

PLANNING COMMISSION MEETING  
AUGUST 11, 2015  
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: Richard Bauer, Don Darby, Robert Diehl, Carolyn Ghantous,  
Marjorie Harlow, Dave Okum

Member Absent: Marge Boice

Chairman Darby: As noted, Mrs. Boice is absent. I am going to ask Mrs. Harlow to please give us a comment about that.

Mrs. Harlow: Thank you. Mrs. Boice took ill last Friday and she was admitted to the hospital. She was released today. I spoke with her daughter and she's home, doing much better. They are very hopeful that things will continue to improve for her.

Chairman Darby: After the meeting, I'm going to take up a collection; we're going to send her a tree plant (laughter).

Mr. Okum: Send her a money tree; she'd like that better.

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

III. MINUTES OF THE REGULAR MEETING OF JULY 18, 2015

Chairman Darby: At this time the Chair will accept the motion to adopt the Minutes of our previous meeting of July 18, 2015.

Mr. Okum: So moved. (Mrs. Harlow seconded the motion. With six "aye" votes, the July 18, 2015 Minutes were adopted as submitted.)

IV. REPORT ON COUNCIL

Mrs. Harlow provided a summary report of the July 15<sup>th</sup>, 2015 City of Springdale City Council meeting.

V. CORRESPONDENCE

Chairman Darby: There are no items of correspondence this week.

VI. OLD BUSINESS

Chairman Darby: There are no items of Old Business.

VII. NEW BUSINESS

A. Record Plat Approval, Cassinelli Square

Chairman Darby: Would the representative please come forward.

Mr. Haglage: Good evening, everyone. My name is Dick Haglage; I am with CF Partners, the ownership of Cassinelli Square. I don't think a presentation is necessary for this plat but I am here to answer any questions anyone might have.

Chairman: Okay. We'll move right to staff reports.

Mrs. McBride: I have no comments; thank you.

Mr. Taylor: I have nothing either.

Mr. Shvegzda provided City Engineer comments.

Chairman Darby: So lack of reports – is that an indication to us that you have no issues or concerns with this submission?

Negative responses from Mrs. McBride and Mr. Taylor

Chairman Darby: Thank you very much.

Mr. Okum: I have a question. Just a couple of questions in regards to the Ponderosa property – is that on this page or not?

Mr. Haglage: No, they're not part of our development.

Mr. Okum: Right. I knew they weren't but I was just making sure. The gravel and unstriped parking area – we certainly need to do something with that – what's the intent?

Mr. Haglage: I have just received two sets of bids to pave that and stripe it. We should be doing that within the next 30 days. At that point in time, we are going to reconsolidate all of the cars that are currently kind of spread throughout the parking lot.

Mr. Okum: I guess there's some agreement that you have with the person that's using that area for parking?

Mr. Haglage: Yes, that is correct. That's just for an interim period of time. We don't look at that as a permanent feature of our development.

Mr. Okum: Okay, thank you. Mr. Chairman, I'd like to move for the approval of the Record Plat Request that the Applicant has submitted. Mr. Diehl seconded the motion. With a vote of 6 - 0, the motion was approved.

Chairman Darby: Congratulations.

Mr. Haglage: Thank you.

B. "CRD" Modifications, Graceworks Enhanced Living, 11651 Walnut Street

Mr. Lauterbach: Good evening. My name is Greg Lauterbach. I'm the architect working with Graceworks on this project. What we're proposing is a 20' x 33'4" addition to the south side of the existing Enhanced Living facility. The purpose of the addition is to create eight single-occupant bedrooms and that's in place of currently, there are five bedrooms that are double occupancy. So there will be a net reduction of two clients within the facility. As far as the exterior, the exterior materials used in the addition will match what's there as far as the brick veneer, the asphalt roof shingles, so forth. There is a six-foot privacy fence currently at the south side of the property – that will remain; there will be just a slight modification to that where it's going to tie into the addition rather than into the existing building. A dumpster enclosure will be provided to the existing dumpster now. I think that summarizes the project.

Mrs. McBride provided City Planner comments.

Mr. Shvegzda provided City Engineer comments.

Mr. Taylor provided staff comments.

Mr. Okum: In regards to the existing fence, the wood fence, - is there a variance on that fence?

Mr. Lauterbach: Not that I'm aware of.

Mrs. Harlow: Why would there be?

Mr. Okum: Because it extends past the front of the building on three sides; two of the sides, I see. Mrs. McBride, I see you with your button.

Mrs. McBride: The fence has been there as long as I've been here.

Mr. Okum: It's been there a long time.

Mrs. McBride: I would venture to guess it also is probably a nonconforming – it is a nonconforming structure, obviously.

Mr. Okum: Is it necessary that the fence be where it's at or is it you just don't want to bother - you're going to have to take it down to do your addition temporarily, right – part of it?

Mr. Lauterbach: Yes, just part of it to get the equipment in there.

Mr. Okum: Is that are used?

Mr. Lauterbach: Yes.

Mr. Okum: Inside there for residents, the grassy area?

Chairman Darby: Yes, it is.

Mr. Lauterbach: Yes, it is a used area.

Mr. Okum: That's fine. Then I will refrain from any further discussion on the issue; it's just there. Thank you. That's all I have.

Chairman Darby: No it's not.

Mr. Okum: Oh, I get to make a motion too? Mr. Chairman, I move to approve the CRD Modifications - Graceworks Enhanced Living at 11651 Walnut Street, Springdale, OH, to include staff's recommendations and considerations. (Mr. Diehl seconded the motion. With a vote of 6 – 0, the motion was approved.

Chairman Darby: Congratulations.

Mr. Lauterbach: Thank you.

#### VIII. DISCUSSION

Chairman Darby: Are there any items anyone would like to put out on the floor for discussion at this time?

Mr. Okum: I have just one item, if I could Mr. Chairman. I want to thank Mrs. McBride and Liz in regards to her efforts of dealing with a number of questions that I had. A couple of weeks ago, she spent over two hours on the phone with me, clarifying some issues on the new Zoning Code, just clarity issues, some things I noticed and observed and she felt that some of those items would be brought back when we do a final review. I was able to share some stuff with her; there was also some information that we obtained from OKI on solar panels, wind turbines, and those items. There's new technology and new standards that have been some model legislation, some model zoning wording that could be used and considered. So I want to thank you. It was a good discussion and she was very helpful and very informative – very informed young lady. Thank you.

Mrs. McBride: I will pass that along; thank you.

Mr. Okum: That's all I had under discussion. Under the next item (Chairman's Report) - September 8<sup>th</sup>, I will not be here, so it's in your hands.

IX. CHAIRMAN'S REPORT

Chairman Darby: Anyone else? Is everyone else planning to be hear on September 8<sup>th</sup>?

Mrs. Ghantous: I have a question though. What is the next step on the new Zoning Code?

Mrs. McBride: I thought somebody might ask me that so I checked with Liz before I left. She is making some final edits, then Liz and Greg and I are going to get together early next week and just work through those last bugs and then we anticipate that the draft will be coming to you at your September meeting. There are a few items that we still want to discuss and get some clarification from the Planning Commission on before it goes on to Council but I think it's in real good shape so we anticipate, unless something happens, that it would be with you in September. That is going to be a rather lengthy agenda, however. We already have four cases in for that, one of which would be the resubmittal of the Tri-County Commerce Parks, so we may want to work with Administration on that and make sure that September is the right meeting for that but that's what we're anticipating at this point in time.

Mrs. Ghantous: Will the revised revised be available to that for review?

Mrs. McBride: Yes, it will. We've actually got two versions to come to you. One would be with tracked changes and one would be a clean copy so you'll see what changes were made and then you'll have a clean copy of it.

Mrs. Ghantous: That way Dave can look at it before he goes.

Mr. Okum: I could certainly place a comment and submit that. There were just a few items that was just some verbiage issues but the signage item is, as indicated, a pretty significant issue – whether they're static, whether they're moving, whether they're changing, when they're changing. Technology is changing.

Mrs. McBride: Fast.

Mr. Okum: Yes, it's changing very fast. So what we thought years ago, 20 mm was a set standard and then we went down to 16; things are now twelves and tens and they're going to be lower than that so when you're looking at code, it evolves with technology. Just like wind turbines - we're not in a market that wind turbines are effective but somebody may want to put one in their yard just for the heck of it to see if it generates any electric. The thing that we have to be concerned with is do we want a 40' high wind turbine in a residential district in the City of Springdale and I would suggest no for the fad of putting something up there. There's also some new technology of telecommunications that's going on, although a different band, it will be mounted on antennae or mast poles that are direct signal issues that these units must have a direct signal to the tower on Sharon Road so it has to be at that height for that signal to work. We hear that with satellite towers so and those are smaller units but they're still mounted to something.

The solar panels – if you go to OKI site, there's Solar Ready Now – you can bring up your house on the site and it will tell you where solar panels have changed significantly and they are lower mounted to the roof. We don't have those big boxes on the roofs anymore but the solar panels for the City of Springdale, and I brought up the City to see where basically all of our solar panels are going to be mounted on a good percentage of our homes, and the probability is, for it to be effective, it's going to be on the front of the house. So that's something that any one of us, anyone in the audience, might want to do because it's sort of neat, because it's going to tell you what your return is going to be on your investment. Now I'm going to get \$23.76 back on the investment, so I don't have any value of solar panels on my roof but there are homes that would gain, and these are all legitimate engineering that's been done for this region, that you can go to and look at and those are going to be impacted by our Code. Our Code is going to allow for it, so we need to know what the people would be, where would they put them? You can't just say to somebody well I want you to put it on your back roof – well, it's not going to work on a good percentage of Springdale's back roofs. So if it's going to be

mounted and they do want a change, then we need to be aware of that and how that's going to impact building elevations and how it's going to look on commercial buildings and so forth. Anyway, those were the items and the biggest item, obviously, is signage and visibility and decisions that we can make. The changes to the Code in regards to size of lots and this body making a decision, whether that size of a parcel is qualified under a PUD consideration for this Commission – that's a great advantage to the City of Springdale and it will give benefit to all of the businesses so that they can go through a PUD process which is a give and take to the developers, so it would be helpful to them. There's great stuff in it; it's a good Code – it's going to be very helpful to the City. We just have to learn it. Thank you.

X. ADJOURNMENT

Mr. Okum moved to adjourn, Mr. Diehl seconded and the City of Springdale Planning Commission meeting concluded at 7:20 p.m.

Respectfully submitted,

\_\_\_\_\_, 2015 \_\_\_\_\_  
Don Darby, Chairman

\_\_\_\_\_, 2015 \_\_\_\_\_  
Richard Bauer, Secretary