

PLANNING COMMISSION SPECIAL MEETING  
SUMMARY MINUTES  
JUNE 8, 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, Tom Hall, Bob Diehl, Steve Galster, Dave Okum

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

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE SPECIAL MEETING HELD MAY 18, 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

Mrs. Sullivan-Wisecup presented her Report on City Council from the June 2, 2021 meeting.

VI CORRESPONDENCE - None

VII OLD BUSINESS - None

VIII NEW BUSINESS

A. Urban Redevelopment Plan – Wood Stone, 134/144 Merchant St,  
(Application #20211082)

Andy Kuchta, Economic Development Director, his report covered both items A & B of new business. Both projects were put together due to a discovery by the public finance attorney. Outside legal council is working on some public financing tools for both projects. Mr. Kuchta stated the attorney was doing his research and making sure there would be no issues with documents being prepared. He discovered in the city charter that the Planning Commission is required to approve Urban Redevelopment Plans. Mr. Kuchta stated they believe the only reason this was put in the charter was because of internal political reasons back in the day, to perhaps get the Planning Commission more involved with projects. He stated this is not even defined in the Ohio Revised Code. Mr. Kuchta stated Urban Redevelopment is something that the city has to be engaged in for this kind of tax increment financing district that are taking place with both projects. He stated this is the first time using this particular TIF. The ones done before for Pictoria Tower, Commerce Park, and for the mall were done under a different section of the Ohio Revised Code, and do not require the city to be engaged in Urban Redevelopment. The difference in why it is this section of code is it gives more flexibility in how the TIF dollars can be spent. Mr. Kuchta explained that TIF is redirection of new property tax dollars that come from new value, new construction. Instead of going to normal sources that get the property tax dollars, 65% is the school district. The new tax dollars get redirected into the TIF fund and

they can be used for a variety of things; public infrastructure, roads, water/sewer. In the case of this kind of TIF that we are using it can also be applied towards land acquisition costs, it can be pledged directly towards the developers bonds that they issue for the initial project cost. It is something that communities are using more and more frequently. The state is the final approver of these TIF's and they have been pouring over these TIF ordinances that get sent and approved by local municipalities. The state is asking to proof that the municipality is involved in Urban Redevelopment. Mr. Kuchta stated the attorney came up with this to take away any question that the city is firmly engaged in Urban Redevelopment. As you know, the City Council passes legislation, so this is essentially a recommendation from the Planning Commission. It still has to go to City Council for approval. He stated this is summarizing what is known about the projects, where they are taking place, what the basic investment is, basically how many units are planned, and that a TIF will be created for each project. This is to meet a bureaucratic requirement of the state agency.

Mr. Okum asked for comments and further discussion. There were none.

The chair will entertain a motion to approve the urban redevelopment plan for Merchant Park at 134/144 Merchant St, as submitted by the Economic Development Director of the City of Springdale (the "Merchant Street Redevelopment Plan"). By this approval Planning Commission is referring the Merchant Street Redevelopment Plan to the City of Springdale City Council for consideration.

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

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

B. Urban Redevelopment Plan – Milhaus Multi-Family Development, 11911 Sheraton Ln, (Application #20211083)

Mr. Kuchta had no additional information.

Mr. Okum asked for questions or comments. There were none.

The chair will entertain a motion to approve the urban redevelopment plan for 11911 Sheraton Lane, as submitted by the Economic Development Director of the City of Springdale (the "Sheraton Lane Redevelopment Plan"). By this approval Planning Commission is referring the Sheraton Lane Redevelopment Plan to the City of Springdale City Council for consideration.

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

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

C. Springrose Subdivision – Minor Modification to a PUD – Development Plan Minor Modification, 435 Smiley Rd (Application #20211098)

Ms. McBride stated that the request is part of the Springrose PUD, a note #4 on their subdivision sheet, which states "Site will be cleared with the exception of Stream Corridor running north and south where invasive species will be cleared." Ms. McBride stated they would like to remove that note, and keep the "invasive species" which is honeysuckle. The residents are using that as a buffer. She stated this is a minor modification to the PUD, which will involve our two members of council agreeing with staff, and a vote from the commission to remove that note.

Mrs. Sullivan-Wisecup and Mr. Ramirez agreed it is a minor modification.

Mr. Okum questioned who the responsible party for the creek line would be.

Mr. Lamping stated that it would be the property owner, and the Homeowners Association.

The chair will move that on the site plan, item 4, "Site will be cleared with the exception of Stream Corridor running north and south where invasive species will be cleared" shall be struck from the drawing.

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

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

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

Mr. Darby moved to adjourn. Mr. Diehl seconded.

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

Respectfully submitted,

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

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