

PLANNING COMMISSION MEETING

March 11, 2014

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, Robert Diehl, Marge Boice and Don Darby

Members Absent: Marjorie Harlow

Others Present: Greg Dale, City Planner; and William McErlane, Building Official

III. MINUTES OF THE REGULAR MEETINGS OF 1/14/2014 AND 2/11/2014

Chairman Darby: The Chair will accept a motion for the adoption of the minutes of the previous meetings?

Mrs. Boice: So moved.

(With an "aye" vote from the Planning Commission Members present, the Minutes from the January 14th, 2014 and February 11, 2014 were approved, Chairman Darby abstained from the January 14th vote as he was absent from that meeting. Mr. Bauer and Mr. Okum abstaining from the February 11, 2014 meeting as they were absent from that meeting.)

Chairman Darby: Before we get into the meeting, I would like to welcome our guests this evening.

Mr. Greg Dale: I have with me here today, a class of first year graduate students at the University of Cincinnati in the School of Planning. I am honored to teach this class. You will recall in the Fall when a class came out and they were second year undergraduate students and in this case these are first year Masters Degree Students. They are here to observe.

IV. REPORT ON COUNCIL

(Mr. Diehl presented a summary report of the March 5, 2014 City of Springdale Council Meeting.)

V. CORRESPONDENCE

Chairman Darby: Although not listed, there is correspondence for Members on the desk this evening; Ordinance 6-2014 and Ordinance 7-2014.

VI. OLD BUSINESS

(No Old Business presented at this meeting.)

VII. NEW BUSINESS

A. Chairman Darby: Moving on to New Business; the first item is Minor Modification to the PUD Plan, exterior color changes to Panera Bread at 405 East Kemper Road.

Before making comments, I would like for Council to assure us that this is a minor modification?

Mr. Diehl: Yes.

Chairman Darby: Thank you very much.

Mr. Keith Willis: I am the Director of Construction for Panera Bread. I am here tonight asking for the Commission to consider minor changes at the Springdale Plaza Panera Bread at 405 East Kemper Road. We are asking the Commission to approve the existing awnings that are on the building now, that were changed in September of 2006. We are asking the Commission to consider to allow us to continue the outdoor seating that we have on the east side of our building and most importantly to allow us to do some painting and some minor alterations to the exterior.

(At this time, Mr. McErlane read his Staff comments.)

Mr. McErlane: Is there an intention to put outdoor seating on the north side, as well?

Mr. Keith Willis: Typically we don't have a lot of control over what our managers do but we would like to keep the seating on the east side and not put anything on the north side. Currently we have six tables on the east side.

Mr. McErlane: So the request is for six?

Mr. Keith Willis: Yes.

Mr. McErlane: Where you see the color separate between Panera and the Family Christian Store adjacent to it, I think that has been withdrawn?

Mr. Keith Willis: That is correct. We submitted that originally at the request of the property owner / landlord, and on further review he came back to us and said that he would prefer that we terminate our paint at the control joint that you see here in this photograph.

Mr. McErlane: With that, the only comment I would make if Planning Commission in their motion, if they feel that six tables is the maximum they would like to see, that they make it clear in their motion.

Chairman Darby: Mr. Dale do you have comments?

Mr. Greg Dale: No sir, Chairman. In fact we had to recuse ourselves from involvement in this one due to a conflict of interest.

Mr. Okum: In many of the standards that we are seeing for outdoor seating there is a railing system that is required surrounding that outdoor seating area; is there a threshold or a limit, Mr. McErlane in regards to where that is applied and where that isn't?

Mr. McErlane: Yes, it is the service of alcoholic beverages that makes the difference.

Mr. Okum: So, Panera is not intending to serve alcoholic beverages, are they?

Mr. Keith Willis: No. We have 2,000 stores in the U.S. and none of them serve alcohol and we do not intend to.

Mr. Okum: I think the control separation is a little odd looking. There is really not much else you can do. I understand that is the limits of your lease space because of the color change. It just seems odd.

Mr. Keith Willis: We are definitely open to working with Staff to come up with any kind of alternative that would make it look better than that. I tend to agree with you. We had actually approached it a little differently and then previously the landlord asked us to terminate the paint in this fashion. We are open to anything.

Mr. Okum: Is that in your yellow tones that you submitted.

Mr. Keith Willis: Yes, it is a straw color.

Mr. Okum: Do you have a shade of grey that you could graduate up to? Under your shades you have some grey shades and possibly that would be less impact on that side.

Mr. Keith Willis: Are you saying to change the colors on the bookstore side or are you saying the entire elevation that you would like to change the color?

Mr. Okum: That yellow is the color that you would prefer to have behind your sign?

Mr. Keith Willis: Those three colors are very prominent in our national branding; that is why we went with that.

Mr. Okum: I just don't understand any other way to deal with it. It look like a vertical line in a massive masonry.

Mr. Keith Willis: One suggestion that the landlord did give to me was, to take the yellow all the way to the entry feature.

Mr. Okum: I wouldn't have a problem with that, at all. As a matter of fact it would add. You would have a defined separation point between spaces and I would encourage that. Then you would be painting the tenants wall of the adjoining property.

Mr. Keith Willis: In our opinion, we think it would be worth it.

Mr. Okum: I agree.

Mr. Keith Willis: And we think it would look better, honestly.

Mr. Okum: It would certainly support that, versus where it is terminating now.

Mr. Keith Willis: We are trying to work within the boundaries of what the owner of the building wants.

Mr. Okum: The owner of the building would let you do that, to carry it to there?

Mr. Keith Willis: This is what he had suggested that we submit to the Commission, but he said that he would be open to any other alternatives.

Mr. Okum: O.K., I will hear the comments from the rest of the Commission and we will see.

Mr. Bauer: I really like the change in the color and it will snazz up that corner quite a bit. I echo Mr. Okum's comments about carrying that to that corner of the edifice of the other building, it will make a better transition. Procedural question; the awning change that is up before us, it has been there for four years?

Mr. McErlane: We had some discrepancy as to how long it has been there based on aerial photos that we saw. It is something that Planning Commission should have approved when it was changed out.

Mr. Bauer: You're planning on also preparing underneath the awnings and painting that part of the structure because those could use it.

Mr. Keith Willis: Yes.

Mr. Bauer: Thank you.

Mr. Okum: I would like to make a motion to approve the request at 405 East Kemper Road, Panera Bread to include the designs contained in the exhibits as submitted by the applicant prior to this meeting and presented to this Commission. That motion shall include that the exterior color palette as submitted shall be approved with the exception of the north elevation; the yellow tone shall be carried to the bump-out on the west area of the building. This should be extended to the Christian Book Store entry canopy. The outdoor seating shall be modified from the application, to six outdoor tables with chairs. There shall be no tables on the north elevation.

(Mrs. Boice seconded the motion and with a 6-0 "aye" vote from the Planning Commission Members present, Mrs. Harlow being absent, the request was approved.)

- B. Chairman Darby: The next item under New Business, Minor Modification of the PUD Plan for Harbor Freight oversize wall sign at 11711 Princeton Pike. Again, I would ask the Council representative to concur that this is a minor modification to the PUD?

Mr. Diehl: Yes.

Mr. Ken Brown: I am a district manager for Harbor Freight Tools, covering the Ohio and Indiana markets. I live here in the Cincinnati area and was asked to come for this request and I am very excited to talk about our new store coming to the area. It is our 25th store in the state of Ohio and our 5th store in the Cincinnati market where we employ right now over one hundred and fifty people in the Cincinnati market and over five hundred people in the state of Ohio. Harbor Freight is quality tools at ridiculously low prices. So once the store opens we will hope you all come and take a look at it. I am here to request a variance for the building to go with a larger sign based on our customer base and the ability for our customers to actually see and know where the Harbor Freight store is going to be located. We are a destination retailer so we draw people from forty, fifty, sixty, seventy miles away that come to our stores. This will be our farthest store on the northwest side of Cincinnati; it will draw a lot of people from up to an hour away to come into the area. We want to ensure when they get to the area that they can see the sign when they get into the market. That is our request to move forward with the 48" letters for the sign and just as you guys have noted, there is a smaller sign that is 23.2 s.f., which is on the other pylon sign in the shopping center which is not the one that our customers are really going to be looking at. That is what our request is for this evening.

Mr. Brad Johnson: I am with Accent Signs and we will be doing the installation work for Harbor Freight. I am here to offer expertise support if there are any specific sign related questions.

(At this time, Mr. McErlane read his Staff comments.)

Mr. McErlane: The drawings also show the facade of the storefront to be repainted. Is it really going to be an off-white color or is it going to be a color scheme that matches the Center, do we know? For example, it is more of a beige color where Salon Concepts has their sign.

Mr. Brad Johnson: My understanding is the top half of the fascia will be painted the same as the bottom half.

Mrs. Boice: Right up front, my colleagues kind of know where I am standing on this, I like the idea of visibility but with what is next door to you and the signage that they have, the very large one is like 46% over our Code. I have to be honest, I

would not be able to handle 46%. I kind of think we might come out in the middle but I just feel it is too large in the first presentation. Thank you.

Mr. Bauer: Can you go back to the slide of the Center, showing the salon. Looking at the other signs there going down through that Center, changing your area to one solid color and centering that seems to go against what I am seeing right there. I know that is not the whole center. I guess some of the issue I have with the sign size and what you are doing there with the one background color, the sign ends up needing to be bigger, I think, because you are going to one big broad canvas background. Have you guys looked at doing something other than one solid color behind there to allow you to go with a smaller sign that wouldn't look so dwarfed on that big space?

Mr. Ken Brown: One of the reasons that we looked at the larger sign is because of the size of the space that it is going on and the distance from the road that most of the traffic is going to be coming from, for visibility purposes to see it. We thought that made the most sense to utilize it in that way.

Mr. Bauer: The sign needs to be big because you are making the background so big. I am like Mrs. Boice, I am not real thrilled about that huge of a sign over the Code. I am willing to give a little bit there because we are in a PUD but I just think that is an enormous sign for that space. In our packet, Mr. McErlane, you said there was one shown that actually met the Code?

Mr. McErlane: The smaller sign, the 124 s.f., the bottom one meets Code.

Mr. Brad Johnson: We did have three different alternatives, so if there is a little leeway and the one is felt to be too large, then maybe the middle choice may be the best one.

Mr. Diehl: Tell me again why you need this big sign.

Mr. Ken Brown: Based on the size of the facade, it needs to be a larger sign so that our customers can see it from the road because it is a destination retailer. People are going to be coming in that aren't necessarily familiar with this area so having a sign that is very easily visible to our customers would be very beneficial for us. It is also pretty standard as far as the sign size in our organization; we have roughly five hundred stores and that is typical of an average Harbor Freight sign.

Mr. Diehl: O.K., I would tell you that I am with the rest of the group, I think that it might be a little bit too big.

Mrs. Boice: In my eagerness to let you know that I felt that sign was much too large, I did not really concentrate on the color aspect. I think that the Gilhart family has done a tremendous job with their color scheme there; to alter that with a white background, I think it would take away from the adjoining stores and also from the entire development because it is a theme, as you can see. Now, all the sudden to put a white background up there, I think for your business it would be wonderful because it is going to really stand out but we have to always think of our neighbor; I have a little problem with that also.

Mr. Okum: Question for Staff; the Hobby Lobby sign which is further down, I can't recall the size of that sign but it is on a large building elevation like this and I don't recall it being this large. Additionally, I agree with all the comments that have been made in regards to building elevation and colors and so forth. I do go to Harbor Freight, I have been to Mason and Harrison Avenue and I don't recall an over-signage situation where the signs jump off that significantly at either of those locations. I do visit Harbor Freight so I am a customer, as well. Additionally, that site has approved two digital information boards that are to aid their businesses and accelerate and accentuate their businesses. It is the only development in our community that currently has that approved and there are two approved for that development. One is being used all the time and I believe it won a national award that was presented to us. That, in itself, is an advertising and marketing tool for

you, as far as exposure. This building elevation, if you observe has probably the best visibility from two corners of the major intersection. I usually feel sensitive to developments where their buildings are farther back and more difficult to see and I tend to bend in my feelings to lineal footage and square footage of space, based upon occupied space when a property is 500' back versus a building that is 100' back or 700' back; I think this is probably 700' back from Princeton Pike and it is probably 250' to 300' back from Kemper Road. Based on that I don't see a justification to exceed the building elevation size that is approved basically for that site. I agree with the comments in regards to the color banding that is on the development. Those colors were chosen to give definition and separation. They are not static, nothing is static; there has been changes to that development involving signage and building elevation changes. Additionally, if you notice most of the signs are at a similar level on the development where you've requested to increase and raise your sign up even higher and make it larger. Based upon those reasons and the 46% increase, I will not be supporting your request. I know you have given us options but right now with the building color change and the signage increase, I am not going to be supporting a motion for it; based upon those reasons.

Chairman Darby: I think you have a feel for where the Commission is. I am in agreement with the things they have said. Mrs. Boice raised a very good point when she talked about just altering the established color palette pattern for the entire center. I think it is noteworthy that with your submittal you gave us three options as to the sign size. I hear that we are pretty much in agreement so what I would suggest at this time is, that we formulate a motion which captivates where the Commission's stated position is at this time. Did you have any other comments?

Mr. Brad Johnson: If I could comment to the color scheme in this plaza; it has recently changed. I know every year I go there when Halloween Express fills that unit and I know two Halloweens ago there was no paint on those walls and it was natural brick. I don't recall when they changed to this color scheme, maybe sometime in the past year, I would imagine. When I see the change in paint colors, obviously prior tenants did not have to be restricted to take up half of the fascia just because there is a lighter color paint on it. I would like for you to consider that the entire fascia being painted the lighter color wouldn't take away from the plaza. In my opinion, I wish they would have never painted it and kept it the natural brick color. Obviously, with signs being placed there over the years there is a lot of holes in the wall and you can't really patch brick so you plug it and paint it. On the Cagis slide showing distances from the road, you can see that anybody traveling south on Princeton Pike would have no visibility to the storefront until they clear that front building. Being in the sign business, that pylon that sits right along the corner by Princeton Pike and is a great looking pylon from a distance, once a vehicle gets close to it they are not looking up 20' in the air and there are six or eight tenants on that sign. There is a saying in the sign business and I am sure it applies to many businesses, "keep it simple stupid". There is a lot of information on that pylon sign that having the Harbor Freight there, it kind of gets lost in the jungle. People driving by at 40 miles per hour, this sign really has no effect to help with their business. The message center will help their business but there are definitely going to be other slides that will run there and Harbor Freight will only have a few seconds every so many minutes to get their message out that they are in that plaza.

Chairman Darby: I agree with what you just said, however in my opinion putting a tremendously oversized sign on that building isn't going to solve the problems you just alluded to. Secondly, as far as the color, I am aware that changes have taken place over time but I think it is the Commission's position, at this time, that on this particular space we like the way it is designed.

Mr. Okum: In my opinion the applicant has two choices, one is to come back with a redesign; we have a meeting next month and they can submit it. The other option is that we vote on the application as submitted with the square footage that has been requested and the size of sign that has been requested. Based upon what I have heard it is probably going to be denied. In regard to building colors, those buildings have been painted multiple times and there is a color trend that is very consistent in that development. I don't recall that building elevation being grey block.

Mr. Brad Johnson: Orange brick.

Mr. Okum: I do recall the temporary banners that are put up for the Halloween display. I don't disagree with you with the monument sign, I think it is very busy and it has a lot of stuff on it. I would have been satisfied with the digital sign by itself but I am not the applicant. There was latitude given to the owners of the development who is your landlord; I must emphasize that they came to a Planning Commission meeting and submitted documentation of a national award that they have won on that sign. Based upon what you are saying as a sign expert, obviously other sign experts thought differently than you do.

Mr. Brad Johnson: How do you separate design from distance?

Mr. Okum: In regards to visibility, I don't have any problems seeing Salon Concepts from the intersection. Salon Concepts sign is significantly smaller than your application. Based upon those facts, I can't support it. Do you wish for us to vote on your application this evening? I will make a motion and present it. If you don't and you want to continue it, then we will continue it until the next meeting when you can resubmit. I think you need to address the color palette as well because I have heard several Planning Commission Members indicate that they want that addressed.

Mr. Ken Brown: We will address the issue next month.

Chairman Darby: The Chair will accept a motion to table this item until next month.

Mr. Okum: Based upon the applicant's request, I am moving to table this until next month.

(Mrs. Ghantous seconded the motion to table and with a 6-0 unanimous vote from the Planning Commission Members present, the request to table was accepted until the next Planning Commission meeting.)

## VIII. DISCUSSION

- A. Chairman Darby: Moving on to items of discussion, Zoning Amendment for time period for special event signs. I think we have all seen this before.

Mr. McErlane: As you probably recall, for the last five years Planning Commission has recommended to Council that we modify our temporary banner, temporary special event sign section to allow banners to be displayed for one month periods with the option of renewing the banners for periods of up to another month. In essence would allow a person to renew that throughout the entire year. The intent behind requiring them to renew every month is to allow us the opportunity to take a look at the condition of the banner and determine whether or not there are concerns about the condition. Also, there are provisions in there that restrict two banners in a multi-tenant facility to be up at any one particular time, to keep from having a situation where half of the center has banners up at any one point and time. So, what I am asking Planning Commission, because it had a time period on it for expiration which will expire on May 20th of this year and with the time frame that it requires to get an amendment through at Council, they would need to address it at this meeting. So, I am offering up to Planning Commission several alternatives: one is to modify it consistent with last years; modify it for a longer period than a one year period; modify the text to allow the current requirements indefinitely which basically allows them to have an additional sign, or additional sign square footage; let the current language lapse which would allow it to go back to what it used to be at two week period, four times a year. Then I offer up a final one, which I hadn't done previously and that would be to modify the text to allow it to be displayed for a four-week period, four times a year. It is Planning Commission's choice.

Chairman Darby: Thank you.

Mr. Okum: I think when you get to a point where you are making modifications to Code on an annual basis, you put yourself in a position where you are basically establishing a new law or code, as it should remain. We do have on the next item the zoning code update with Mr. Dale to be discussed. I don't have any problem with extending it and I think it is necessary but I don't necessarily think we need to continue this on an ongoing basis. I think we need to continue to help the businesses. Our sign ordinance needs a lot of work and that will be part of the code work. I think we really need to get our sign code straightened out and deal with this issue at that time. On the other hand, there are businesses that are relying upon this and I don't want to hurt those businesses that are expecting or hoping for it to continue, so based upon that I will probably be supporting it. This would be the last time I would support a temporary extension on the banner provision in our code of this nature. Five years is a long time.

Mrs. Boice: We have a lot empty storefronts out there yet and I would certainly be open to extending for another year also. I think we have to get our house in order here with the signs. We need to really put the noses to the grindstone and get it cleared up, as Mr. Okum has said. Again, I would be in favor for extending it another year and hopefully we can get all our housecleaning done during that time.

Mr. Diehl: I agree with Mr. Okum also on the subject. Thank you.

Chairman Darby: I am in agreement with Mr. Okum, also. It seems to be quite a bit of agreement across the Commission here.

Mr. Okum: Mr. Chairman, I move that we refer to Council the recommendation to continue the existing policy for one more year.

(Mrs. Boice seconded the motion and with a 6-0 unanimous vote from the Planning Commission Members present the recommendation to refer to Council was approved.)

B. Chairman Darby: The next item for discussion is the zoning update.

Mr. Greg Dale: Thank you, Mr. Chairman. McBride, Dale, Clarion is now under contract with the City to update the zoning ordinance. We will be working over the next year, basically is the schedule we have which fits very nicely with what you just discussed. Mr. Chairman, I am happy to provide a brief overview of what we are proposing to do, if the Commission would like to hear that. I do also have a request through the Administration, and perhaps you could be thinking about this, that one Planning Commission Member that is not on Council be designated to be part of a technical review committee that we will be working with.

Chairman Darby: Before we think about it, we will be proactive. Is there anyone to my right that would accept?

(Mrs. Ghantous indicated that she would like to be part of the technical review committee.)

Mr. Greg Dale: So, our scope of work involves five different work tasks. The first one is pretty straight forward project initiation work tasks and those will involve, including some focus group and individual interviews. And, obviously through our involvement and Ms. McBride's involvement, we know the Code well but we do think it is important that we start fresh by interviewing users of the Code and people who are involved with the Code. We will also be doing an online survey that could be taken either by citizens or by administrative staff or departments or Planning Commission or Council and it is a very simple online survey tool that is designed to allow people to comment on strengths and weaknesses in the Code and things that need to be addressed. And as part of this initiation we will be also working with the Administration to form this technical review committee. The second task is what we refer to as a diagnosis and annotative outline and it is pretty much what it sounds like; we will do a very detailed diagnosis of the existing Code that identifies, in terms of substantive standards and in terms of procedures, that identifies strengths and weaknesses both from our perspective and what we hear through the interview process. Also as part of that, what we call an annotative outline, which is

a detailed outline of the Code and to the extent that the existing Code might need to be restructured, chapters reordered and rethought about in a different type of "table of contents", that is where we will put that out. We have discovered that when we update zoning ordinances, that before we start drafting any new sections we want to make sure that we have a good understanding of what the scope of that drafting is, what are the things that need to be fixed and frankly if it doesn't need to be fixed, we wouldn't want to change it just for the sake of changing it. So, that is what the diagnosis does. Then the annotative outline will literally have a section by section description, so that you can see how it is structured and you can see how it is going to flow and you can see what everything is going to be. By the time we get to task three, which is actually drafting the update itself, we feel like we are pretty far down the road so that frankly you don't like surprises and we don't like surprises and the whole point of doing this in this kind of way is to try to make sure that we are in as much agreement as we go forward. When we do the drafting, we will draft it in what we call modules; which means we will try to figure out a way to draft it in some pieces that can be digested in a reasonable way, rather than just putting a whole code on the table for people to start to look at. That might be broken up for example, between the district module, all of the things that relate to the districts themselves; a procedure module, everything from plan developments, conditional uses, variances and all of that could be a module; then the development standards, parking, landscaping and signage might be a module. We haven't figured that out yet but that is kind of the way that we have done this in the past. Each step along the way we will be working with the technical review committee. We are anticipating meeting with the technical review committee probably on eight occasions, is the way it is scoped out right now. And of course, there will ultimately be a review by the Law Director for legal compliance issues. And then task four is really the process of adopting it. It is the public hearings and the adoption process and obviously this will come through Planning Commission which would ultimately be asked to make a recommendation to Council. So, it is set out to be about a twelve month period. I say "about", that is the way it is scoped but we understand that this is a people oriented process. If we can move more quickly through the process, we are happy to do that and if it takes a little bit longer then it takes a little bit longer. That is the summary of it and I am happy to answer any questions that you might have about it. We are looking forward to it and I think it is long overdue and I think you all agree that it is long overdue.

Mr. Okum: A couple questions in regard to our comprehensive land use plan which has not been updated; will there be an overview of that to include that in the plan or not?

Mr. Greg Dale: Certainly as we go through the diagnosis process we will be looking to that for guidance and typically the way I think of that is we will mind your planning and any other policy documents that you have that might have things in them that have zoning implications. This process does not involve an update to that plan.

Mr. Okum: The land use plan has not been updated; is it important that it be considered or do we have a pretty good handle on what our land use plan is?

Mr. Greg Dale: That is a fair question because I think that any Planner would tell you that according to good theoretical planning practice, you update your plan and then you update your code. I think that the situation that you have here is probably a little bit different. You are a largely built out community; your land use patterns are largely set, so I think it is a matter of dealing with the one that is most pressing. It is not at all unusual, Mr. Okum, to do an update to the land use regulation to the zoning ordinance without having done a land use plan update. It is not at all unusual and I think it makes sense in this case, particularly just given what I think we all know to be lots of pretty serious problems with the zoning regulations that need to be dealt with.

Mr. Okum: There is no feeling to go to form based?

Mr. Greg Dale: We haven't heard any movement in that direction and certainly the scope of work that we have would not contemplate that. You are involved in enough things, Mr. Okum, around the region to understand that drafting form based codes or even form based approaches in certain particular areas of the community is a very expensive proposition to do; it involves very intensive ground work. They are very time intensive and they are very expensive to do; I have to be honest and say that our scope would not contemplate that. Now, that is not to say that certain aspects of what we learn from form based approaches can't be adopted in a kind of hybrid manner. When you look at what form based codes are trying to do in terms of creating street frontage and worrying about form more than land uses, there are things that we learn from that and that might allow us to adopt certain ideas into this. I can't sit here and represent to you that you will see pure form based approaches.

Mr. Okum: I am encouraged by that. I am happy with that.

Mr. Diehl: You indicated that you are going to do surveys?

Mr. Greg Dale: Yes.

Mr. Diehl: Will you be doing surveys for our commercial businesses here?

Mr. Greg Dale: Well, what I think we have in mind is drafting the survey for its application online and then how we get that out and who we get that out to, we can certainly send that out. If you have email that is a business organization, for example, it would certainly make sense to send that out to them and say, "go online and here is a link to the website where you can take the survey, please do that". So, you can encourage lots of groups to do it but it is basically going to be a survey that anybody literally can get on and administer.

#### IX. CHAIRMAN'S REPORT

Chairman Darby: On the Chairman's report we had a wall sign at Aunt Millie's Bakery Outlet, 11582 Springfield Pike.

#### X. ADJOURNMENT

Chairman Darby: I think what we will do is accept a motion to adjourn and following the adjournment we will have a discussion with our visitors from U.C.

Mr. Okum moved to adjourn; Mr. Diehl seconded the motion and the meeting adjourned at 7:55 p.m.

Respectfully submitted,

\_\_\_\_\_, 2014 \_\_\_\_\_  
Don Darby, Chairman

\_\_\_\_\_, 2014 \_\_\_\_\_  
Richard Bauer, Secretary