

PLANNING COMMISSION MEETING

October 08, 2019

7:00 P.M.

I. CALL MEETING TO ORDER

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

II. ROLL CALL

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

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

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON SEPTEMBER 10, 2019

Chairman Darby: The Chair will accept a motion to adopt the minutes of our previous meeting.

Mr. Okum: So moved.

Mr. Hall: Second.

Chairman Darby: It has been moved and second that the minutes of the September 10th meeting be adopted.

(Voice vote taken and the minutes were approved by a vote of 6 to 0 with Mr. Ramirez abstaining.)

V. REPORT ON COUNCIL

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. City Council met on September the 18th of this year. All seven members were present. Council had before them Ordinance No. 38-2019, an Ordinance authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with CT Consultants for design engineering services necessary for the Kemper Road/CSX bridge repair project and declaring an emergency. This was passed with a 7 to 0 vote. Council also had Ordinance No. 39-2019, an Ordinance adopting an amendment to the current collective bargaining agreement between the City of Springdale, Ohio and the Springdale Professional Fire Fighter's Association Local 4027 and declaring an emergency. That also passed with a 7 to 0 vote. Council had Ordinance No. 40-2019, an Ordinance establishing a Capital Projects Fund, entitled the Energy Special Improvement Fund and declaring an emergency. That passed with a 7 to 0 vote. We had Resolution R15-2019, a Resolution making an appointment on behalf of the City at Council of Springdale, Ohio to the Board of Directors of the Deer Park, Loveland, Sharonville, Sycamore Township, Symmes Township Energy Special Improvement District. Christine Russell was selected to that position and that passed with 7 affirmative votes. Council also met on October 2nd of this year and all 7 members were present. We had Resolution R16-2019, a Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor which is going to be 3.08 mills. That passed with a 7 to 0 vote. We had Resolution R17-2019, authorizing the execution of a petition to create the Springrose Meadows Community Authority. A new community authority to be organized pursuant to Chapter 349 of the Ohio Revised Code and that ultimately passed with a 7 to 0 vote. That ultimately is going to be individually a maximum, and it

is anticipated to be \$4,950.00 per year, per household as well as the total for over 15 years would be \$72,250. As of October 2, of the Springrose Meadows Community, 19 houses have been sold. The average home prices were over \$350,000. We also had some discussion with regard to the Ordinance that takes care of parking commercial vehicles. We will have some further discussion in the future. That concludes my report unless there are any questions of if there is anything that Mrs. Sullivan-Wisecup has to add.

Chairman Darby: Thank you very much.

VI. CORRESPONDENCE

None.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

- A. RDA Group Architects on behalf of Morris Home & Ashley Homestore, 11755 & 11765 Commons Drive, Springdale, Ohio, Revision to a PUD. (Application 35583)

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. This is part of the Beltway Center PUD. This is just an aerial from CAGIS. Basically, the white roof in the center of the building there is the Dave & Buster's and this is to the, on the slide here it would be to your right, is the area that we are looking at which is the Morris Home and so forth. This is simply the rendering that is in your packet. I think it is the most descriptive that really illustrates what it is that the folks are trying to do here. The information that you have in your packet shows a little more detail of the construction but essentially this is the improvements that they are looking to make to the center. That's all that I have.

Chairman Darby: Thank you. Mrs. McBride.

Mrs. McBride: Thank you. So, Mr. Taylor showed you the rendering that is proposed and basically what they are doing is, and I won't steal their thunder, but they are creating entrance ways, store fronts for each of their individual, I'll say brands. In doing that they wanted, I think, to have consistency with the way that those looked. So, if you will recall, the one façade has a pointed roof and they are taking that out and making that all, I'll say squared off which also matches what Dave & Buster's has and just kind of modernizing and cleaning that up. I will need the two members of Council to decide if this is a minor amendment.

Mrs. Sullivan-Wisecup: I find this to be a minor amendment.

Mr. Hawkins: I also find this to be a minor modification.

Mrs. McBride: Thank you. The only two other comments that I have is that we didn't get anything with regards to the size of signage so that would, obviously, need to comply with code so that staff could review and approve that or it would need to come back to this commission. The only other item is that they have quite a bit of landscaping material now up against the façade so if that material is to remain, they are going to need to protect that during construction and if any of that plant material is to not survive the construction then they are going to need to replace that. So, we have asked them to document that, take pictures or they can do a small planting plan or whatever before they start construction so that we know what is there and then if things are damaged it would need to be replaced afterwards. So those are all of my comments.

Chairman Darby: Thank you. Mr. Shvegza.

Mr. Shvegza: I have no comments.

Chairman Darby: Applicants want to come to the Dais please.

Ms. Duke: Hi, good afternoon.

Chairman Darby: Could we have your name for the record please.

Ms. Duke: Jenny Duke, RDA Group Architects.

Chairman Darby: Thank you. Do you want to share with us?

Ms. Duke: Sure. As Anne mentioned, we are pretty much just doing a façade upgrade to the building. When we submit for full construction documents, we intent to do some interior renovations as well so that the tenants are trying to make a good improvement for that site. They intend, we will make sure that the landscape is monitored during construction but that is currently handled under then landlord's scope but we will make sure the contractor, if anything is in the way, make sure that it gets relocated.

Chairman Darby: Thank you. Esteemed panel? Mr. Okum.

Mr. Okum: Just real quick question. With these cornices and trim, is there going to be any accent lighting, LED lighting, down lights built into that?

Ms. Duke: Most of the lighting will remain as it is. There is some up lightings on the site. There's no new down lighting or anything like that anticipated.

Mr. Okum: I didn't see any in the drawings, that's why I was just asking.

Ms. Duke: It would be part of, you know there's internally lit signs, those will remain and the signs will be submitted under a sign permit.

Mr. Okum: This is not your sign package correct?

Ms. Duke: Correct.

Mr. Okum: You are not submitting that, it is not part of this motion.,

Ms. Duke: That's correct.

Chairman Darby: You did a very thorough job. We don't have any lights.

Mr. Okum: (humming to himself)

Chairman Darby: He likes to make us wait.

Mr. Okum: I'm just trying Mr. Chairman to be thorough.

Chairman Darby: Ok. Mr. Okum.

Mr. Okum: I hereby move to approve the above following project, RDA Group for Morris Home and Ashley Furniture, case number 35583, per specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff. This motion includes the following conditions, staff and City Planner's recommendations and considerations contained in their report. This motion does not include signage as part of this motion.

Mrs. Sullivan-Wisecup: I second.

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Chairman Darby: It has been moved and second that this submittal 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 7 to 0.)

Chairman Darby: Congratulations and you may be a part of a record.

Ms. Duke: Thank you. No problem.

Mr. Okum: No, I've got a lot of things. I'm just kidding.

IX. DISCUSSION

Chairman Darby: Items for discussion.

Mr. Okum: I just have one item Mr. Chairman. Regional Planning Commission, Hamilton County Regional Planning Commission is intending on re-implementing the certification for Planning training and we should be getting that into effect for this coming year so that new people coming online to boards, including the City of Springdale, and those that are members of the Planning Partnership will be, it will be available to them at a very reasonable rate. Very, very, very reasonable rate.

Chairman Darby: Are you presenting this year?

Mr. Okum: I believe that I will presenting on the parts on making motions. Imagine that. So anyway, that was the only thing that had. Thank you.

Chairman Darby: Does the staff have anything that is just going to make our evening.

Mr. Okum: How many houses are sold? 19? Thank you.

(Someone talking off mic. not audible)

Mr. Okum: I heard that.

X. CHAIRMAN'S REPORT - NONE

XI. ADJOURNMENT

Chairman Darby: I know reluctantly someone will make a motion that we adjourn.

Mrs. Sullivan-Wisecup: Move to adjourn.

Mr. Hall: I second.

Mr. Okum: I get 12 minutes on the clock, how was the bets on that?

Chairman Darby: I heard a second and we are adjourned.

Respectfully submitted,

_____, 2019 _____
Don Darby, Chairman

_____, 2019 _____
Richard Bauer, Secretary