

PLANNING COMMISSION MEETING  
SUMMARY MINUTES  
September 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,  
Meghan Sullivan-Wisecup

Members Not Present: Joe Ramirez

Staff Present: Carl Lamping, Building Official; Shawn Riggs, City Engineer;  
Greg Dale (sitting in for Anne McBride, City Planner)

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE PREVIOUS MEETING ON August 10, 2021

Motion to adopt minutes made by Mr. Galster. Mr. Darby 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 presented her Report on Council from August 18, 2021.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. DISCUSSION

A. Concept Plan  
230 W. Sharon Rd – Mercy Parking Lot  
(Application #20211314)

Mr. Galster noted that Springdale Family Medicine is where his doctor is located. He does not believe it will create a conflict or hinder his ability to make an impartial and fair decision. Mr. Galster stated he would recuse himself if the applicant or anyone on the Planning Commission did not feel he could make a fair decision.

Dr. Barry Webb, applicant, stated he was fine with Mr. Galster staying.

Mr. Dale presented the staff report and comments.

Mr. Riggs presented his staff report and comments.

Mr. Okum clarified the property is the vacant house to the west of the current office. He stated the current house would be demolished and the property turned into an additional parking lot for the medical office.

Dr. Webb agreed and stated there are now seven physicians and the extra parking is needed. He stated they want to make sure this was ok before purchasing the property.

Mr. Okum asked Mr. Lamping what the current use of the property is.

Mr. Lamping stated the property is currently residential within a Transition District. This would be able to be incorporated as part of the existing zone district. Mr. Lamping stated he has had multiple conversations with Dr. Webb, and they discussed going to City Council with a change of zone district. He stated after further review of the project that would not be required. Mr. Lamping stated the reason for the Concept Plan is for the potential owner to gain insight from the Commission before he proceeds with purchasing it.

Mr. Okum stated this is a Concept Review, and he is supportive of the request.

Mr. Galster stated he has no issues with the idea. He stated this is an entryway into the City of Springdale and they do a great job making the property look nice.

Mr. Hall believes this to be a good use of the land because parking is tight. He knows it will be maintained because the current property is done so now.

Mrs. Sullivan-Wisecup stated she is also in favor.

Mr. Okum stated that Staff will give Dr. Webb the process and steps that need to be followed.

## IX. NEW BUSINESS

### A. Final Development Plan 134-144 Merchant St – Wood Stone (Application #20211168)

Steve Dragon, Vandercar Holdings, the lead developer on the redevelopment of 134 and 144 Merchant St. He stated the plans are very consistent with what was presented in the Preliminary Development Plan earlier in the year. This project does include renovation of two 90,000 square foot, 3 story office buildings as 131 apartment units with amenity space within the buildings. He stated this also includes redevelopment of the surface parking lots surrounding the buildings, with 97 residential townhome units. Mr. Dragon stated they have been working with Staff and responding to their comments. He stated the landscape plan incorporates over 200 trees, 1300 new bushes, and over 2000 smaller plants. He stated they are provided pods of greenspace for the residents. They have spent a lot of time developing the layouts and floorplans for the apartments and townhomes, as well as the amenity spaces. Mr. Dragon stated he believes there are very few issues remaining between the plans and Staff comments that need to be ironed out. Mr. Dragon stated he would address the most recent eight comments from the Planning Staff.

1. Comment is in regards to the zoning in regards to a multi-family. The applicant is asking for approval as submitted, it is what was submitted and approved in the preliminary stages earlier this year.
2. Comment in regards to parking garages for the townhomes. He stated they are slightly under the square foot requirements stated in the zoning code. He provided an exhibit to show how two cars would fit, and asked Planning Commission to accept them as two parking spaces per unit.
3. The comments are in regards to the 54 bike spaces required. Mr. Dragon stated there are a number of bicycle spaces throughout the property, it is slightly under what the city asks for, but most residents will move their bikes inside their units.
4. In regards to the screening of mechanical equipment, Mr. Dragon stated they are fine with that comment and there is information submitted in the packet. He stated they do not propose any new screening, but the units are roof mounted and small. They will not be visible from any public space.
5. This comment is in regards to the site lighting plan. Mr. Dragon stated they have worked with Duke Energy to create a private lighting district for this property. He stated they are working with Duke Energy design engineers to generate a lighting plan that illuminates the project properly. He stated some fixtures are above the 15 foot permitted height. He states it is consistent with the existing lighting that is out there and they feel it is appropriate for this project. Mr. Dragon stated the larger poles are more in the street lighting area, which is similar to the street lighting surrounding the project. He stated coming in to the property they are 12 feet and more pedestrian level. Mr. Dragon did point out this project is unique in that this is a residential, neighborhood being built in the center of an office/commercial district.
6. This comment is in regards to the proposed signs. Mr. Dragon stated they are proposing slightly larger signs than what is permitted. He stated they feel, and staff does too, that the increased sign area is consistent with the character of the development. They believe the signs are appropriate for the scale of the development. They are not oversized signs.
7. This comment is a statement that the covenants and restrictions be submitted and approved by the law director, and recorded. Mr. Dragon stated there are no concerns with that comment.
8. Mr. Dragon stated there were some minor landscape comments. The applicant is fine working with staff on these details.

Mr. Dragon stated they feel the engineering comments are more explanatory. He stated there are a couple of notes to be modified on the plans and they are happy to do that. Mr. Dragon introduced other members of the project that were there for questions. Matt Walker, WP Land Company, is primarily focused on the townhome portion of the project. Lisa Scovic, NorthPoint Group, is focused on the apartment portion of the project. David Vonderbrink, Elevar Group, is the architect for the townhomes and apartments. David Lorei, Abercrombie & Associates, is the engineer in charge of the site development. Larry Dettmer, Manning Contracting, is the builder and general contractor for the entire project. Mr. Dragon stated they are hoping to break ground in October, and within approximately 18 months be completely built out.

Mr. Lamping had no additional comments.

Mr. Dale stated the applicant covered all of the major points, and he accurately represented what was indicated by staff. He stated Mr. Dragon provided responses and highlighted that items that needed attention, and are in need of modification. Mr. Dale reinforced the idea of the light fixtures and

sign sizes requiring modifications, but Anne McBride's perspective of what is proposed is consistent with the surrounding area.

Mr. Riggs stated there are not any major issues. He did present some additional comments to his staff report.

Mr. Lamping did point out the materials board that was submitted.  
Mr. Okum asked the applicant to present the materials board.

The exhibits of the building elevations and a presentation of the colors and material to be used was presented. They are proposing a rooftop deck for residential use in building 144.

Mr. Okum questioned if the entryway visible to Merchant Street and Tri County Parkway would have the same elevations.

Mr. Dragon stated the front elevations of the buildings was a public facing front, and the rear elevation is the vehicle area that is not as visible. The rear of the buildings are the alley ways.

Mrs. Sullivan-Wisecup stated she likes that the final plan does not deviate from the original that was approved by Planning Commission and City Council. She is very happy that it looks like it still belongs there, but is still fresh and new. She congratulated the applicant on the project presented.

Mr. Okum asked if the rooftop deck was available to the entire development or just the occupants of that building.

Mr. Dragon stated they are proposing to only have it available to the apartments. It is not the final decision, but right now they feel because of security reasons it is the answer. They believe it will be more comforting to the apartment residents, less people having access to the building.

Mr. Okum asked if there were other areas in the development for gathering, like a picnic area or some other amenities.

Mr. Dragon stated there is greenspace for the townhome residents.

Mr. Okum asked if the entire property would be consolidated into one.

Mr. Dragon said that is will be commonly owned and managed.

Mr. Okum asked if there would ever be a situation where they would sell off one of the buildings.

Mr. Dragon responded stating they do not anticipate that happening.

Mr. Hall stated he had gone over the documents thoroughly, and is congratulated the applicant on the project and the redevelopment of the area. He feels it will have a positive impact on the city. Mr. Hall did address the light fixtures that were 15 foot tall. He questioned if they would have any effect on neighbors or on the development.

Mr. Dragon stated they are cutoff directional lenses, so they are being pushed away from having any effect on surrounding properties. The locations of the higher poles are in areas pushed away from residential areas, and are more in vehicular areas.

Mr. Hall stated he agrees with the applicants comments, especially with the fixtures that are being used.

Mr. Diehl asked about security measures for the property.

Mr. Dragon stated the townhomes are only accessible by the occupant, just as any single family home. The apartment buildings will be accessible with a key fob that the residents will have for the main door. Each unit will be accessible to the occupant only. The key fob will give access to the common areas also.

Mr. Diehl asked if there would be staff monitoring the mailroom and storage.

Mr. Dragon stated there will be a fulltime property manager on site during business hours.

Mr. Diehl asked about signs for the property.

Mr. Dragon stated they are proposing two ground signs, one at each entrance to the property. He stated the signs are a little larger than what is allowed, but feel they fit with the size of the project. He stated there is a sign package that was included.

Mr. Darby stated this upscale kind of community is a trend, and it's the kind of trend that will be beneficial to Springdale. He congratulated the applicant and staff on working so well together.

Mr. Galster said when the project was first presented, there was the thought of how are we going to make this happen. He congratulated the applicant on making it work. He stated creating something new in Greenfield is easy. You place things where you want them and make it happen. In a brownfield it is not easy to make it happen, let alone make it happen and change the use. He thanked them for the effort put forth to make it happen.

Mr. Okum pointed out the light fixtures in the surrounding commercial area are much higher. He stated bringing it down like they did is much nicer in the townhome area and softer. He is pleased with the color selection and is very positive about this development. He did compliment the applicant on working with staff, because it is a team effort to get to where they are.

The chair will entertain a motion to approve the following project Final Development Plan, 134-144 Merchant St – Wood Stone, (Case #20211168). Per specifications and designs provided in our meeting packet as exhibits which were submitted and reviewed by staff prior to the meeting. This motion includes all Staff, City Engineer, and City Planner recommendations and considerations.

Mr. Hall made a motion to approve. Mr. Diehl seconded the motion. Roll call was taken and the motion was approved with a vote of 6-0.

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