

PLANNING COMMISSION MEETING
SUMMARY MINUTES
DECEMBER 14, 2021
7:00 P.M.

PLEASE TURN OFF CELL PHONES

I. CALL MEETING TO ORDER

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

II. ROLL CALL

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

Staff Present: Carl Lamping, Building Official; Shawn Riggs, City Engineer;
Anne McBride, City Planner

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE SPECIAL MEETING ON DECEMBER 7, 2021

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

Voice vote taken and the minutes were approved with a vote of 7 to 0.

V. REPORT ON COUNCIL

Ms. Sullivan-Wisecup had nothing to report for this meeting.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

A. Development Plan Review – Hooters Wall Repair
12185 Springfield Pike
(Application #20211497)

Bill Harkleroad, owner, 6247 Davon Ct, Loveland, OH was present for the project. Mr. Harkleroad stated he would like to replace the existing wood on the front of the building. He requested putting up a metal siding with a long lasting finish. Mr. Harkleroad stated he is trying to improve the building.

Mr. Okum asked if he had any other changes that have not been reviewed that he would like to do.

Mr. Harkleroad stated this is the only thing right now. He stated he would like to replace the trim on all the windows in the front of the building.

Ms. McBride presented her staff report and comments.

Mr. Lamping provided additional information for the project. He stated the city has asked the owner to address the exterior elevation as a property maintenance issue, and Mr. Harkleroad is trying to do what has been asked.

Mr. Okum questioned a few sides of the building and whether those areas would be included in the request.

Mr. Harkleroad stated just the area above the orange awning.

Mr. Okum asked for a sample of the material to be used.

Mr. Harkleroad provided a picture.

Mr. Okum stated the photo shows an exposed fastener panel system. Mr. Okum did not envision that material from the illustration that was sent in for review. He thought it was submitted as a standing seam panel.

Mr. Harkleroad stated his original application stated it was an R panel. He is unsure where the idea of standing seam came from.

Mr. Okum stated this is a big transition to go to a steel panel system in the Corridor Review District. He stated he is willing to work with Mr. Harkleroad to come up with a solution. Mr. Okum stated he is not comfortable approving this type of material for building elevations.

Mr. Harkleroad pointed out that it is a good distance away from street view to see the fasteners.

Ms. Sullivan-Wisecup asked if the city, Mr. Lamping, had any objection to this type of material being used. She asked if it would be inappropriate or an eyesore driving down the street.

Mr. Lamping stated this is a better material than the T1-11. He stated in his opinion it is far enough away from the street, the fasteners would not be that impactful.

Ms. Sullivan-Wisecup stated the reason she asked the city was because the city is who gets the complaints. She asked if the city would be getting emails, phone calls asking why this material would be allowed.

Mr. Darby asked if it was a treated material, and if it was a maintenance issue. He asked if it would be painted later on. He asked what the color at install would be.

Mr. Harkleroad said it is guaranteed for 20 years. He stated the color would be what is existing, he is going to match it up to the existing medium brown.

Mr. Darby stated the passerby will see the color, not the material.

Mr. Okum stated this panel is designed for roofs primarily. He stated it would look better than what is existing because the paint is currently peeling off the building. He stated the photo submitted and the material sheet are two different elements. He stated he would approve the submitted photo.

Mr. Darby stated he is in a dilemma and samples of the material would help him make a better decision. He stated two different descriptions of the material are being presented to him. Mr. Darby would prefer more information.

Mr. Ramirez stated the material flyer describes it as a roofing and siding material. He asked if one of the standard colors listed was one Mr. Harkleroad would use.

Mr. Harkleroad stated he would match the current color. He stated one of their colors matches the current color.

Mr. Ramirez asked for the name of the color.

Mr. Harkleroad stated it was a Sherwin-Williams color, but he did not have the exact name. He stated Hooters gave him the information when he purchased the building.

Mr. Hall asked Ms. McBride if the request was for roofing material to be put on as siding, or if it was siding to be put on as siding.

Mr. Lamping wanted to clarify that there are two different types of standing seam panels. Concealed fasteners and exposed fasteners. Mr. Lamping was under the assumption this was concealed fasteners since the drawings did not show fasteners. He stated he found out during the meeting that is not the case. Mr. Lamping said the panels can be used for wall or roof.

Mr. Galster stated his issue is with the fastening system exposed the dimpling of all the fasteners will be noticeable because they will all be different.

Mr. Harkleroad stated they would all be screwed on the flats, not the rise on the siding panel.

Mr. Galster stated the fastening system will be exposed, but not as exposed as he thought it would be. He stated that he would hate to see metal in the Corridor Review District when it's supposed to be brick or stone.

Mr. Harkleroad stated that brick cannot be put up there and both sides are already stone.

Mr. Galster stated when it was originally presented he did not have a big problem with the change. He stated with the change of the profile and with exposed fastener it changes it to a metal building.

Mr. Harkleroad stated there would be a lot of trim around the windows, up the side of the stone, across the top that will make it look nice.

Mr. Hall asked why Mr. Harkleroad applied with concealed fasteners, and now wants to put exposed screws up and down the metal.

Mr. Harkleroad said he never stated they were concealed fasteners. He said he can look for a different product, or just paint the existing. He stated painting would be faster and easier. Mr. Harkleroad stated he is trying to do something better.

Mr. Ramirez asked what the material in the entryway was made of and if it would work instead of the metal siding.

Mr. Harkleroad stated a laminate/wood that was done by Hooters during a remodel. He said if he could figure out what the material was it could work. He said he could look into it. He stated he would like to have something vertical opposed to horizontal because of weather.

Mr. Ramirez asked about maintaining and repairing the current material.

Mr. Harkleroad stated that is what he will do if there is not an approval on the metal material. He said he is not spending the money to put up new material of the existing, he will just paint it.

Mr. Darby stated this building is passed multiple times a day and this is a very worthwhile project. He questioned if Mr. Harkleroad was willing to look into other materials.

Mr. Harkleroad said he would be willing to.

Mr. Darby asked if he would work with staff and provide samples of those materials.

Mr. Harkleroad asked how bad the roof looked. He stated it looks ten times better than when the building was purchased. Mr. Harkleroad pointed out the roof has fasteners on it that don't jump out.

Mr. Darby said from what is being heard there might be a problem and he would hate for this project to not go forward. He said it is about compromise, and he thinks Mr. Harkleroad should consider another product.

Ms. Sullivan-Wisecup stated she googled the product sheet, and does not feel this would be good for blending the building with the neighborhood behind it. She did state the photos she came across were not neutral colors, but more steel colored. Ms. Sullivan-Wisecup stated she does not like the idea of the exposed fasteners. She said she is pulling for Mr. Harkleroad because he is trying to make the building better. She also thinks he should look into another type of material that doesn't have the fasteners showing.

Mr. Harkleroad said he would consider it, but for now he will paint it because he has other things he wants to do to the building. He stated they are trying to get the restaurant upstairs open. He said he has already spent a lot of money on the building.

Mr. Okum explained the development of the Corridor Review District through Planning Commission and City Council. He stated the building was there when it was adopted. He stated there are sub areas in this district and each has certain characteristics. Mr. Okum said they could work with Mr. Harkleroad on other materials. He stated the solution is not putting paint on it. He said staff should give some relief in order to get things together to come up with a solution. He asked Mr. Lamping if that would be ok.

Mr. Lamping agreed.

Mr. Okum stated he gets questioned from residents all the time, and he tells them the new owner is working on the building. He hopes the investment made comes back and Mr. Harkleroad does well with it.

Mr. Lamping asked how to move forward from this discussion. He believes there are two options. He thinks that the commission can deny the exposed fasteners as submitted and he can come back with a different material. The other option is to table and let Mr. Harkleroad resubmit.

Mr. Okum asked what Mr. Harkleroad's timeline would be.

Mr. Harkleroad said if he's going to do it, it's not going to be him dragging it out.

Mr. Darby stated he would not like to see a negative vote and feels the best option is to table it.

Mr. Harkleroad stated he would be out of town on the January meeting and that he would need to table it until February.

Mr. Hall made a motion to table the project until the meeting on February 8, 2022. Mr. Galster seconded the motion.

Voice vote was taken and the motion was tabled with a vote of 7-0.

B. Minor Modification to a PUD – Sleep Number Screening
1145 Strategic Pkwy
(Application #20211459)

Ms. McBride presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

Mr. Galster stated he agrees with Ms. McBride and believes this particular lot and this building only does have a hardship to meet the code. He stated he is in favor of removing that requirement for this building.

Mr. Darby believes what Ms. McBride described is fair and feels the modified requirements are right on.

John Cumming, Strategic Capital Partners, representative for this project. He stated they are committed to making sure the existing landscaping along Crescentville will be maintained or replaced. He stated they will add additional landscape if that will be helpful to that area. Mr. Cumming addressed the fencing on the south side of the building and the truck dock area. He stated the change has been made on the plans and that will be emailed.

Mr. Okum stated that during the staff meeting it was apparent to Administration, Staff, and to members of Planning Commission that the screening request is an extreme hardship and unusual. Mr. Okum stated that it is within the power of the commission to give relief because it is a PUD, and feels it is appropriate to do that.

The Chair will entertain a motion to approve the following project at 1145 Strategic Pkwy, known as Sleep Number, case #20211459; 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. This motion includes the following conditions: Staffs, our City Planner's recommendations and considerations contained in their reports with the exclusion of: "OR Planning Commission believes additional screening is warranted and the proposed screening/landscape plan be revised, consistent with staff comments and resubmitted for review and approval by the City." Planning Commission believes the additional screening requirement is an extreme hardship and the applicant shall work with the City Staff on additional landscaping material. This shall be added to the site on the north corner and on the north elevation area to better work as a screening material.

Mr. Diehl made a motion to approve. Mr. Darby seconded the motion.

Roll was called and the motion was approved with a vote of 7-0.

C. PUBLIC HEARING

Zone Map Amendment & Development Plan – QuikTrip
55 Progress Place
(Application #20211461)

Ms. McBride presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

Mr. Lamping stated the applicant had a slideshow to present.

David Meyer, Project Manager for QuikTrip, 2007 Sam Bass, Suite 100, Round Rock, TX, representative for this project. He presented a slideshow, overview of the company. He then opened it up for any questions.

Mr. Okum stated they need to look into a safe in/out of the parking lot option. He asked if QuikTrip's engineering had any thoughts, or if they have addressed this before.

Mr. Meyer stated it is a width that has been used at other sites. They are open to other designs that could be brought to this site. He stated they have not performed a traffic study, but will be.

Mr. Okum opened up the meeting to the public.

Mr. Okum stated this is a zoning request to go from Industrial to General Business with the standard requirements. He stated this is a development plan approval as well in this referral. Council will get the zoning request.

Mr. Galster asked if they were considering any EV charging areas.

Mr. Meyer stated not at this location. He said Tesla has reached out to partner with them across the nation. He stated at this time they want too much property, so it is still being negotiated.

Mr. Galster asked about semi-truck refilling stations.

Mr. Meyer stated only auto diesel at this location.

Mr. Okum asked about the storm water, and asked where it releases. He also asked about outdoor sales items.

Mr. Meyer stated there would be a detention pond behind the building. He stated the only thing they put out are 24 packs of water bottles.

Mr. Okum closed the public hearing.

The Chair will entertain a motion to approve the following project at 55 Progress Place, known as QuikTrip, case #20211461; 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. Where by this approval Planning Commission is referring this; to City Council for consideration. This motion includes the following conditions: Staffs, City Engineer, and City Planner's recommendations and considerations contained in their report. This approval is conditional on Approval by The Springdale Board of Zoning Appeals, of the identified Variance(s) as stipulated and required. Whereas, all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.

Mr. Galster made a motion to approve. Mr. Diehl seconded the motion.

Roll was called and the motion was approved with a vote of 7-0.

IX. DISCUSSION - NONE

X. CHAIRMAN'S REPORT - NONE

XI. ADJOURNMENT

Mr. Galster moved to adjourn. Ms. Sullivan-Wisecup seconded.

Meeting was adjourned with a voice vote of 7-0.

Respectfully submitted,

_____, 2022 _____
Dave Okum, Chairman

_____, 2022 _____
Robert Diehl, Secretary