

PLANNING COMMISSION MEETING
MARCH 10, 2015
7:00 P.M.

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Carolyn Ghantous, Dave Okum, Richard Bauer, Marge Boice and Don Darby

Members Absent: Marjorie Harlow and Robert Diehl

Others Present: Anne McBride, City Planner; Don Shvegza, City Engineer

Chairman Darby: Having had the roll called, I want all of the applicants to know that we do have a quorum but it requires five affirmative votes to pass any motion. Without our Council people here we don't have our usual seven. With that said, I know at least one of the items on the agenda has been before us before and at that time it did not pass because there were not five affirmative votes. It was the applicant's decision as to whether or not he would proceed tonight with the presentation. The numbers are what they are. And with that said, we will go on into the agenda.

III. MINUTES OF THE REGULAR MEETING OF FEBRUARY 10, 2015

Chairman Darby: At this time the Chair will accept the motion to approve the Minutes of our previous meeting of February 10, 2015.

Mr. Okum: So moved.

(Mrs. Boice seconded the motion. With five "aye" votes from the Planning Commission Members present, the February 10, 2015 Minutes were adopted.)

IV. REPORT ON COUNCIL

Chairman Darby: Obviously because of the absences, we will not have a report on the Council Meetings.

V. CORRESPONDENCE

Chairman Darby: There is no correspondence.

VI. OLD BUSINESS

(No Old Business presented at this meeting.)

VII. NEW BUSINESS

- A. Chairman Darby: Minor Modification to the PUD, Tri-County Commons at 600 - 610 Kemper Commons Drive for alteration to a pylon sign. It is customary that prior to our presentations on PUD, we ask the Council persons if in fact they consider this to be a major or minor modification. Although they are not here and since this motion was before us previously and they agreed that it was not a major modification, we can proceed with it.

Mr. Robert Shasha: Good evening.

Chairman Darby: You do understand what I stated, in order for your motion to carry, you would require five affirmative votes?

Mr. Robert Shasha: Yes.

Chairman Darby: And you choose to proceed anyway?

Mr. Robert Shasha: Yes, because I don't live here so I have to make a special flight to come here; I live in New York. Anyway, thank you for receiving me.

Mr. Okum: Just a point of information, we can hear your presentation this evening and if at anytime you ask us to table this to the next meeting, we could do that if you would wish. We could then have the other two Members here and maybe a representative for your firm, as well, could come to the next meeting. We do have an option, instead of voting to table the issue so that we can move it to the next meeting and still hear your information which is the purpose of your coming.

Mr. Robert Shasha: What we are asking for, we have a shopping center which is 245,000 s.f., which has insufficient signage for all of the tenant stores and we are currently 31% leased because Walmart's lease ended and Home Emporium left, as well. So, now when we are getting tenants, we just put in Golf Exchange, we are forced to put them in the large tenant's spot on the sign because we have no signage for them. No one is going to come into a shopping center and be perpendicular to the road and not have signage. This is why we are asking to increase six panels onto the bottom of our sign, which would still leave 8' off of the ground, in order that when we bring these smaller tenants in we will have signage.

(At this time Ms. McBride read the Staff reports.)

Mr. Bauer: From the last time, had you done any other looking at I think some of the suggestions might have been the LED sign?

Mr. Robert Shasha: We looked into the LED and it is cost prohibitive, it is about \$80,000. We also spoke to retailers that we have in the center and they all say that they prefer the static signs because this way their name is up all of the time and it is not a question of hit or miss as people pass.

Mr. Okum: Signs generate some traffic to a business for location purposes, so that they can be found, is that right?

Mr. Robert Shasha: Especially at this center, Kemper Commons is here and these stores, a lot of the small ones are here to the left of Sam's Club.

Mr. Okum: I understand, I shop there frequently. It is a difficult mall, there is no doubt about it. We didn't design it that way, the developers did and unfortunately I guess it is what you are stuck with. Those businesses, Sam's included that face the railroad tracks, basically don't have street frontage and I understand that. On the other hand, the traveling public tends to read from the top down when they look at signs. We had this experiment on Northland Boulevard years ago with the property that Mr. Comer owns and he wanted a multi-tenant sign to be approved there and the Board of Zoning Appeals gave him permission to do that. Frankly, I don't think I have ever noticed the sign or the businesses that are on the sign. It is easy for us, we are sitting here on the Board and we all live here in Springdale, we know the businesses that are in there and in fact I go to Sam's frequently and noticed that the Golf business opened and so I am going to be visiting that business. I think that stays true to visitors and what they see when they go to a mall or to a business. You have got how many vacant bays at your site now?

Mr. Robert Shasha: I don't know, we probably have the former Walmart; I would say we have about ten vacant sites.

Mr. Okum: About ten vacant stores. And we have how many vacant spaces on the current sign?

Mr. Robert Shasha: Well, we just put Golf Exchange on one and we just signed a lease with Allstate so they are going to need a sign. We have three left and the problem with these little tenants we need to put them on little signs, we can't put them on big signs because we need them for the big boxes, the former Office Max and the Walmart space.

Mr. Okum: So, if I were driving down Kemper Road, my problem with sign pollution is that if there is too much information the people tend to ignore it and just go by it and just because there is an Allstate sign on the marquee doesn't necessarily mean that Allstate business is going to get people going into the center. I am not using Allstate as an example but just because a business name is on a sign doesn't necessarily mean that is going to get people going into the center. If they use Google to find their location then the address is going to be there and it is sort of somehow going to get you to that site. It takes a little bit of time for that to populate but I am really stuck with why we need to identify every business on the pole sign.

Mr. Robert Shasha: Because that is the requirement when these tenants sign leases, they will not sign leases if they don't have a sign.

Mr. Okum: Could you reduce some of your other signage down then?

Mr. Robert Shasha: Unfortunately no.

Mr. Okum: I understand.

Mr. Robert Shasha: I have a center that is 1/3 leased; we have had to make a tax appeal, we had to get the taxes down. It doesn't help the City of Springdale, so we are trying to turn this center around and we can be very theoretical here and say they don't need signage but they want signage, it is something that they require. Golf Exchange would not have come to us if they didn't get on the directory sign. Similarly, Allstate would not come to us if they didn't have their name on the directory sign. These are small stores that you couldn't see from the road.

Mr. Okum: And I understand, the stores on the Sam's side of the mall, you can't see. The stores that are facing Kemper you can.

Mr. Robert Shasha: You can, but the small signs in the corner you can't really see and that is a problem.

Mr. Okum: That is just a poorly laid out mall. I am thinking about the mall at Liberty Township, Bridgewater Falls, I don't recall Bridgewater Falls having every tenant on their signage. And that is a popular mall; we have a mall that is struggling.

Mr. Robert Shasha: Is that a closed mall or an open air shopping center?

Mr. Okum: It is open air.

Mr. Robert Shasha: That is what we need; I can only speak to our needs.

Mr. Okum: I understand. I was the one and I believe this center is eligible for an LED sign under our Code. One of the few advantages to the size being 245,000 s.f., you are eligible for the digital and I have seen great success with that. Princeton Plaza doesn't have every business initially on their first sign, didn't have every business on their pole sign, I don't believe.

Ms. McBride: They have a digital sign.

Mr. Okum: They are almost fully leased, if they are not totally fully leased and they did get granted by the City an opportunity to add a second pole sign because they are on a corner and they got that pole sign up recently; now, it does not have digital sign on it. So, I guess it was a decision they made, that one digital sign for the site was adequate. I would encourage you to rethink that. Based upon that, I can't really support the additional signage for this center. I am sorry and I am not telling you that you have to go to a digital sign, I am just saying it was very successful for another business in Springdale that ended up at 100%. Does it work; I think it really works.

Mr. Robert Shasha: I think on the other hand, Mr. Okum with all due respect, you have to respect the owner of the center and his cost benefit analysis that he goes to. This is a free market country and we have to pay taxes and we have to run our business. I don't tell you how to run your business and I don't think that is the system in America.

Mr. Okum: I understand but we also have rules and we also have a Code that says you are permitted a certain amount of square footage of signage for any development in the City.

Mr. Robert Shasha: That is fine, except as you said this is an unusual center because of the layout and we do have LED signage on 275, which the municipality has that we offer to our tenants, it is just that our tenants like to have their name there and it doesn't really hurt anybody and we are really asking for a variance.

Chairman Darby: As I indicated earlier, it requires five affirmative votes for the motion to carry to pass, based on this conversation you do not have those votes. It is your choice, we can move on. There being no more questions from the Board here, we can move on to a vote or we could move to table at the next meeting where I assume we would be sitting here with seven Members.

Mr. Robert Shasha: The problem is that I am in New York and I came last time and there weren't seven. It is expensive to come here and it is disruptive. Can the other Members vote after reviewing the testimony?

Chairman Darby: No. The vote is here.

Mr. Robert Shasha: Can it be handled through a variance, can I apply for a variance?

Chairman Darby: No.

Mr. Robert Shasha: As I am saying, we are 31% leased and going down; what do you want to happen to our shopping center? I don't see that it is hurting the community so much, with all due respect.

Chairman Darby: All I can say is procedurally, it is your call at this time if we move on to a vote or if we table until our next meeting.

Mr. Robert Shasha: When is your next meeting?

Chairman Darby: The second Tuesday of next month.

Mr. Robert Shasha: What date, do you know the date?

Chairman Darby: The fourteenth.

Mr. Robert Shasha: I don't think I can come out then, I am sorry.

Chairman Darby: Do you have a local representative?

Mr. Robert Shasha: I will send my lawyer if I have to, I don't think he can explain the situation as well as I can.

Chairman Darby: The people who are not here this evening have heard your presentation.

Mr. Robert Shasha: So maybe they need to hear it again, now we are 31% occupied and before we were 80% occupied.

Chairman Darby: I can't tell you who to choose to represent you or if you would come back but we do need to make a decision as to how we are going to proceed at this time.

Mr. Robert Shasha: So, if you vote now and you vote me down then I just sign up for the next meeting, is that how it works?

Chairman Darby: Staff, what is your procedure on that?

Ms. McBride: The applicant could file another application for consideration at next month's meeting. If they request that it would be tabled, this application would be heard at next month's meeting. For the two Commission Members who are not present, they would need to listen to the tapes of tonight's meeting before they could act on it.

Chairman Darby: I am missing something there.

Ms. McBride: The two Commission Members that are not present this evening, if the matter is continued then they will need to listen to the tapes of tonight's meeting or read the transcript so that they were a part of the meeting before they could vote next month.

Mr. Robert Shasha: I would respectfully ask if Mr. Okum is the only objector, if he would be kind enough to reconsider what he is saying under the hardship that we are suffering? We spent a lot of money renovating the center.

Chairman Darby: Mr. Okum?

Mr. Okum: No, for now.

Mr. Bauer: I wouldn't be supporting your sign either. The last time I wasn't for it and nothing has changed, it is the same sign adding six more panels and I agree with Mr. Okum that it just causes clutter and it really doesn't add to the sign. I understand what you are saying that your tenants want a sign on there. I think there are things that have been proposed to you that could be done, whether that is doing something to your existing static sign, an LED sign or doing something else with that sign. I wouldn't be supporting it either, just so you don't get the wrong impression for the vote.

Mr. Robert Shasha: Does anyone else have any questions or is there anyone in support of it?

Chairman Darby: Well, you had four positive votes the last time you were here. I was one of those who was in support and my mind has not changed. But as it appears at this time, everyone has not spoken but as it appears at this time the best you could do tonight would be three votes.

Mr. Robert Shasha: Now did the other two vote for it last time?

Chairman Darby: On the record, one of them was not here last time and one of them voted for it last time.

Mr. Robert Shasha: What do you recommend we do, send a representative on April 14th?

Chairman Darby: If someone comes on the 14th, then you would be dealing with the full seven Members, presumably.

Mr. Robert Shasha: We will send a representative.

Chairman Darby: I must apologize to you but we have a Member that has illness and could not be here.

Mr. Robert Shasha: It is a shame that they can't listen and vote.

Chairman Darby: It is not our procedure.

Mr. Robert Shasha: Alright. So, that is what I would like to do then. I just can't keep flying out here every month.

Chairman Darby: I didn't hear what you would like to do.

Mr. Robert Shasha: I would like to have a meeting on the 14th.

Chairman Darby: You are requesting that we table?

Mr. Robert Shasha: Yes.

(Mrs. Boice made a motion to table the request and Mr. Okum seconded the motion; with five affirmative votes from the Planning Commission Members present, the motion to table was approved.)

- B. Chairman Darby: Moving onto the next item, Minor Modifications to the PUD for Tri-County Commons at 600-610 Kemper Commons Drive, razor wire installed along the roof. Staff, this item did not come to us before so the Council persons did not give us their counsel on this.

Ms. McBride: That is correct. I don't believe that it is a major modification. They acted on the sign. I don't know that this is even actually a modification. I think that the Commission is probably o.k. to go ahead with that.

Chairman Darby: If everyone is o.k. with that, we will move forward with this.

Mr. Robert Shasha: What happened was, we were informed that vandals came onto the roof of our center and what they do is come in gangs. They get \$200 worth of copper for every \$10,000 air conditioning unit they ruin. This is an endemic problem to this whole area; it is happening in Springdale because we spoke to the police, all over the place and in Fairfield and other places. We, right away reacted and we even hired the police to be there at night. When the police were there, they didn't come and so we looked into different ways of combating this. First of all we put up signs, which Mr. Koehneke put up for us that said there is electronic and visual surveillance on the roof. We put those up and they still kept coming to the point that they ruined \$300,000 worth of air conditioning units; they decimated Walmart and they finished off HHGregg. The police could do nothing and unless you are there 24 hours a day with a rifle you can't stop these people and even if you would catch them they probably have no money and they have ruined your units. At that point, it was suggested to us that we put the razor wire around and that is what we did. It cost us \$40,000.

(At this time, Ms. McBride read the Staff comments.)

Ms. McBride: It is something that is specifically prohibited in our Code.

Chairman Darby: Sir, I read your letter to Mr. McErlane and I guess the question that I had is, and it is a serious problem, it is terrible validated by Ms. McBride; you tried the police but did you consider trying some other alternatives before putting prison quality razor wire in our City?

Mr. Robert Shasha: We looked into the electronic surveillance and the problem is that the guys can get onto the roof and they can rip off a few units before the police come and before you know it because they come in gangs, they can do six units and you will have \$60,000 worth of damage. And then you catch them and they have no money. I didn't know that the razor blades were illegal. We put them up in the back of the center and on the side. They are unobtrusive, if you were at the center you would not notice them. The tenants are very happy. Walmart was very happy and HHGregg was very happy, David's Bridal was very happy. These guys will just continue, they are like cockroaches and they just came and came and came. So, I don't know of any other better system, to be honest with you.

Mr. Bauer: I empathize with you. I am in construction and a number of schools that I was on the project with that had initially flawed designs, as far as where they located the air conditioners, ran through the same thing and they got stolen. It wasn't until we put them on the roof that kept thieves away. But regardless, the razor wire is prohibited and I typically don't see that. I worked at a place that was the Department of Energy facility that had it but it was an institutional type and it was required for top secret clearance type material. Is that area well lit in the back, back there?

Mr. Robert Shasha: Yes it is but there is no one there at night.

Mr. Bauer: And the thieves are using ladders to get up there, bringing their own ladders?

Mr. Robert Shasha: Yes, they come with their trucks and they hop right on the roofs and they are off and running and they are very persistent.

Mr. Bauer: And I understand what you are saying about surveillance. Surveillance does typically take a little bit of time, we have had success with that on other projects that I have been on where it has stopped them from taking too much stuff but it does take a little bit of time for the police to react. Again, I am not in support of razor wire. When I look at those photos and I have driven by the facility, it does not look at all, very well.

Mr. Robert Shasha: But if you are in front of the center you do not see anything, you only see it if you are in the back of the center, that is the reason it is on the back of the center.

Mrs. Ghantous: When you started speaking you said that they recommended you put up the razor wire, I was wondering who they are?

Mr. Robert Shasha: We spoke to several people, several different contractors.

Mrs. Ghantous: People that sell fencing, those are the people?

Mr. Robert Shasha: And the electronic system, too. The problem with the electronic system, which the contractors pointed out to us was, the alarm can go off but the time between the police getting there and the alarm going off there are problems with them getting the copper.

Mrs. Ghantous: Well, I can see all that and it is certainly a legitimate problem but I am just wondering why you just went with what they recommended instead of checking with the City to see what the alternatives would have been.

Mr. Robert Shasha: That was my mistake. That was my error and I was ignorant of this. In New York we have razor wire, so it is nothing new. The town allows it because we have such a problem. I am not trying to bring the Bronx to Springdale, that is not what I meant. I am a very aesthetic person, as well; we did a nice renovation of the center but I really don't think that the average customer sees it. I don't know of anything better than razor wire. The tenants are happy with it. Walmart put in \$300,000 worth of new air conditioning equipment. If three days

later someone had come up and ripped it all off there would have been one heck of a problem.

Mrs. Ghantous: It is a horrible problem, there is no doubt about that. I am just not sure the razor wire was maybe the best solution.

Mr. Robert Shasha: What do you think would be the best solution?

Mrs. Ghantous: I don't know, I don't sell fencing.

Mr. Robert Shasha: I don't know either but that is what was suggested.

Mrs. Ghantous: But I know that there are people here at the City and then there would be other professional kinds of people that could make a recommendation. We know that copper theft is prevalent throughout every place but I think there are other people that have found solutions that don't look like razor wire.

Mr. Robert Shasha: I would like to hear what those solutions are.

Mrs. Ghantous: I am sorry, I am not qualified to give that.

Ms. McBride: I would differ with the applicant because I saw the razor barb wire tonight from Kemper, coming down the hill you can see it.

Mr. Robert Shasha: When you are standing in the parking lot in front of the stores you don't see it.

Ms. McBride: But you said you can't see it from the front of the center. You can see it from the public street. If you look in the material that Mr. McErlane provided, one of the things that is very successful are the cages on the units and they do actually make a prefab cage for rooftops, specifically for rooftop mounted units. That would probably be the least obtrusive, most secure system.

Mr. McErlane would certainly be a better person to have that discussion with.

Mr. Robert Shasha: I know about that system, the problem with that system is first of all the tenants take care of their air-conditioning units. Who is going to pay for that? The tenants are not going to want to pay. The cages are probably \$4,000 each; if you have 100 units then that is \$400,000. Secondly, you have the vandals already on your roof, once they are on your roof, they are going to cut into the stores eventually. I know about this system but this is really the best deterrent. I could paint it white, maybe we could paint the razors white to make it disappear more.

Mrs. Boice: I am going to ask, I guess a couple really stupid questions here, I am not familiar with breaking and entering and razor wire and all this, can razor wire not be cut rapidly?

Mr. Robert Shasha: It is a very good deterrent. I have never cut razor wire but I guess they prefer not to bother with a center if there is razor wire on it.

Mrs. Boice: And how are they accessing the roof to begin with?

Mr. Robert Shasha: They come up with a truck with a ladder and they climb right up.

Mrs. Boice: They bring their own ladders and come up?

Mr. Robert Shasha: And they come in gangs. And a lot of times they are usually people with no money because you are not getting the union electricians doing this job. These are people with no money; even if you caught them, there is no money to get out of them.

Mrs. Boice: My main question was the ability with wire cutters, as I said I am no expert. The only razor wire that I have ever seen is on a television show where there is a prison. That is the only thing I am familiar with.

Mr. Robert Shasha: This doesn't look like a prison.

Chairman Darby: I beg to differ with you, it does.

Mrs. Ghantous: I think so, too.

Mr. Okum: I understand the problem. I was involved in a private school system that had a building that they had just taken purchase to and they lost all of their air conditioning units on the roof. They lost all of their outdoor units on the side of the building and they went to the cages to secure them, this is in the city of Cincinnati and they have had no problem ever since they did that. I own a business and I am responsible for maintenance on my unit on my roof and certainly a lock, I am sure those cages are lockable and accessible because you do have to maintain them. I have to have mine serviced four times a year; most businesses are required two to four times a year service. I am sympathetic to that, on the other hand, razor wire if they are taking a ladder and they are getting up on the roof, then you could literally lay the ladder across the razor wire and push it down and climb on to the roof. It is a deterrent. I guess our predecessors had a great vision when they wrote the Code for the City of Springdale and because the situation is, is that I guess they had the fortitude to understand and anticipate what is going to happen in 2015. This is a terrible situation that is going on but the worst of it is, is that should we permit this on this development then we are basically opening up Springdale to razor wire on Princeton Plaza onto Kemper Meadows, onto Kemper Springs, onto every development in the City of Springdale. All they would do is throw it right in our face and that is the real problem. I totally, totally and you may think I am the hardest person in the world to get along with; I am not. I own a business and I am sympathetic to the situation but on the other hand I understand the reason why sometimes things are the way they are and the Code was written for a reason and there would be no way in the world that I would support something that would ultimately effect basically every facade and every business in the City of Springdale. Not to be laborious with it but if somebody says, I don't want my air conditioner stolen from the side of my house and the condominiums. Now where you referenced earlier your home, New York it is permissible and it is accepted. I was in Venezuela and I was in South America and they treat their security differently than we do and they use razor wire everywhere and where they don't use razor wire they use block walls with broken pop bottles and beer bottles sticking up out of the masonry, that is how they treat it. I don't think I want to see that in Springdale and we have heard pretty much everyone on this Commission had the same opinion. It is visible from the street, we have pictures of it taken from your parking lot that is visible, clearly visible. The fact is whether it is visible or not, just beyond the back of the building, I think the problem is, is that the precedent that we would be establishing by approving it would be the absolutely wrong way for Springdale to go. I am sorry, I will be voting against your request.

Mr. Robert Shasha: What about the fact of me, as a tax paying citizen cannot get police protection from this problem and that the police department is not equipped? I don't think you can say this in a vacuum.

Chairman Darby: Sir, on the police issue, we are not the folks for you to talk with that about. If that is your concern there is a different department for that discussion.

Mr. Robert Shasha: If there was an Aids epidemic, then people would start using condoms; do you know what I am saying? You may not have required it before but now you do. This is an epidemic we have here. Now, I hear the antique mall in Fairfield, they devastated that mall.

Chairman Darby: We are ready for a motion.

Mr. Okum: Mr. Chairman I would like to make the motion or give the applicant a chance, same situation.

Chairman Darby: Same situation here, do you choose to have the five Members present vote on this motion or would you prefer to table until April 14th, where perhaps it would be seven Members?

Mr. Robert Shasha: Yes, I will table until the 14th.

Mr. Okum: Move to table.

(Mrs. Ghantous seconded the motion and with five affirmative votes from the Planning Commission Members present the request to table was accepted.)

Chairman Darby: We will see you or your representative the second Tuesday of next month.

VIII. DISCUSSION

- A. Chairman Darby: Moving on to the next item; the Zoning Amendment time period for special events signage. Let me put a little bit into the introduction of this and Ms. McBride will comment on it also. This is something that we do annually, one caveat this year is this is an issue that is being considered by the committee that is working to redo the Code. With that in mind, one approach would be to just continue as it is until such time that is completed.

Ms. McBride: The Code review committee is actually meeting tomorrow and signage is something that they have looked at over a couple of months because obviously it is a big issue. So, tonight we can either choose to recommend a text amendment, we can continue to approve it as the Chair has indicated and that would be my suggestion. We are still drafting the Code and then it has to go through the formal adoption process. We are still looking at addressing this situation with a couple of different options that we think will be satisfactory to having, as opposed to having to do this.

Mr. Bauer: So, this would be the last time that it would come before us?

Ms. McBride: That is the intent.

Mrs. Boice: I would really like to bring this to a quick motion. I think that we have seen that Springdale is starting to hum again and we are going to have a development at Tri-County, the Gilharts have done a beautiful job at what they are doing. We are seeing some action at Cassinelli Square and I would like to see this. I make a motion to extend this for another year. I think it is very necessary, the City is starting to hum a bit.

(Mr. Okum seconded the motion and with five "aye" votes from the Planning Commission Members present the motion was approved.)

- B. Mr. Okum: Does anybody know if Outback has their stuff together, did they get their traffic plan done?

Mr. Shvegza: As far as the access road and the site plan for Outparcel II and Outparcel III, those have been approved and I think Bill was waiting on building permit information to be submitted.

Mr. Okum: We would like to hear the ends of our efforts.

Ms. McBride: To that regard then, let me say we are working with Thornton's on their landscaping plan, they are very close, just a couple very minor issues. Raising Cane has made some revisions with regard to their waste enclosure and so we are working with them to come to a satisfactory solution for that. We are also working with them on their landscaping plan and we are very close on that one. With regards to Outback, you may be seeing that one again for the landscape plan.

IX. CHAIRMAN'S REPORT

Chairman Darby: A couple signs were approved under Chairman's report.

X. ADJOURNMENT

Mr. Okum moved to adjourn, Mrs. Ghantous seconded and the City of Springdale Planning Commission meeting concluded at 7:44 p.m.

Respectfully submitted,

_____, 2015 _____

Don Darby, Chairman

_____, 2015 _____

Richard Bauer, Secretary