

PLANNING COMMISSION MEETING  
SUMMARY MINUTES  
MAY 11, 2021  
7:00 P.M.

I CALL MEETING TO ORDER

Meeting was called to order at 7:00 p.m. by Chairman, Dave Okum

II ROLL CALL

Members Present: Don Darby, Tom Hall, Joe Ramirez, Bob Diehl,  
Steve Galster, Dave Okum

Members Not Present: Meghan Sullivan-Wisecup

Staff Present: Anne McBride, City Planner; Shawn Riggs, City Engineer

Staff Not Present: Carl Lamping, Building Official

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING HELD APRIL 13, 2021

Motion to adopt minutes made by Mr. Darby. Mr. Galster seconded the motion.

Voice vote taken and the minutes were approved with a vote of 6 to 0.

V REPORT ON COUNCIL

Mrs. Sullivan-Wisecup not in attendance. Deferred to the May 18, 2021 Special Planning Commission Meeting

VI CORRESPONDENCE - None

VII OLD BUSINESS - None

VIII NEW BUSINESS

A. Development Plan – Kroger  
Building Addition for IC&B, 11801 Chesterdale Rd, (Application  
#20210848)

Ms. McBride presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

James Schreyer, representative for the Kroger Company, stated they wanted to discuss the exterior improvements. He stated they submitted renderings of what the additional hardening tunnels with wall panels would look like. They are planning to match as best they can the existing brick on the building, using modern cold storage panel which is used in food manufacturing construction. They are looking to amend the original submittal, and understand they would need to submit the new documentation, to formalize the intended improvements.

Mr. Okum stated he thinks this can be dealt with because of the location and staff is in attendance, and it is in a GB district. He stated the Planning Commission is open to hearing your presentation on that.

Mr. Schreyer stated they would stay with a single source of exterior panels. They feel the enclosure approves upon the long term performance of the tunnels themselves, enclosing them. The tunnels are designed to be weatherproof, but putting a cap over it adds an additional layer of protection. The tunnels house ice cream that stays within the tunnels for a period of time and hardens. They are proposing over the tunnel extending the roof up several feet to clear the top of the tunnel. They are requesting a small increase in the dimensions of the enclosure. To the west they would add about 2 to 3 feet.

Mr. Okum asked for a layout of this design.

Mr. Schreyer stated it was just a design change last week and he does not have anything at this time. He stated they are asking for conditional approval to proceed and would go with a formal resubmission of all documentation to the Building Department.

Mr. Okum questioned the increase height only being on the new section of the building, and how much higher.

Mr. Schreyer stated that was correct, and the submittal was 122 feet and they are proposing an additional 5 feet. He stated he believes that is within the allowable height. He stated they would still have clearance for the drive and fire department. Mr. Schreyer stated this is an opportunity for them to improve the visual appearance of the building and the operational characteristics of the space.

Mr. Okum stated they will see about any staff questions or questions from the Commission in regards to the application.

Ms. McBride stated the amended request is very minor and she has no problems with it going forward. They are still within the allowed setbacks, the allowed height of the GI district. She reminded the Commission that the GI district does not have any development or design standards that go with it in terms of building appearance and materials.

Mr. Okum stated he sees no need for a conditional approval on the elevations. He feels they can submit to staff and be code compliant. He questioned the color of the addition being a shade of the brick coloring.

Mr. Schreyer stated that the paneling color would be a sandstone, which is within the color pallet of the existing brick. It is a low luster finish.

Mr. Okum asked when the project was going to get started.

Mr. Schreyer stated they are mobilized on site and ready to begin as soon as possible.

The chair will entertain a motion to approve the following project, Kroger Addition IC&B, Case #20210848; per specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant prior to the meeting and reviewed by staff. The new structure shall have moderate modifications to the building elevation, which are acceptable to this commission.

Mr. Galster made a motion to approve; Mr. Hall seconded. Secretary called the role and the motion was approved with a vote of 6-0.

- B. Modification to PUD – Springdale Commerce Park  
Exterior Modifications for Amazon, 1120 Strategic Pkwy, (Application #20210875)

Ms. McBride presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

David Wright, Kleingers Group, 6219 Centre Park Dr., West Chester, OH 45069, representative for Amazon. Carolina Gandini, Ceso, and Adam Korn, Kleingers also representing Amazon. They presented revised drawings of the smokers hut, canopy over ramp, and trash enclosure. The Amazon project is described as a door dash for packages, with independent contractors coming in to pick up the same day orders and delivering them. They are trying to separate on the site truck traffic from auto traffic, which is why they have the jersey barriers being proposed. Amazon is focused on safety, which is why they are making designated crosswalks, increased lighting, and designated areas for pedestrians to load vehicles. Carolina Gandini, stated the smokers hut is more like a bus shelter, fiberglass material. The ramp being proposed is for foot traffic to pick up the packages inside the building. It will be covered by a metal canopy, with gutters. Copies of the drawings were presented to the Commission and Staff for viewing and informational purposes.

Ms. McBride pointed out that code requires the materials of an accessory building to match or compliment those of the primary building. This accessory building is going to be steel and plexiglass which is not the materials of the primary building. If the Planning Commission is okay with this it needs to be included in the motion that the accessory structure does not have to match the materials of the primary building.

Mr. Okum pointed out the canopy that does not match the primary building.

Ms. McBride stated it is attached to the primary building.

Mr. Wright stated they are requesting the smokers hut on the southwest corner of the site because there is not a rear yard, and they are bounded on three sides with roadway.

Ms. Gandini, pointed out the enclosures for the generator and compactor will match the screening on the roof for the rooftop units.

Mr. Okum asked if the gates on the enclosures get opened frequently.

Ms. Gandini stated the compactor will only be when they come to empty the compactor.

Ms. McBride stated that the staff report included that the waste enclosure and the generator screening all comply with code requirements, so staff could review per code requirements.

Mr. Darby stated that everything presented to staff and the commission that was not previously reviewed be indicated in the motion.

Mr. Okum stated that is being addressed because those items are not specifically being approved by us. He stated that the commission needs to make a decision so that staff can continue their work on the detached structure and its materials.

Mr. Galster questioned how wide the ramp access to the building would be. He concerned with enough room for people to pass each other. He would

also like to know the width of the truck drive aisle that would remain after taking over some of the area for the parking field.

Mr. Wright stated it is around 33 feet of drive aisle.

Mr. Galster questioned the walk area behind the jersey barriers.

Mr. Wright stated that is existing paved area that would be striped. He also stated the ramp is 96 inches wide.

Mr. Galster stated that people walking in both directions will not have 6 feet between them when passing.

Mr. Ramirez had a question regarding the traffic study. He understands they do not anticipate an increase in volume. He questioned how that can happen when there will be more people and trucks coming in. He also was concerned about the operating hours, because he feels that the residents are going to want that information. He's interested in the hours of operation, how many sprinter type pickup trucks, and personal vehicles will be going in and out.

Ms. Gandini said the trucks will depend on the demand, and regular traffic will be hours along the lines of 8am to 8pm. She stated this is like an Uber driver, and how late you can deliver something to a house. She believes it will have normal operation hours. It also depends on the people signed up to deliver.

Mr. Wright stated when they did the initial development traffic impact study for the entire development, and it was mentioned by Mr. Riggs. The study was done back in 2016, and it was determined they needed to have double for these types of facilities then what the current (at that time) manual said. Kleingers designed all the improvements based upon that higher number.

Mr. Okum questioned how they will make sure the drivers do not end up on the opposite side of the jersey barriers. He feels it is not an easy flow unless it is learned.

Ms. Gandini stated there is going to be a lot of directional signage showing which direction to go and what area they need to be in. She again stated Amazon is very safety oriented and provides a lot of signage.

Mr. Okum asked if the anticipated process would be pulling in a parking space to pick up packaging and then pulling back out.

Ms. Gandini stated that is the intended process with a 30 minute maximum parking. The parking space are a 10x20 width with a parking block.

Mr. Okum stated the lighting seems to be a concern, and the glare off of the development on to Crescentville Rd.

Ms. McBride stated the lighting was down below Crescentville Rd and not anywhere near a residential development.

Mr. Hall had concerns with the time of operation, stating he pulled up 3 deliveries taking place in Springdale that stated they would be delivered on or after 10pm. He feels this will have some impact on the traffic and the residents that live in that area. He believes that is a major concern.

Mr. Galster asked if they would limit the hours that they can pick up. He stated if he is waiting on something to be delivered he will wait until midnight if it's something that he really wants. If it's something he needs for his trip, then he is waiting for it. He assumes if they are open, workers will show up.

Ms. Gandini stated her understanding is there will be a certain timeframe to be in and out. She will follow up with Amazon. She stated this a different type of facility than has been done before.

Mr. Galster had concern that only two occupied spaces with the traffic study will not be an issue, but what about all of the buildings at some point being occupied. The traffic study was based off of the entire property and overall traffic.

Mr. Wright stated the traffic study is based off of square feet, and the whole infrastructure was designed for double the amount of traffic.

Mr. Okum questioned the anticipated amount of vehicles that would be in and out per day.

Mr. Riggs stated it was submitted with the traffic study, and with the traffic study you are often looking at peak hour traffic and the effects on that. He stated the traffic will be spread out throughout the day, so the impacts are probably much less than even a warehouse with normal shift work. He stated there will be more activity than a general warehouse, but the amount is much less than the original development. He thinks the concern of more traffic is true, but will be less effect on the overall network.

Mr. Darby stated he doesn't think the 10pm hour is a change, because he has gotten that delivery time forever. He doesn't feel that represents a change with the renovation.

Ms. Gandini still believes this type of facility is only going to be operational until 8pm.

Mr. Darby asked if there were concerns from the residents in that area about the pickups and deliveries. Mainly the issue with the 10pm hour.

Mr. Okum stated that if it was just a warehouse there would be trucks going in and out 24/7. He stated when the PUD was approved they did not give hours of operation in that schedule.

Ms. McBride reminded the Planning Commission that if they were not adding this ramp and adding the jersey barriers with the parking spaces, staff would have signed off on this because it's a distribution facility. It does not make any difference who is doing the distributing.

Mr. Diehl stated he was on City Council during the time this land was in development. The meetings with the residents made it clear it could be a 24/7 operation.

Mr. Okum reiterated that the design of the development has the vehicles come in off of 747/Princeton Pike and exit up off of Crescentville Rd. That is the majority of the flow, and changes are happening so rapidly that it cannot even be tracked. He feels this is the perfect location for this function. He stated if it wasn't for the jersey barriers, the smoking hut, and the enclosures this wouldn't be before them.

The chair will entertain a motion to approve the following project with a modification to the PUD for Springdale Commerce Park, Case # 20210875. This motion includes the following conditions; staff, our City Engineer, and our City Planners recommendations and considerations contained in their report. This motion also includes a consideration on the smokers hut. The smokers hut that was presented shall be reviewed and approved by staff and may not match the building structural materials.

Mr. Hall made a motion to approve; Mr. Darby seconded.  
Secretary called the role and the motion was approved with a vote of 6-0.

- IX DISCUSSION - NONE
- X CHAIRMAN'S REPORT - NONE
- XI ADJOURNMENT

Mr. Galster moved to adjourn. Mr. Darby seconded.

Meeting was adjourned with a voice vote of 6-0.

Respectfully submitted,

\_\_\_\_\_, 2021 \_\_\_\_\_  
Dave Okum, Chairman

\_\_\_\_\_, 2021 \_\_\_\_\_  
Robert Diehl, Secretary