

PLANNING COMMISSION SPECIAL MEETING  
SUMMARY MINUTES  
MAY 18, 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, Meghan Sullivan-Wisecup, Joe Ramirez, Bob Diehl, Steve Galster, Dave Okum

Members Not Present: Tom Hall

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

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING HELD MAY 11, 2021

Motion to adopt minutes made by Mr. Galster. Mr. Ramirez seconded the motion. Abstention by Mrs. Sullivan-Wisecup.

Voice vote taken and the minutes were approved with a vote of 5 to 0.

V REPORT ON COUNCIL

Mrs. Sullivan-Wisecup presented her report from the May 5, 2021 meeting.

VI CORRESPONDENCE - None

VII OLD BUSINESS - None

VIII NEW BUSINESS

A. **\*\* PUBLIC HEARING \*\***

Major Project PUD – Text Amendment & Preliminary Development Plan, Milhaus/Multi-Family Development, 11911 Sheraton Ln, (Application #20210867)

Ms. McBride presented her staff report and comments. She stated that should the request be recommended for approval to council, and council approves the Zone Map Amendment, there will need to be a Final Development Plan submitted. They will then have to come back before the Planning Commission.

Mr. Riggs presented his staff report and comments.

Richard Tranter, Dinsmore & Shohl, the applicants' attorney. Jake Dietrich (VP of Development for Ohio market) and Lindsay Goetsch, both representatives from Milhaus. 3 representatives via zoom.

Mr. Dietrich reminded the commission that they were here earlier this year presenting as a concept, giving preliminary information as to what the project would be. He stated there are approximately 216 apartments that are on the current plans. They would like some leniency, in that the total number of apartments might go up to 225 units. He stated the total investment is approximately \$40 million. They did start with the Route 4 Corridor Review guidelines and took some creative liberties and applied it to more of a contemporary complex. The elevations provided do look a little bit different than some things on the plans. Mr. Dietrich stated the natural colors and materials do stay generally consistent. Pitched roofs will remain, but the actual likeness of the elevations may change. He stated there are 2 different building types, a larger building and a shorter building that is shorter by about 40%. He stated they do have significant window sizes that makes them excited about the natural light that will be brought in to the units. Mr. Dietrich had Mr. Lamping point out on the

exhibit where the clubhouse building is located. He stated this will be their "jewel" building, and will be very visible from the off ramp of 275. This will be the signature building of the property. This building will house the leasing office and clubhouse with a pool that sits behind the building to the west.

Mr. Okum asked if anyone else from the organization had any comments to add. He asked if there were any comments in the audience from the public. No public comments. Mr. Okum explained to the representatives on zoom that they now had an opportunity for comment.

Mr. Dietrich explained that they are all architects and engineers that are there to answer questions only.

Mr. Okum stated for the record there are 3 faces on the zoom call, and are all staff members of the applicant. Mr. Okum stated this portion of the public hearing was now closed. Let the record show that no one else has come before the commission and moving on to discussion with commission members and the applicant.

Mr. Darby questioned Mr. Riggs if staff was satisfied with the road that leads into the complex, or do we anticipate any modifications.

Mr. Riggs stated it has been discussed, but at this stage there hasn't been much detail. He stated the city was maybe looking into some sort of bond on the road, but that is not part of this review.

Mr. Dietrich confirmed that is accurate. They have spoken with the city but the scope has not been determined at this time.

Mr. Galster questioned two building #5's, stating he thinks one should be building #6. He stated on the landscape plan it shows building 6 and the garage for building 6 as being future development. On everything else it shows as if it's being developed all at the same time. Looking for clarification on that. He stated he is still comfortable with the overall development. The biggest issue he foresees moving forward is how the building elevations are treated, and the change in elevations so it doesn't look to industrial or institutional.

Mr. Dietrich stated it's probably a clerical error on the building numberings. It will be fixed. This is a single phase project, and will all be built within one construction contract, delivering buildings in sequential order. Working the northeast to the southwest. He stated that they recognize they can make improvements with the building elevations.

Mr. Okum stated he did visit the Milhaus website, and noticed this design is not on any current formats. The Denver, NC development has a little more masonry on it, less of the Hardie panels. There has not been great success with the Hardie panels, he commented on an existing restaurant and stated you can see the conditions of the Hardie panels. The Hardie panels on this building are very distressed looking, and he has concerns with that. He just wanted them to have the comments that he is not comfortable with that panel system. Mr. Okum understands the idea of being more contemporary, and is ok with that because that's what the markets going to drive and people coming there. He stated the Corridor Review District has certain standards and 4x8 sheets of Hardie paneling does not qualify as a natural material. He reiterated that is to be put aside, this is a site development plan. Mr. Okum is excited about the site development, he appreciates them taking the comments from the preliminary plan where it was stated that this is the entry into Springdale. He likes the layout of the site. He stated the sign is confusing, but he will not address because it is not at consideration at this time. The building elevations are also not a part of this approval. Mr. Okum stated this is about site layout, site design, number of units, and things that apply, because this is being recommended to council. Council will need to act on what is referred to them.

Mr. Dietrich stated the submittal of elevation and signage is solicit feedback, because design is an evolving process. He stated the distaste for the Hardie sheets helps them move forward in the next steps.

Mr. Okum responded, stating they appreciate them being included because it gives a feeling for the development. He feels the site blends beautifully with the existing multi-family. It fits the niche for the need of that type of multi-family in this community. Mr. Okum stated there are 2 representatives of council on the commission. They are going to make a recommendation to refer this, if it's voted on affirmatively. Council will act on it.

Mr. Lamping stated it would be introduced to council tomorrow, 2 weeks later will be the first reading, and 4 weeks is the final reading.

The chair will entertain a motion to approve the following project for a Text Amendment and Preliminary Development Plan for Milhaus Multi-Family Development, case #20210867, at 11911 Sheraton Ln. 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: Staff, our City Engineer, and our City Planner's recommendations and considerations contained in their report. As this is a PUD, this shall include staff and our Law Directors Approval of Covenants as necessary for the development. This motion also recognizes that no signage approval is at this time. The building elevations submitted are not part of this approval and shall be addressed at a Final Development Plan Review at a later time.

Mrs. Sullivan-Wisecup made a motion to approve; Mr. Darby seconded the motion.

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. Mrs. Sullivan-Wisecup seconded.

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

Respectfully submitted,

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

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