

PLANNING COMMISSION MEETING  
SUMMARY MINUTES  
DECEMBER 7, 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 PREVIOUS MEETING ON NOVEMBER 9, 2021

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

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

V. REPORT ON COUNCIL

Ms. Sullivan-Wisecup presented her report on Council from December 1, 2021.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

A. Major Modification to PUD  
11700 Princeton Pike  
(Application #20211507)

David Wallace, with MarketSpace Capital and applicant for project, addressed the commission and stated he has never worked with a city that has been as supportive as Springdale. He also stated he has never seen a city care about the citizens as much as he has in Springdale. Mr. Wallace stated he had a presentation/slideshow to present in regards to the redevelopment/repurposing of Tri County Mall. The presentation began with an agenda of his discussion. Mr. Wallace touched on team introductions he began with an overview of MarketSpace Capital and its team members. Mr. Wallace introduced Mike VanHuss, founder of Park Harbor Capital, and his son Kevin VanHuss. Park Harbor Capital redeveloped a distressed mall in Plano, TX. He pointed out that a representative for the current owner of the property was present. He continued his presentation with introductions of architects, engineers, legal team, and

property management. Mr. Wallace stated the goal is to repurpose the mall, and to demolish as little as possible. They want to keep some of the iconic features so when people come they can remember things from the past. Mr. Wallace stated the site is roughly 75 acres. He provided an exhibit of the site and buildings they would like to salvage, including parking garages. There was an exhibit showing the types of buildings they want to provide to the site. Mr. Wallace pointed out all of the green space this development will provide. The goal is to use solar and geothermal, and to provide nature trails and a bioswale. Mr. Wallace presented a slide with project totals that was drawn up from the plans that were shown. This project will create a place where people can live, work, play, and even be educated. Mr. Wallace presented slides showcasing multifamily perspectives. The designs are catered towards what people are looking for. The next set of slides focused on office space. Mr. Wallace addressed education and stated they are talking with Princeton, Cincinnati State, The University of Cincinnati, and others about unique ideas that could be brought to this site. The next set of slides focused on culinary. Mr. Wallace's next topic was retail and addressing a mall vs. lifestyle facility. He then touched on food and beverage. Mr. Wallace stated they are all about local, and want to keep the existing establishments. The next slides focused on entertainment and activities that draw foot traffic. The last group of slides containing photos focused on greenspace. Mr. Wallace pointed out a picture showing a dog park. He stated this actual location is always packed because they cater to the human and the dog is included. The presentation continued with the planned phases of the project. He stated this a big development that is north of 1 billion dollars. Phase I would include the dog park, trails, some multi-family, and restaurant/retail. Phase II and III would be more multi-family, hotel, restaurant/retail, and grocery store. Mr. Wallace presented a few slides with conceptual designs of what the project would look like. The last of the slides contained entitlement requests, containing maximum requests.

Ms. McBride presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

Mr. Lamping had some additional staff comments.

Mr. Okum stated that this is a Preliminary Plan and not a Final Development Plan. He stated that they cannot tie down Phase I or Phase II, things will evolve. He opened up the Public Hearing to anyone in the audience.

Tom Vanover stated this piece of property originally defined Springdale. He believes it will once again define and change the future of Springdale.

Mayor Webster addressed everyone commitment and speed of this project to this point. He said the city is planning to declare this as an entertainment zone, and if that is done 15 liquor licenses can be awarded. He gave praise to the Princeton Board of Education and stated they are an active partner in this project.

Mr. Okum suggested possible connectivity to the Beltway Center. He mentioned the railroad crossing being an issue.

Mr. Wallace stated they do not know if they will be able to work out the engineering. He believes they can work out a plan that makes a lot of sense, but working with the railroads is a difficult task.

Mr. Diehl asked how many developments they have done.

Mr. Wallace responded stating redevelopment of a mall they have done once, but mixed used development totals about 6 billion dollars. He stated they are fast-tracking this project, and the positive attitude from everyone is appreciated.

The members of Planning Commission all commented with their excitement and support.

The Chair will entertain a motion to approve the following project at 11700 Princeton Pike, known as Tri-County Preliminary Plan, Case #20211507; 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 includes the revised exhibit "A" Major PUD Modification dated 12/6/2021, and revised and stated Staff comments and consideration which replaces the original document. Where by this approval by Planning Commission is referring this to City Council of the City of Springdale for consideration. This motion includes Staffs, City Engineer, and City Planners recommendations and considerations contained in their final report. As this is a PUD, this shall include Staff and our Law Directors Approval of Covenants as necessary.

Mr. Hall made a motion to approve. Ms. Sullivan-Wisecup 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,

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

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