  
Don Darby, Chairman

\_\_\_\_\_, 2018 \_\_\_\_\_  
Richard Bauer, Secretary