

PLANNING COMMISSION MEETING
March 10, 2020
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, Don Darby, Dave Okum,
Joe Ramirez, Steve Galster, Bob Diehl

Staff Present: Liz Fields, City Planner Representative, Don Shvegza, City
Engineer, Randy Campion Inspector Supervisor

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON FEBRUARY 11, 2020

Chairman Darby: Chair will accept the motion to adopt the minutes of our previous meeting held on February 11.

Mr. Galster: Move to adopt.

Mr. Okum: Second

Chairman Darby: Moved and second that the minutes of the February 11 meeting be adopted.

(Voice vote taken and the minutes were adopted with a vote of 7 to 0.)

Chairman Darby: The minutes are hereby adopted.

V. REPORT ON COUNCIL

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. The City Council met on February 19th. I was not present but everyone else was at that meeting. They had two and emergency clause is to all of the ordinances and the resolution. For some reason they did not get added ahead of time. So, they voted for all of these so I'm not going to go through all of these and say and they added that it, just know that they all but added, an emergency clause. Ordinance No. 07-2020, an ordinance for the authority and execution of an agreement with to Fred A Newmann for the Landan Lane the construction project. This passed with a 6 to 0 vote. That was just to OK the bid to go ahead on that. Ordinance No. 08-2020, was an agreement with John Jurgensen for the Beacon Hills subdivision street grind increase surface project. That passed with a vote of 6 to 0. Ordinance No. 09-2020 for the collective bargaining agreement with the fraternal order of police and labor council for the fulltime Sergeants and Lieutenants in Springdale. That passed with a vote of 6 to 0. Finally, Resolution No. 04-2020 was a resolution making an appointment on behalf of the city council of Springdale to the Board of Directors of the Deer Park, Loveland, Sharonville, Sycamore Township, Symmes Township for the Energy Special Involvement, I'm sorry for the Special Improvement District and that passed with a vote of 6 to 0. We met last week of March 4. We introduced our new employee, Daniel Blaylock. He is the new Property Maintenance Inspector. He was born literally in his home in Springdale that he was raised here. He went away to be in the military and he came back and he currently lives in Springdale again and they just recently hired him. We had no ordinances and no resolutions. Except for executive session, no I cannot tell you that executive session. I will tell you that it was 2 hours long. So a very short meeting turned into a 2 hour meeting.

Chairman Darby: Thank you. Anyone have questions up? To thank you.

VI. CORRESPONDENCE

Chairman Darby: Under correspondence you have received a copy, at your seat, of the city of Springdale updated Zoning Code, also a memorandum from Mr. Shvezgda, you'll elaborate on that once we get to the appropriate presentation.

VII. OLD BUSINESS

- A. Kleingers on behalf of Springdale Commerce Park, 12110 Princeton Pike, Springdale, Ohio, Minor Improvement requiring Planning Commission approval.
(Application 36370) (Continued)

Chairman Darby: they are requesting a continuance. By the way we want to welcome Mr. Campion and Mrs. Fields to our gathering this evening. Staff you are making comments about this request for continuance?

Mr. Shvezgda: They are still in the process, this is for the record plat for the Springdale Commerce Park and they're still in the process of making, addressing the comments that we had previous.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: You know I was going to have to say something about this. Thank you Mr. Chairman. So, this is a continue? So, they were continued before because they did other stuff and then they are continued again because this the other stuff in? I just wanted to make sure that I am correct so that when I do, thank you.

Chairman Darby: in the past we have gone along with two continuances almost automatically. Does anybody else want to comment on that but that is my recollection? Okay. So this time the chair will accept a motion, Mr. Galster.

Mr. Galster: I was just going to make a comment that we would anticipate that if they are not back with all of the information and the documentation that they need before the April 14 meeting that there will be a motion to remove it from the agenda at our next meeting. That would be my understanding.

Chairman Darby: They would have to resubmit.

Mr. Galster: So, with that understanding I am making a motion to continue this application 36370 two are April 14, 2020.

Mr. Hall: I'll second that motion.

Chairman Darby: Moved and second that this item be continued to the April meeting. Secretary please call roll.

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

- B. Cincinnati Commercial Contractors on behalf of Jake Sweeney, 30 Tri-County Parkway, Springdale, Ohio, Revised Development Plan (Application 36372)

Chairman Darby: Mr. Campion, who is lead on this?

Mrs. Fields: I can be if you want?

Mr. Campion: Yes, go ahead.

Mrs. Fields: The applicant is requesting to continue until the following meeting in April 14th. They presented in front of the Board of Zoning Appeals and their items were tabled at that meeting. So, they are currently revising their plans to go back to the Board of Zoning Appeals and then also revising the plans in preparation to come back to you all.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Again, this is the second tabling so I am guessing that the same kind of thing that we just talked about for next month?

Chairman Darby: This is the second.

Mrs. Sullivan-Wisecup: This is the second.

Chairman Darby: Right, that is correct. Chair will accept the motion to continue this item.

Mr. Galster: Mr. Chairman, I'd like to make a motion to continue this item until April 14, 2020.

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

Chairman Darby: It has been moved and seconded this item be continued until the April 14 meeting. Secretary please call roll.

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

Chairman Darby: That item is also continued.

VIII. NEW BUSINESS

- A. Klusty Sign Associates on behalf of Burger King, 1340 East Kemper Road, Springdale, Ohio, Minor Improvement Requiring Planning Commission approval. (Application 36482)

Chairman Darby: Mrs. Fields.

Mrs. Fields: That you Mr. Chairman. The applicant is requesting a number of signs on the south and east elevations of their existing Burger King facility in Springdale. The applicant is requesting a Burger King cabinet sign on the south elevation that is 28.27 square feet in size. That is below the allowable sign area so it meets the square footage requirements of the zoning code. Additionally, they are requesting two signs on the east elevation. Another Burger King cabinet sign. It is the Burger King logo the circle logo with parking and then also a channel cut letter sign that says flame grilling since 1954 on the east elevation. Per section 153.459(C)(2)(d) the planning commission needs to approve the two proposed cabinet signs that the applicant is proposing.

Chairman Darby: Thank you. Do we have any other staff's comments on this? Okay. Mr. Shvezda, your light? No comment. Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Just a questions or just a comment. The A2.2 drawing that was submitted has some X'ed out areas. Those, I would assume, should be motioned not to be include. I know that you said, Mrs. Fields, two cabinet signs so that should clarify but the location of those are per the drawings that were submitted. So the X'ed out areas on these drawings are not being considered right?

Mrs. Fields: Correct. They were part of the original submittal but the applicant has since removed those based on staff's comments. If the applicant wants to.

Chairman Darby: Please identify yourself for the record and good evening.

Mrs. Vergenz: Good evening. I'm Melody Vergenz, I am with Klusty Sign Associates. Burger King is going through a remodel which is why they are changing their signs. The actual east elevation I believe it is, no the south elevation is the front of the building facing Kemper. That is the elevation that would only get the Burger King logo cabinet. It is 28.27 square feet and then it is the south elevation that faces Chesterdale, I believe it is, the east elevation that would get the flame grilling letters and the cabinet sign. They do have signs on both of those elevations right now and there is a cabinet sign on both of those elevations right now. They are just upgrading with their remodel.

Chairman Darby: No lights.

Mr. Okum: No lights.

Chairman Darby: Mr. Diehl.

Mr. Diehl: Did I understand you that this is a nationwide company change?

Mrs. Vergenz: Yes. Burger King nationwide is going through remodels and upgrading to the new sign. There's really not a whole lot of change just the colors a little bit tweaking them but they are the same cabinets, channel letters that they have always had.

Mr. Diehl: Okay. Thank you.

Chairman Darby: Mr. Galster.

Mr. Galster: Thank you Mr. Chairman. Just for clarification, the flame grilling since 1954, is that lit or is that back lit or how is that illuminated?

Mrs. Vergenz: It is an illuminated channel letter with LED's inside of it.

Mr. Galster: Okay. Then the red banding is all the way around the building as well?

Mrs. Vergenz: Yes, as it is right now.

Mr. Galster: So, there is no change to the banding?

Mrs. Vergenz: The banding will be upgraded. Because the red is faded and there will be LED lighting put behind it. Right now they are florescent bulbs.

Mr. Galster: Is the thickness of that banding changed? I mean was it just an LED tub light around it before and now this is

Mrs. Vergenz: No. That banding, I want to say, going from memory is 2 or 2 ½ feet tall.

Mr. Galster: Okay.

Mrs. Vergenz: And it has florescent bulbs all the way around. Some of the older ones have neon behind them but this particular one has florescent bulbs.

Mr. Galster: Thank you.

Chairman Darby: Mr. Okum. They come up with one new sandwich and they want to change everything.

Mrs. Vergenz: They just want everything to look nice and fresh.

Mr. Okum: Mr. Chairman if I could just for a second. Are there any changes to the parking lot lighting elements, the cabinet case?

Mrs. Vergenz: Not at this time.

Mr. Okum: Based upon the comments from the Planning Commission, Mr. Chairman I hereby move to approve the following project: Burger King at 1340 East Kemper Road, case number 36482 per the specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to the meeting. This excludes items on those drawing submitted with the X'ed out identification. This motion included the following conditions: Our City Planner recommendations and considerations. All accent lighting, LED or translucent shall be maintained at all times. If a portion of the system becomes defective all accent lighting shall be turned off until such repairs are made. Is that all good?

Mrs. Sullivan-Wisecup: I'll second.

Mr. Okum: Oh.

Mrs. Sullivan-Wisecup: Do we have more?

Mr. Okum: Yeah. I just have one other statement to add into the motion. All other conditions of the code of the City of Springdale shall remain in effect.

Mrs. Sullivan-Wisecup: Ok now I second.

Chairman Darby: It has been moved and second that this motion 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: Okay, moving on.

Mrs. Sullivan-Wisecup: Congratulations.

B. GBC Design, Inc. on behalf of Chick-Fil-A, 501 East Kemper Road, Springdale, Ohio, Development Plan (Application 36503)

Chairman Darby: Mrs. Fields.

Mrs. Fields: Thank you Mr. Chair. The applicant, Chick-Fil-A is requesting to, they are proposing to remodel their existing store located on Kemper Road. The existing facility is located on a 1 ½ acre property on East Kemper Road and Tri-County Parkway. The property is zoned PUD, Planned Unit Development. The existing store includes one drive thru area that was approved by the city. The applicant did stripe a second drive-thru lane that was done without City approval. With this request they are looking to add on an additional 393 square feet of office to the south side of the building. That is the rear side of the building and to reconfigure the drive-thru line, the drive-thru lanes in order to have two official drive-thru lanes. You can see on the plans that the new configuration you will enter the site and you will go around the drive-thru area and then you will enter the drive-thru area and continue. So you will essentially do two laps around the building before you are done and exiting with your food. It is kind of a complicated thing but due to the amount of traffic that Chick-Fil-A receives, this is their kind of new model in order to prevent queueing from happening outside of the site. The two lanes would merge into one lane before you would get to your food at the pick-up window. So you can see how that works, the configuration works on the plans. They are proposing a metal canopy to stretch over the two lane order area that will allow for protection for their employees that stand outside to take the orders and there will also be an overhang over the pick-up window. Per section 153.256(G) of the code, two members of City Council who serve on Planning Commission will need to determine if the proposal is a major or a minor amendment to the PUD. Staff does not believe that the proposed modifications are a substantial

change to the approved final development plan. So we would recommend that it is a minor change.

Chairman Darby: Council persons?

Mrs. Sullivan-Wisecup: Yes, thank you. I find that it is a minor change.

Mr. Ramirez: I agree with the staff that it is a minor modification.

Chairman Darby: Thank you.

Mrs. Fields: Additionally, some of the details of the site. The proposed building area would increase to 4850 square feet. Per our parking code that would require 32 spaces. They are proposing 59 spaces and that is actually a reduction from the amount of parking spaces that they have now. Due to the reconfiguration there going to lose and believe it is from 65 spaces to 59 spaces so they are losing six parking spaces. They have submitted documentation that those number of spaces are needed for the use per our code requirements since they are over parked. Additionally, due to the number of parking spaces they are required to have additional landscaping. That has been identified to the applicant. They have noted that that they, due to the lot and their circulation and their need for the parking spaces they do not have additional space to add additional vehicular use area landscaping than what they are proposing. They are required 1592 square feet of vehicular use area landscaping and they are proposing, they are providing 2182 square feet. I think that kind of sums up my main comments. You have any comments about the submittal just let me know.

Chairman Darby: Mr. Campion you have any comments?

Mr. Campion: No, thank you.

Chairman Darby: Mr. Shvegza.

Mr. Shvegza: Thank you Mr. Chairman. As far as the site improvements, they are increasing, slightly, the impervious area on the site, however looking back if you've regional calculations, it was determined that the volume for the original installation was based on the assumption that the entire site was impervious which it is not. So essentially, they have in a volume to compensate for the impervious area that they will be providing on the site now. So, no modifications to the existing underground detention basin will be required. In addition there is a feature of that particular type of underground system that they have they can be utilized for the post construction best water best management practices water quality aspect of the requirements would be. So they have that in place they just need to basically clean it and inspected to make sure that it is functioning. In addition, since it is not being utilized for that they will need to prepare an accord and operations and maintenance agreement and that needs to be in place before the final approval of the operations as it is constructed. That concludes my comments.

Chairman Darby: Thank you. Mr. Galster.

Mr. Galster: Thank you Mr. Chairman. I assume that most everybody on this dais has been to the Chick-Fil-A in Springdale and has noticed at times when it has been so busy that the traffic is pretty backed up. With that in mind, and maybe if you look at page C301, that drawing it my mind of held all along with what I'm thinking. If, in fact, all of those people are put on this lot based on that configuration from the drive thru. You know you're entering at the easternmost entrance and coming around and you're basically filling back in but then there is not a stop sign or stop bar where the left lane is getting their orders, you are in the center lane if you're going into the queue. Based on just the volume that I have seen during their busy time, I anticipate that there will be cars backed up that you just to enter the drive to the area. Now I'm going to have people been our exit in the restaurant, coming around in the third lane and somehow my first and third lane made be blocked by the second lane don't see each other and they are all supposed to exit out the same space and it just seems to me like that is

just the problem waiting to happen. Now, doesn't mean that I don't agree with the fact that there needs to be some improvement to the site they handle the traffic. I just don't know that this left lane center lane in right lane merging at one, an exit point right there. I mean you are expecting the middle lane to stop. So that means we are going to have stopped traffic. We're going to have somebody coming out of the drive thru after getting their order trying to exit they are in and have people coming around the building trying to exit as well. So, that is a concern for me on how that is going to move based on the volume of drive thru traffic that you have.

Chairman Darby: Do we have a Rep from Chick-Fil-A here? Would you please identify yourself?

Mr. Wiley: Allan Wiley with GBC Design.

Chairman Darby: Welcome.

Mr. Wiley: Good evening. The wrapping around of the building, we added that stop bar and we can certainly add additional signage there. The store currently operates in this fashion today. He has it striped out there for doing the same thing. With adding the canopies and the multi-lane order and then a canopy out by the pickup window, that is actually going to speed cars through the drive thru because it makes it more efficient. We are adding kitchen space in the building by doing this building expansion. It is going to make the kitchen go faster as well. We may not see cars in that other lane. We are striping it in case there are instances where we have that for our peak hour but the whole purpose for the new drive thru configuration is to get cars through there more efficiently. We will also have team members out there and in food out underneath the canopy in order to speed cars through. They will be trained to manage that traffic is well in that area.

Mr. Galster: Now that is another concern of mine when you start getting people traffic into those three lanes as well. Now presently when your second drive thru lane comes around it stops basically at the takeout window and you guys feed them the food but see this drive thru way to lane is up quite a bit farther and it is going to block the ability for the person in lane one to see anybody coming at all in the lane to three. Presently if I am in lane one and somebody is accenting the restaurant because of the fact that you have stopped lane two at the same place that I am at to get their food, I have a much better chance to see the people coming in from lane three if I am exiting from lane one.

Mr. Wiley: We could move that stop bar back.

Mr. Galster: Well but then I don't know how well that, you know, I think there is just a lot happening in that little bit of a corner and I don't know if you've looked at increasing your site plan altogether and may be getting some of the empty parking spots from Lowes maybe or anything like that. It just seems to me like there is a lot going on right there and then we are going to have servers out there delivering bags to? I just have a concern with that. Thank you.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. I have to echo Mr. Galster's statements. I was looking at this before and it just looks like there is a lot of arrows going in the exact same place. If I'm looking at this it looks like you are going around are going around you're going around and then all the sudden it isn't exit and you all have to make the way plus the cars that are parked because they went inside it also have to use the same area to get in and out of the parking spaces and get out of the parking lot. I just have really big concerns. It is the same concerns that I have currently with it. I've had concerns about the drive to there because you do have people running out food right now just like you are proposing to that second illegal lane and that you have right now and then you have people out here taking orders as well at the order taking part. I have the concerns about this. I feel like there is going to be some problems and I agree that if you're in that first lane you won't be able to

see around that second lane to see if somebody is coming down the third lane for trying to pull out of the parking lot there where the third lane is also exit thing. Thank you.

Mr. Wiley: As mentioned we can pull that stop bar back. The people that are in the parking spots actually have an 18-foot lane I believe to back out into and that is what is required per the city standards. So, the second drive thru lane there, the stacking lane will not encumber those people from backing out of those parking spaces and utilizing the aisles.

Chairman Darby: Mr. Shvegza. I'm sorry where you finished?

Mr. Wiley: Yes.

Mr. Shvegza: Just a question for the applicant. Is there a similar operation like this in place at other locations?

Mr. Wiley: Yea, we are going around and retrofitting Chick-Fil-A's with this operation.

Mr. Shvegza: And it works?

Mr. Wiley: Yes.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: thank you. I have two questions, 1) you said that there was the 18 foot lane. Is that in addition to the third lane that you have here?

Mr. Wiley: As you are coming away from the building we have a 12 foot drive thru lane, and we have a 10 foot secondary drive thru lane and then and 18 foot drive aisle.

Mrs. Sullivan-Wisecup: Drive aisle, okay.

Mr. Wiley: Then the parking spaces.

Mrs. Sullivan-Wisecup: Then you said that other locations have already implemented this and it works fine?

Mr. Wiley: Yes.

Mrs. Sullivan-Wisecup: Okay.

Chairman Darby: Mr. Okum.

Mr. Okum: So, sorry I'll put my mic on. Okay. So, the new facility that was built on Mason-Montgomery Road has this configuration?

Mr. Wiley: I'm not sure which one that is.

Mr. Okum: The Chick-Fil-A facility?

Mrs. Fields: Yes, they just remodeled it.

Mr. Okum: Yes, they rebuilt the facility on Mason-Montgomery Road, right Mrs. Fields? You built the new facility in Forest Park or Chick-Fil-A built the new facility in Forest Park.

Mr. Wiley: I was not part of either one of those.

Mr. Okum: You are not familiar with that. Okay. I got you. So, basically you have got the people coming in. They come in the east side, go around the building. Then they cut across the two exiting lanes of the drive thru? No?

Mr. Galster: No, they came in

Mr. Okum: Oh, I got you. The middle lane is the turning lane that goes over into the queue? Okay, I've got that. So, if that bar is set back to the canopy, at least there would be at least some area that the people coming out after they got their orders would be able to see that car turning left across them. I have seen them do, I mean McDonald's does the double loop now where you go in.

Mr. Galster: They converge into one.

Mr. Okum: Okay, so I don't know any other way that they could accommodate the number of cars that are going into their facility. I am not going to redesign this for them but, if this, so you are giving evidence that this is exactly what you are doing at all of the other Chick-Fil-A's?

Mr. Wiley: We are doing

Mr. Okum: Double loop?

Mr. Wiley: Yeah, we are doing versions of this. Not this exact layout but we do have the double loop going around. They may not be the same exact orientation because of the lot differences but we are double wrapping traffic around buildings.

Mr. Okum: So, what you are saying is that the double loop, in those instances, crosses over your exiting traffic of your vehicles coming out of the checkout lane?

Mr. Wiley: Yes. In those instances where the building is in the middle of the site

Mr. Okum: Right.

Mr. Wiley: And we are double wrapping these drive-thrus we are still going to have that area where the drive thru pick up window is exiting and you are having cars coming around as well.

Mr. Okum: Could you put a signal device in the lot that would prevent that car from exiting if there is a car in that lane?

Mr. Wiley: That I don't know. I guess I would lean more towards adding a stop bar in the drive aisle lane exiting rather than putting a stop device, a signal device.

Mr. Okum: You mean a stop bar where it says DO NOT BLOCK?

Mr. Wiley: No. So we have, we were talking about pulling the stop bar for the secondary drive thru lane back towards the pickup window. If we added an additional stop bar in that exit lane, I'm sorry in the drive aisle lane for the parking so that as you are, instead of just flying through there exiting the parking lot you would actually have to stop there. That would give the cars at the drive thru/pickup window the ability to pull out with having two stopped cars.

Mr. Okum: Private lot stop signs don't typically work unless it's visual enough that they understand what they are supposed to do. People don't pay attention to them because it is not required by law that they stop so they do whatever they are comfortable doing. I don't know. I'll listen to comments.

Chairman Darby: Mr. Galster.

Mr. Galster: Thank you Mr. Chairman. Okay, so aisle lane 2, if you back that stop bar up to where the carry out is for lane 1 and we put that stop bar back, I don't know how many feet that is, but just say its 10 feet. Let's say it is a car length. But now that person at that stop bar has to determine whether or not, when is it safe for him to go to actually enter the drive thru queue and he is farther away from being able to see

that. It is possible that he comes up and blocks the ability for lane 1 to exit because he is in that "DO NOT BLOCK" lane but he has almost got to see around the corner to know if he should be continuing through. The third stop, the third lane putting a stop bar out there and make them all three basically come to a stop is what you are saying?

Mr. Wiley: Yeah, that is what I was suggesting.

Mr. Galster: So, then going on Mr. Okum's it is almost like the green and the red lights where you are trying to get onto the interstate now so they are trying to stagger them and get everybody to zipper through and this just seemed like it is extremely complicated.

Mr. Wiley: I guess with regards to your, not being able to see when you need to pull through to the drive thru. You'd be able to see how far that car is pulled probably at least 10 feet into that drive thru. I think you'd be able to tell when it would be your turn to pull into that queueing lane.

Mr. Galster: If I put my car in lane 2 and I have the nose of my car at the window and you are telling me that I should be able to see if there is enough room for my car to fit by how much space is available in the queue part if they move up a little bit I'll be able to see around there and judge whether or not my truck or van is going to fit in there?

Mr. Wiley: Yeah. I'm looking at the sight line here. It looks like we should be able to see. There's the drive thru paint on the lane there and there is an arrow there. I think you could see at least to that arrow to see if that car is past that.

Mr. Galster: Yeah to the back part of that arrow which is not a car length. So, I am not going to be able to see whether or not my car can fit there.

Mr. Wiley: But we are also pulling the car stack back so now you don't need, as an exit, when you are exiting the pickup window you don't need to pull all the way forward. You can kind of pull over a little bit and even if you have a car that's not fully into that lane at the back of the building you should be able to get around it.

Mr. Galster: But this is me being in the left-hand land trying to get off at the exit ramp when there's cars in the middle and the right. Maybe the solution is that the stop bar doesn't have to go all the way back but it has got to come back enough to where people can see what's coming in the third lane. I've seen a lot of Chick-Fil-A's around the country. I happen to agree that they are one of the best chicken sandwiches around but this has to be one of the busiest stores at certain times that I have seen anywhere. I mean this, I think that this backup is going to happen in lane 2. I don't think that that's just an overflow in case it happens kind of thing. It's going to happen. There are going to be 3 or 4 cars in that lane quite often in my mind. So, anyway that's my concern.

Mr. Wiley: They are doing this all over the country and if it is not working then they wouldn't be continuing to do it.

Chairman Darby: Go on.

Mr. Galster: I don't know that they did this at Meijer, at the new store that they just built. Now maybe they are doing it at all of the ones that have real high volume at certain times. I'm not sure but I don't believe that this layout is in the brand new store that they just built.

Mr. Wiley: No, they are not, they are doing this when the layout requires it. It is typically when the restaurants are in the middle of the site. Are you talking the one, the Meijer out in

Mr. Galster: Winton Road.

Mr. Okum: Forest Park.

Mr. Galster: One exit away.

Mr. Wiley: Okay.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. I'd like to echo the comments that have come from the commission earlier about the traffic issue. Concerning moving the bar, the traffic bar. I think that doesn't even happen even on a State Route. People run over the bar to the stop light. So, you've got a customer that has pulled up, they've got their sandwich and they have to be back at to work in 4 minutes and they need to get back to work and then you are throwing pedestrian traffic out there delivering more food. The way I see this it is set up for disaster. Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Obviously, Chick-Fil-A is successful at what they do. We all know that. You can always build a better mouse trap right? What I see visually happening here is, if we consider the three lanes that are on the east side of the building. I would not be one driving in lane 2 or 3, I would be driving in 2 and 3 90% of the time.

Mr. Hall: With the volume of traffic.

Mr. Okum: With the volume of traffic I would be driving right down the middle of that space. You can give me all the lines in the world and I am going to drive in that big open area. So, where that stop bar is at the only way you could do it is at that exit lane, which I am going to call lane 3 and lane 2 have some type of flow reduction to slow down the flow so it is not 30 mph through the parking lot. It maybe 15 mph through the parking lot. That is for you guys to work out engineering wise. I'm not going to tell you how to do it, I am just telling you that this commission is seeing issues with two lanes flowing and one lane crossing over those two flowing lanes. So, we are asking you, it is not very favorable and we love Chick-Fil-A, but we would like you, engineering wise, to look at this because right now from what I am hearing here, I don't think you are going to get a positive vote. So, the option is that you withdraw and ask us to continue it. Take it back to staff and say, you're people and say hey look they are worried about two lanes going across one lane.

Mr. Wiley: Yup.

Mr. Okum: Or one lane exiting through two lanes. See if they can come up with a solution. I'm sure that this has been brought forward. You are a big engineering firm. You probably do them all over the country and there is probably an answer to this.

Mr. Wiley: Okay.

Mr. Okum: That is all that I can say. Thank you.

Chairman Darby: Mr. Galster.

Mr. Galster: Thank you Mr. Chairman. Once again, not trying to design it but this happens to be historically one of the least parked parking fields in Springdale's history, all the way back to Levitz. I mean we had this furniture store with all of this parking spaces out there. We've got that with Lowe's directly behind that where there is all of that unused space that it sure seems that we ought to be able to move some islands, redirect and swing around or something to use that unused space that I don't think has ever been parked in other than the people that are eating Chick-Fil-A sandwiches after they have gone through the drive thru. Maybe there's some answer there of moving some of those islands around so that the traffic can flow off of Tri-County Parkway, get into that lot and queue up to where you don't need to have that second spot right there.

Chairman Darby: So sir, do I hear a request

Mr. Wiley: Can I say something quick?

Chairman Darby: Please, please.

Mr. Wiley: For what it is worth Chick-Fill-a has reached out to Lowes and received no response. They were looking at purchasing the property to the east of them. That vacant lot there. They received no response from Lowes.

Mr. Galster: Thank you.

Chairman Darby: So, it appears that there was some discussion about this particular issue, which the land acquisition would have taken care of. So, do I hear you requesting that we continue this?

Mr. Wiley: Yes.

Chairman Darby: In you and work with your folks and work with our folks. This body, as you know specially at this time of the evening when we haven't had dinner, we love Chick-Fil-a, this is one of those instances where we really, really want to measure twice and cut once. So, the chair will accept a motion that we continue this item until our next meeting.

Mr. Okum: I move to continue it till the next meeting.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: Moved and second that this item be continued till the next meeting. Secretary please call the roll.

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

Chairman Darby: See you next time.

Mr. Wiley: Thank you.

Chairman Darby: We will work it out.

Mr. Galster: Just to make a comment. We get a lot of applicants in here and sometimes it seems like there's negative comments being made toward existing businesses, I just want you to know and to let Chick-Fil-a know, I think that is one of the best run franchises that I have ever seen. Their employees are the most polite people I have ever witnessed in a fast food restaurant. They are truly a peace of the crown so to speak in this community and well regarded. So, if you could let them know that I sure would appreciate that.

Chairman Darby: You can take that to the bank. He knows restaurants.

C. U-Haul, 11750 Commons Drive, Springdale, Ohio, Minor Revision to a PUD (Application36504)

Chairman Darby: Mrs. Fields.

Mrs. Fields: Thank you Mr. Chair. The applicant is requesting a modification to the existing Beltway PUD to allow the former Front Room Furnishings store to become a U-Haul Rental and self-storage facility. The applicant had moved into the site and was doing business without City approvals. You can see that in the pictures in your staff report. Once that was realized the applicant was notified and have since removed all use from that property except a portion of the business that is being used for retail

store which is an approved use of the retail component. The property in question was originally developed as Gilkey Windows and then later used as Sofa Express and Front Room Furniture. The proposed use includes a U-Haul truck rental and self-storage facility including the retail use of boxes and accessories and things like that. You can see in the site plan that is included in your packet that they are proposing storage of trucks along the 275 highway along with some other site improvements. With this application we need two members of Council that serve on Planning Commission to determine if this is a major or minor amendment to the existing PUD. The proposed U-Haul facility would introduce a new use that was not identified in the existing approved PUD including the self-storage and the outdoor display and rental of vehicles were not uses that were approved with the existing PUD. So, with that, staff believes that this would be more appropriate as a major amendment to the PUD and not a minor amendment. That concludes my comments.

Chairman Darby: Council persons?

Mrs. Sullivan-Wisecup: I find that it is a major amendment to the PUD.

Mr. Ramirez: I agree that it is a major change.

Chairman Darby: Thank you folks.

Mrs. Fields: With that determination we will schedule this agenda item for a public hearing and the public hearing will be set for the April 14th meeting.

Chairman Darby: April 14th. Mr. Shvegza or Mr. Campion.

Mr. Campion: Carl asked me to ask you under general discussion if the board would consider approval for summary minutes in instead of every word that is said that the minutes could just contain a summary.

Chairman Darby: Please?

Mr. Campion: I'm sorry, I've moved on to the next item haven't I?

Chairman Darby: Yeah. We will deal with that.

Mr. Campion: Excuse me.

Mr. Okum: I've got a question Mr. Chairman.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Okay, we know that this is going to go to Council for consideration, is the applicant that that will be necessary?

Mr. Allen: Yes

Mr. Okum: That being said are you prepared to continue with this portion of it with answering the questions and considerations that Planning Commission has with for the meeting?

Mr. Allen: Yeah.

Mr. Okum: Are they ready? Is staff ready?

Mrs. Fields: We cannot discuss the application at this time because if it is a major amendment we need to schedule a public hearing and properly notify it before you all discuss it.

Mr. Okum: Right, that is what I was making sure of.

Mrs. Fields: Yeah.

Mr. Okum: So, we are not going anywhere with this tonight?

Mrs. Fields: Correct.

Chairman Darby: No we are not.

Mr. Okum: Then I won't say anything. Thank you.

Chairman Darby: I have one comment and then the mic is yours. I noticed on your submittal you had the word conceptual. So, what is your purpose, your original purpose for?

Mrs. Fields: We can't discuss it.

Mr. Okum: We really can't

Chairman Darby: Oh, that's right. Let the cat out of the bag. Mr. Galster.

Mr. Galster: Thank you Mr. Chairman. So, the public hearing will be before us?

Mr. Okum: Yes.

Mrs. Fields: Yes, and Council.

Mr. Galster: Prior to going to Council?

Mrs. Fields: Yes.

Mr. Galster: So, the next meeting will be the 14th correct?

Mrs. Fields: Correct.

Chairman Darby: Yes sir, would you identify yourself please.

Mr. Allen: Steve Allen, 6887 Erie Drive, Mainville, Ohio.

Chairman Darby: Yes sir.

Mr. Allen: Just a few comments about the minor and major amendment portion.

Chairman Darby: That's done.

Mr. Allen: That's done?

Chairman Darby: That's done.

Mr. Okum: There are rules that we have to follow that are part of our approved protocol and our code. If two members, one or two members of our Council representatives find that it is a major change to the PUD, the whole overall PUD, then it is required that a public hearing be scheduled for that purpose. There has not been a public hearing scheduled, so for purposes of notification to the public and adjoining properties and the other properties that are party of the PUD, that has to be done before we can hear your case.

Mr. Allen: Okay. So, it will be done at the next?

Mr. Okum: Provided all of the answers are in and everything is ready. Yes sir. That is what it is set for.

Chairman Darby: And I am not discussing it but, staff is a little disappointed in some of the comments as they were responded to.

Mrs. Fields: We will continue to work with the applicant in order to get the, hopefully get the plans to meet our level of final, well if it is major change then

Mr. Galster: It is a resubmittal.

Mrs. Fields: It is a resubmittal so I don't know if we need, I think we are okay that if it is a major change to have it be a conceptual drawing. I had to think through that because then you're addressing the concept of the use and that's what you and City Council will review in conjunction with the major change. It is essentially a brand-new PUD so you will review the concept first and then if the concept of their use is approved by City Council then they will come back with the final details. So, we will work with the applicant on the submittal requirements.

Chairman Darby: Mr. Galster.

Mr. Galster: So, based on the application that we have right now it is not that we want to continue it we actually want to remove this from the agenda because this is a minor change application and we want to get rid of that correct?

Mrs. Fields: Correct.

Mr. Galster: So, when we make the motion today it will be to remove it from the agenda, not to continue it. But if in fact,

Mrs. Fields: You need to set the public hearing.

Mr. Galster: Correct. But haven't we not or are we permitted to have conceptual dialogue prior to a public hearing? I mean we, I know that in the past we would have people come forward with an idea before they went and committed all of the engineering and the drawings and everything else, that we would have a conceptual discussion as to whether or not, or to just get the general feelings of the board as far as their general application prior to getting into final details or even having final drawings. So, we would have a conceptual thing and then if in fact they felt good enough about that discussion to move forward then they would submit for a major change to the PUD and we would set it for public hearing. So, I am just trying to figure out if there's any way that the applicant can get some benefit of just the general conceptual concept of their submittal. Or not even their submittal but of their intended or wanted use.

Mrs. Fields: The applicant didn't submit an application for a conceptual discussion though they submitted an application for a minor amendment to the PUD.

Mr. Galster: So, if we handled this application right now and removed it from the agenda, okay?

Mrs. Fields: Okay.

Mr. Galster: Under discussion or anything else is there any discussion that can happen conceptually or does that need to have a complete conceptual package put together?

Mrs. Fields: I would recommend that you hold off and wait till the next meeting.

Mr. Galster: Okay. Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: Just a point of information. This being a PUD there's covenants attached to that PUD that are tied to this entire development with restrictions and conditions on that. Those obviously need to be reviewed and considered for any development that

would be coming in under a PUD revision. That was just a statement. Thank you Mr. Chairman.

Chairman Darby: Okay the rules of order, folks help me out with this.

Mr. Galster: So we make a motion to remove this item from the agenda.

Chairman Darby: Okay.

Mr. Okum: I move to remove the item U-Haul, 11750 Commons Drive, Springdale, Ohio, based upon the City of Springdale's elected Council members indicating that this is a major change to the PUD.

Mr. Galster: Second.

Chairman Darby: Okay it has been moved and second that this item be removed from the agenda based on the comments that were made as part of the motion. Secretary please call the roll.

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

Chairman Darby: Thank you we will see you next time sir.

Mrs. Fields: Excuse me Mr. Chair. Do we also need to publicly set the public hearing date?

Mr. Okum: We typically don't at this meeting but we can.

Mrs. Fields: Okay, I wasn't sure.

Mr. Okum: I understand. We should. We can go ahead if staff is going to be ready.

Chairman Darby: That will come out of staff.

IX. DISCUSSION

Chairman Darby: Okay under Discussion, Mr. Campion and I have one item that we would like to discuss with you. Carl, since he's been here has been doing a little work on how they do things in his department and I bring forward to you his desire to alter the way that we currently produce minutes. Now, he explained to me that this idea has been cleared with the Administration. It has been cleared with our legal folks. I am not so sure that he is asking for our clearance but he wants an understanding. He wants to move away from the verbatim minutes that we currently produce. There are numerous reasons for that one of them being just what goes into having to produce them. Secondly, they are not really official because the tape of the meeting is the official record and those of you who may not know it but there is an awful lot of effort that goes into producing that document. He left me some notes about the clearances that he has received from the attorneys and from the administration and they are in favor of going along with this request. So, Mr. Okum.

Mr. Okum: Simply for accuracy it is almost impossible for those minutes to be transcribed exactly verbatim to every word that is said and stated. As well as our Recording Secretary does, it is not physically possible. I would say though that the recording should be referenced in the motion so that there is a legal tie to that recording as long as that recording has to be maintained and secured under the documents of the City of Springdale, otherwise there's no indication of what that is. I would think that would be the same for all commissions and if they are doing the same thing for Council, I would certainly think that it would be the same thing for Council as well. Thank you.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. I think it is a great idea. I know Liz does an awesome job, always awesome. It is a lot and especially when we have meetings sometimes till midnight. I can't even imagine how much time and effort goes into typing all of those out plus the other commissions that she types for. It is a lot. If legal has no problem with this then that was good enough for me just make sure that everything that we do is legal and in line with the Sunshine laws, I'm all for it.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. I am in agreement that a summary of the minutes should suffice but want to make sure that we have a backup plan that if indeed we are relying on the recorded minutes. Here just lately we had an issue where we did not have a recording at all. So, we need a backup plan for those instances.

Chairman Darby: The backup plan would be the minutes as they are produced at that time. It is just that we won't attempt to make them verbatim. We will still have written minutes.

Mr. Galster: What summarized minutes basically?

Chairman Darby: Yeah.

Mr. Galster: But the official record is the recordings.

Chairman Darby: Yeah, the official record of the meeting is the recording.

Mr. Ramirez: Well if legal is okay with it then I guess I don't need to delve into it any further but I just want to make sure that we have ourselves covered and that somewhere how are those minutes archived. I don't know the process, I just want to make sure that the summary doesn't, we don't miss out some important items in the summary and we can't go back and retrieve them later on.

Chairman Darby: Okay, let me, a statement that Carl gave to me: A public body must keep full and accurate minutes of its meetings. Those meetings are not required to be a verbatim transcript of the proceedings but they must include enough facts and information to permit the public to understand and appreciate the rationale behind the public body's decisions. This is a ruling from the Ohio State Supreme Court. Mr. Galster.

Mr. Galster: After the Supreme Court, now I've got to talk.

Chairman Darby: You never let that stop you before.

Mr. Galster: No, not usually. Having been reappointed to this board I spent quite a number of hours going back and reading old minutes online to make sure that I was familiar with the things that were going on and could possibly come in front of this board. So, there's history that happens in each one of these meeting with almost every project. So, as long as, will these recorded minutes be available to the public or is that something that is archived away? So, the only thing that will be available online are going to be

Chairman Darby: The summary minutes.

Mr. Galster: The summary minutes. So, if somebody wants to go farther than the summary minutes there is a digital recording at some point or no?

Chairman Darby: Yes. We are digitally recording right now.

Mr. Galster: So, if somebody wants to see all of that happened to that meeting they would be able to come and get and listen to that digital recording?

Chairman Darby: I don't know the protocol but I know that on the Freedom of Information Act they would be open to the public.

Mr. Galster: Correct, I was just making sure, we are not going to post them all online.

Mrs. Fields: Correct.

Mr. Galster: Which is what we do now. So, we have taken away the ability of the normal citizen

Chairman Darby: No, no the summary

Mr. Galster: I know the summary minutes are supposed to be as, per your statement, as accurate as they can be to reflect the mood and everything else of it but sometimes you've got to get in there and you have to see all of that stuff because I know that I just did that. I'm not saying that everybody does that but coming back on this board I thought it was important to do that. So, if in fact that happened again would I be able to go and get a recording to get more detail as an example. So, I think we just have to be aware of those situations to make, because now we are going to change how we store and record.

Chairman Darby: No, you are not changing how you store anything you are just changing it.

Mr. Galster: Yeah, but we are changing the access.

Chairman Darby: No, you are not changing access you are changing format.

Mr. Galster: Yeah but the format is also changing what is written. You're getting a summary where I used to be able to go online and get a complete detail of everything that was said. Now I am not going to get that anymore so that is changing.

Chairman Darby: You're changing format.

Mr. Galster: Correct but that changes content as well.

Chairman Darby: The law does not require verbatim transcript.

Mr. Galster: And I agree with that and I am okay with that but my question is, is there not an option to ever go back and find the actual recording.

Mrs. Sullivan-Wisecup: Well I'm on the Records Retention Committee. I was getting ready to read you exactly what you we have here on our records retention for exactly this was the minutes audio recording, it includes the audio recording used for preparation for minutes for the Board of Building and Zoning Appeals and Planning Commission, they must be held for five years or until no longer of administrative value and we have to keep them with multi-paper and electronic. So all of these things are kept together.

Chairman Darby: Since we can

Mr. Diehl: Mr. Chairman?

Chairman Darby: Yes Sir Mr. Diehl.

Mr. Diehl: Everything that Mr. Galster stated is 100% true. I've got one thing that you need to include. You have to have a backup system to the tape system. If you don't have the backup system to the tape you have nothing. Have the Councilmen go out and get a backup system for the tape.

Mr. Galster: A backup to the backup.

Chairman Darby: Please explain that.

Mr. Okum: Double tape.

Mr. Hall: Double tape.

Mr. Diehl: Yeah.

Mr. Hall: A redundancy.

Ms. Morsch: The recordings are all kept on our server. We have an offsite copy of everything that is on our server that is removed, monthly or bi-weekly I think it is, by our IT department. So these are held onsite and offsite.

Chairman Darby: Thank you. We never turn down free legal advice, Mr. Hawkins would you please get up here and don't send us a bill.

Mr. Okum: Are you a Councilmen or an Attorney now.

Mr. Diehl: Better yet is this billable?

Chairman Darby: No.

Mr. Hawkins: No, I am not giving free legal advice. Good evening Mr. Chairman, Ladies and Gentlemen of the Commission and Staff. For the record, Lawrence Hawkins III, 340 Glensford Court, Springdale, Ohio 45246. I will say that one thing that our prior legal, our Law Director indicated with regard to taking minutes verbatim, that he cautioned us of is that we don't want someone to think that this is an official transcript of any of these meetings and when we do that verbatim, and Liz does an awesome job and Mrs. Boggs does an awesome job, that is something that we have to be weary of because it is verbatim right. So, we have to make sure that's not what we are presenting out to the public. I agree with you Mr. Galster, obviously it is a wonderful asset to have to be able to go back and see what everybody said about every issue, what every applicant said but that was one thing that we were cautioned about and this is years ago. Again, this was Mr. Forbes that had gone through and done that. So, I think there is sort of two things in terms of potential competing interest. The one is, it will save time for our staff in going through some of these things but the other part to is it may even be a safer position for the City to take legally because we are not projecting that we have a verbatim official transcript. All be it, I love being able to sit there and see word for word what somebody is saying but that was something that was brought to the attention of Council a few years back. For what it is worth. Thank you all.

Mr. Okum: Why don't we video tape it as well?

Mr. Hawkins: I guess, I don't know how much we have to pay for CRC to come out and do that.

Mr. Okum: I'm just asking.

Mr. Hawkins: That's the nice thing about the Council meetings that if you didn't take that verbatim you have that video recording as well.

Mr. Okum: Just something to bring up.

Chairman Darby: Well we have two council folks who can run that up the ladder. This is shared with you folks not for an action but for your information. Okay. Is there anything else under Discussion? Mr. Okum.

Mr. Okum: Yes sir. Thank you. I don't know if anyone has signed up for the Hamilton County Regional Planning Commission annual luncheon that is scheduled on the 22nd of March. The award for Planning will be going to the City of Madeira. The City of Madeira took on the heavy task of completing a Comprehensive Plan. Their very first and only

Comprehensive Plan in the life of the City of Madeira. It is pretty amazing. Don't know who did it for them but

Mrs. Fields: Us.

Mr. Okum: I know. It is pretty amazing. The interaction, the input from residents of the community. The ability to utilize that plan is going to be very helpful for the City of Madeira over the next 20 years. Hopefully they will keep up and do every five years. Spoke with the Planning Director, Assistant Planning Director for Kenton County who the County does their own. In Kentucky the county basically does the Comprehensive Plans and then the local communities adopt them as sort of their plan. Sort of saves a lot of work but not everybody can agree cohesively and in some instances they didn't agree cohesively with the Comprehensive Plan on a city basis. It gives something to think about as we move forward to hopefully getting a Comprehensive Plan for the City of Springdale. With Tri-County Mall in the condition that it is in at this time with the other big boxes, both Best Buy gone, with Dicks gone, with the amount of vacancies we have in our community, we need to rethink Springdale comprehensively for the next 20 years. If we don't other communities will and other communities will take advantage of it. We've got to have, we need the input of business professionals in how we grow Springdale into the 2040 sequence of things. So, it doesn't look good if we don't do something. Thank you.

Chairman Darby: Just to piggy back on that. Steve go on.

Mr. Galster: No, no go ahead.

Chairman Darby: Just to piggy on that folks, what is the name of the car that they would go into a community and they would have the name of the municipality and then the name of the dealership? What's that called? We used to have one.

Mr. Champion: You mean a courtesy car?

Chairman Darby: No, what was the name of the, well anyway we were getting one okay. The folks wanted to call it Tri-County Auto whatever kind. I recall, Dave you were there, we were on Planning Commission. I made a very very strong effort to call it Springdale whatever kind of car.

Mr. Okum: I remember that.

Chairman Darby: They were so entrenched on Tri-County because folks we have been known as Tri-County. That's not the case anymore. So, I am agreeing with what you are saying. Comprehensive planning is going, we are going to have to see ourselves differently. This is what it boils down to. Steve.

Mr. Galster: Thank you. Yeah, there is nothing good that comes out of a city that doesn't have a plan. I don't know of any corporate structure that doesn't have a plan. So, it is an important thing. I don't know how long ago it was that our Comprehensive Plan was done.

Mr. Okum: 16 or 17 years ago.

Mr. Galster: Yeah and it is a process. But if you don't have a guide then it is willy nilly. Things can come up that you don't want to come up and there is no way to control that or regulate that. So, the Comprehensive Plan is an extremely vital tool to the planning process. Once again I don't know that municipalities are going to, it is not cheap to do a Comprehensive Plan. Municipalities are not, most municipalities are not going to be in a position to redo their Comprehensive Plan every five years just because of the cost.

Chairman Darby: We've talked about that a number of times. There are some monies available. We were in the running for years ago

Mr. Galster: For some

Chairman Darby: But it didn't come about.

Mr. Hall: We applied for a grant for that.

Chairman Darby: Yeah we did but we didn't get it.

Mr. Galster: But that just shows that the cost figures is a huge impact. So, if we don't do it soon, let's at least start planning to do it soon. Let's get it into the five year budget or get it into whatever we need to do because if you don't have that you just, you are tying the hands of your Planning Commission if they don't have access to one of the main tools that most Planning Commissions use.

Chairman Darby: Andy's got the word for us.

Mr. Kuchta: Good evening, Andy Kuchta, Economic Development Director. I don't have the specific dollar amount. I'm not going to commit to this 100 % that it is accurate but my understanding is that the City has in its 2020 budget up to \$100,000 for professional consulting services for a Comprehensive Plan. So, the original plan and time frame was to get an RFP out in the first quarter of this year to solicit proposals from consulting firms to provide that work for us and then our Assistant City Administrator left recently as you know. Amanda left and I think that we are kind of in maintenance mode administratively now while that position is being advertised and hopefully filled within the next 30 to 60 days. My expectation is that the RFP will still go out this year and hopefully the first half of this year and that a contract will be awarded so that work can begin in 2020 on a plan. The expectation is that it is going to take a solid year or year and half.

Chairman Darby: Don't leave. Mrs. Sullivan-Wisecup you had, because I have something else.

Mrs. Sullivan-Wisecup: Because I was going to talk to him anyways. I was going to say that I know that Andy had some things in the works. I know that you have been talking some to, for some things about the Tri-County Mall and some other problem spots around Springdale. I know that a lot of people don't always know that you are behind the scenes working hard. I will say that from the moment that he started here, he hit the road running right away and I as one appreciate that so much. I appreciate all of your hard work and if you could share anything with us please.

Chairman Darby: That's what I was going to ask.

Mrs. Sullivan-Wisecup: Please let us know.

Mr. Kuchta: You know I've been surprised by the amount of turnover of retail space but that is turning over. I already met with the brokers that are leasing the strip center that has the Best Buy and the former Dicks to see the space because I didn't know if it was going to be marketed for things other than retail. I was surprised when the brokers told me that they already have very serious interest and were hoping and this was three or four weeks ago now at this point to have letters of interest from a fitness chain for half of one of those two blocks of space and then an auto parts supply store for half of the other vacant chunk of space in that strip alone. So, there is a lot of activity right now. I don't know if those letters of interest have come through or not but that same firm, NAI Bergman is representing a lot of other retail space in Springdale and they were talking about some of the other activity that they are seeing around in some of the other vacant space. I agree that retail is changing dramatically and it is going to impact. I attended a conference about six months ago where there was discussion from a retail expert, a consulting expert that you are going to see some of these strip centers that go vacant from Best Buys and Dicks that leave and there's not going to be something to replace that equivalent. You are going to see all kinds of different uses other than what you think as traditional retail popping up in those spaces. But even those experts that are working in the field right now don't know. They don't have a crystal ball to see what that is going to be. So, I think the Comprehensive Plan is going to be a good tool to go

through over the next year or so but I've been pleasantly surprised at the amount of interest and new things coming in to backfill some of these spaces. So, the news is not all negative. That being said, there also is a very strong effort right now that we are working on behind the scenes on some new ideas on how to push redevelopment at the mall forward. I really can't get into any details right now because they truly are conceptual at this point but my hope is that in the next two to four months at most, we are going to have a solid proposal to send to the mall ownership that is going to be different than anything that they have seen from Springdale, period. It is going to be involving potential dollars that we can put on the table, significant dollars that is not going to come out of the city's general fund, it is not going to come out of our income tax revenue stream, it is going to be generated from new investment that would happen there. But it would hopefully change the game and get the mall ownership very seriously interested in moving forward with some redevelopment. So, I think there are some good things in the works and we are going to keep pushing away at it.

Chairman Darby: Steve, you had something?

Mr. Galster: Yeah, thank you for that. I appreciate the update. One of the things that makes new businesses comfortable with cities is the fact that they see that they fit into a plan. So, I mean it helps reinforce the new stuff and it helps snowball it. So I appreciate the efforts.

Mr. Kuchta: The intent is there and I believe that the dollars have been set aside in the 2020 budget for the city to pay for the consultant services so it is going to happen.

Mr. Galster: Thank you.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Along those lines, I presented to Council, probably a month ago, about looking into a D.O.R.A. site. We discussed that and for the people who don't know what that is, it is basically could be an entertainment district where you are allowed to take drinks from one location to another. You would have to have bars participate in this. These are very successful in cities around us that were suffering such as Middletown, Milford has one, Mason has one. There is quite a few up in the middle of Ohio. So, I think that could revitalize us just like Andy was saying, maybe it is not going to be a Best Buy anymore but you know maybe it could be an entertainment area with a few eateries and bars.

Chairman Darby: Dave.

Mr. Okum: Thank you. Andy, one of the things and it is contradictory to you on the economic development end but it is also an urban blight issue, there's literally condemnation approaches that could be used on some of these properties. The old tire center in front of Macy's is a good example of a condemnation that litigation and condemnation to eliminate the building completely. Two things that that does, one it eliminates blight and eliminates the nuisance of that blight. It's a heavy handed tool. It is a legal process but in some instances it is necessary. That would be probably one of my first urban blight, commercial urban blight remedies that I would find for the City of Springdale. It is an awkward property because it is part of the Macy's property that Macy's controls in the real estate division. It is not part, and I will say this publically because I know of this situation, the mall is made up of different property sections and that happens to be part of Macy's. Why in the world Macy's retail and Macy's real estate can't get their heads together and understand that that's a major detriment and negative to their business. It makes no sense at all to me but for some reason maybe you can convey it and maybe the Legal Department of the City of Springdale can give you the tools to say, hey look this was a discussion issue and we don't want to see this happening but on the other hand it may happen. In my opinion that would be probably one of the best things that could happen to that mall. Adding that Outback to the front was a positive. Tearing that building down, in my mind is like the old greenhouse on the corner here that we tore down over 35 years ago and created this corner. So, that's all I had to say. Thanks.

Chairman Darby: Folks it is not often that we finish in time to just hang out. If anyone has anything else for edification of the group?

CHAIRMAN'S REPORT - NONE

X. ADJOURNMENT

Chairman Darby: I will accept a motion.

Mrs. Sullivan-Wisecup: Move to adjourn.

Mr. Hall: Second.

Chairman Darby: Moved and second, we will see you next meeting.

Respectfully submitted,

_____, 2020 _____
Don Darby, Chairman

_____, 2020 _____
Steve Galster, Secretary