

PLANNING COMMISSION MEETING
SUMMARY MINUTES
March 9, 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: Tom Hall, Don Darby, Joe Ramirez, Steve Galster,
Bob Diehl, Meghan Sullivan-Wisecup, Dave Okum

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

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING ON FEBRUARY 9, 2021

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

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

V REPORT ON COUNCIL

Report on City Council presented by Mrs. Sullivan-Wisecup for the meeting held on
March 3, 2021.

VI CORRESPONDENCE - None

VII OLD BUSINESS - None

VIII NEW BUSINESS

A. Fence, 471 Dorothy, Springdale, Ohio, Minor Modification to Springrose PUD
(Application #2021 0005).

Request by Applicant to table this project until the April 13, 2021 meeting.

Motion made by Mr. Galster. Mrs. Sullivan-Wisecup seconded the motion.
The motion was approved with a voice vote of 7-0.

B. New Restaurant – Panda Express, 925 E. Kemper Rd, Springdale, Ohio, Minor
Modification to Century Business Park PUD (Application #2021 0100).

Ms. McBride presented her staff report.

Mr. Riggs presented the City Engineers report.

Mr. Lamping had no additional comments.

Henry Klover, Klover Architects, 8813 Penrose Ln, Lenexa, KS – representative
for CFT & Panda Express. There are four items that they are asking for relief
on.

1. Approval of modifications to Section 153 253 F to reduce the building setback from 50 to 33 ft along Century Blvd.
2. Approval of modifications to Section 152 252 E, drive-thru area to be located adjacent to front yard along Century Blvd.
3. Approval of modifications to Section 153 304 C 2 drive-thru to encroach 5.4 ft. on the secondary front yard.
4. Approval of modifications to Section 153 459 C 2 to allow 36 sf signage on the west building elevation.

Mr. Klover presented a slide show of the site and proposed building location. The Panda Express will be located on the east side of the existing Habanero property. The site plan addressed the additional Right of Way, and the push back of the greenspace. The modification to the setback on Century Blvd is requested to make the large lot viable for a second user at a future time. This layout provides more greenspace and add an additional parking island on the East Kemper side. Another island will be added in the middle of the parking spaces. Mr. Klover stated they will have a larger greenspace than other locations in the area. He stated the drive-thru will be below grade, a 4 ft. change. They will be able to extend the berm. He stated they will be able to hide the drive-thru because of the change in grade. Mr. Klover wants to work with the staff, but does not agree with the suggestion of additional trees. The trees will be put up high, when down low is what they would want protected. He also thinks if there are additional trees in the corner it will hide the building. He is happy with adding more trees, but in another location on the property. Mr. Klover stated they will lose about 10 of the proposed parking stalls and comply with the ordinance. He stated the signage they would like to have added is above the entrance, which is the national logo. The Panda Express sign on the front of the building is a bar sign, channel letter. No signs requested on the back of building. The total sf is under the allowed sf for signs.

Mr. Okum questioned the yellowing on the front of the building plan.

Mr. Klover stated that is just highlighting the main entrance, a frame with clear glass.

Mr. Okum asked the staff to comment on the variations between the staff report and what was presented on the landscape.

Ms. McBride stated some additional landscaping is warranted with the variance on the drive-thru, setback, and building.

Mr. Klover stated they are not opposed to the additional landscaping, they would prefer not add a bunch of trees.

Ms. McBride stated they are meeting the landscape requirements, staff is suggesting additional landscaping on Century Blvd because they are asking for three variances. Staff is willing to work with the applicant.

Mr. Okum stated that if staff feels the trees are necessary, he would probably support staff on this. He stated he understands on Kemper you want to be able to see the sign on the side of the building. He asked if staff can work with the applicant on placement to accomplish staffs goals and to meet code.

Ms. McBride stated that she thinks so.

Mr. Diehl asked for clarification on the drive-thru process; where you enter, how many cars.

Mr. Klover went back to the visual (slide presentation). He stated they would enter from the west and turn onto the backside of the building. The menu board is mid drive-thru, stacking about 8 cars. The window is on the very end of the building, and the entire right half of the building is kitchen area. He stated Panda is very efficient in their layout and how they organize their space.

Mr. Diehl questioned the timeframe on the second unit.

Mr. Klover stated they would like to move as fast as they can, but do not have anyone at the moment.

Mr. Diehl questioned the existing sign on Kemper.

Mr. Klover stated the Habanero monument sign is proposed to be there for the second tenant but the will remove the sign. The new sign for Panda will be on the Panda side of the property.

Mr. Diehl questioned the sign for the Vineyard Church, a pole sign.

Mr. Klover is not aware of the sign in question.

Mr. Lamping asked Mr. Klover to clarify what is submitted to the Planning Commission in regards to signs. The three signs on the building, the menu board, directional signs. He asked about any other monument/pole signs being submitted and their location.

Mr. Klover stated there is a height restrictor bar, order station, menu board, and ground sign when leave the drive-thru that says thank you.

Mr. Lamping asked about the monument sign and the existing sign.

Mr. Klover stated that sign will be removed. Any future tenant will be responsible for their own monument sign.

Mr. Ramirez questioned the other parcel.

Mr. Klover stated that he is not aware of anyone at the moment.

Mr. Ramirez addressed the reduced setback on Century, and asked if this is due to the proposed second tenant.

Mr. Klover addressed that the building doesn't have to be large there are many things that could occupy that area. He stated Panda is a strong company and will get someone in there.

Mrs. Sullivan-Wisecup asked if it was a one or two window drive-thru.

Mr. Klover responded it's a single window.

Mr. Galster re-addressed the signs. The monument is in the landscape island along Kemper.

Mr. Klover stated staff commented and wants to work with them. Stated the island will be widened.

Mr. Galster asked if staff had a recommendation for a different location for this sign. Questioned the existing sign.

Ms. McBride stated that is a sign for Vineyard Church and the other tenants in the center. She believes it has 4 panels; Dick's, Barnes and Noble, Best Buy, and Vineyard.

Mr. Galster thinks the monument sign location is a sight issue for someone coming out of the front parking spots. He believes this needs to be modified in some way to alleviate the issue.

Mr. Klover stated it is probably exaggerated in images because it is required to be 10 feet back, which is what the parking is, and the sign is only 5'2" wide.

Mr. Galster stated the parking on Kemper to the right of the sign is shown back off farther than the parking on the left of the sign. He stated they need to figure out a way to make it work. He questioned it going on the corner. He is willing to work with staff to make that happen, but believes it is an issue the way it sits now.

Mr. Klover stated they will draw it out wider and show what people can see. They will work with staff on that.

Mr. Galster stated just for clarity on marked for reference only. When showing the future building and the plans still showing the pad at the old Macaroni Grill. He wants to make sure the motion reflects that the elimination of the Macaroni Grill site down to grass, and no future approval at this point for replacement building.

Mr. Okum stated demolition is part of the plan. He stated they have worked with staff in regards to the storm water drains off of the old Macaroni Grill/Habanero's building. He believes they are good there. Agrees with Mr. Galster regarding referencing the information in the motion.

Mrs. Sullivan-Wisecup asked for clarity in regards to parking spots on the west of the sign and removing parking spaces to make a larger space.

Mr. Klover stated it would be in that area.

Mr. Okum stated to make that site work they will need as many parking spaces as they can keep on that site. They will vacate parking spaces from the depiction on the drawings.

Mr. Klover stated they will probably need to remove 10 spaces to comply with the ordinance.

Mr. Okum stated that staff has addressed this and the applicant has addressed this, differently, reducing parking spaces. He questioned if we need to reference that.

Ms. McBride stated it's an item that staff can work with the applicant on.

Mr. Okum asked if there is a period of time when the food isn't ready and the customer would need to pull to a spot and wait.

Mr. Klover stated this rarely happens. One item is 50% of their sales, so that is kept going all the time. Fresh cooked in woks, so it's filling an order and passing it out the window. On rare occasions, they will need to pull around the corner and stop.

Mr. Okum questioned outdoor seating.

Mr. Klover stated there is none on this project, but there is a pad if it's needed.

Ms. McBride stated they would need to come before the Planning Commission if they wanted to add outdoor seating.

At this time, the chair will entertain a motion to approve the following project, Panda Express at 955 E. Kemper Road, Case #20210100; 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 Engineers, and City Planners, recommendations and considerations contained in their report. Additional to the motion are consideration item 9, which Ms. McBride is going to state at this moment:

Ms. McBride – Going into the motion is #9, Planning Commission approval modification from section 153.304 (C) (2) to reduce the setback for the drive-thru lane from 25 ft. to 19.6 ft. off Century Blvd right of way.

Item 2 of additional items is trees and buffering on the east side of the development shall be reviewed and approved by staff and working with the applicant. The 3rd item is references to potential future buildings on the west area of the site are for reference only and no review or permissions are part of that area or this consideration. Where is, all such changes are and any of the above conditions that constitute a change to the approved plan such changes shall require approval of the Springdale Planning Commission.

Mr. Hall made a motion to approve; Mr. Galster seconded.
Secretary called the roll and the motion was approved with a vote of 7 to 0.

C. New Building – 84 Lumber, 12139 Princeton Pike, Springdale, Ohio, Final Development Plan (Application #2021 0404).

Ms. McBride presented her staff report.

Mr. Riggs presented the Engineers report.

Mr. Lamping had no comments.

Bethany Cypher (via Zoom), 1019 Route 519, Eighty Four, PA 15330, representative for 84 Lumber Company. They are requesting adding an 8,000 sf sales building. The existing building will be used for additional storage. The new building will be strictly showroom and office space. They will asphalt the parking area as required, and minimal site work, signage, and storm water.

Mr. Okum questioned if Bethany had a copy of the staffs reports and considerations. He asked her to address the 4 considerations by the City Planner. Regarding the landscape plan, the waste enclosure.

Ms. Cypher stated there was no issues and they would adhere to those.

Mr. Okum asked if they would update the landscape plan to be consistent with the planner. He questioned the waste enclosure.

Ms. Cypher stated they will update the landscape plans. She stated they would adhere to the request. They prefer a concrete enclosure, but would do what is required.

Mr. Okum asked about the item regarding the signage. He stated they are not following the city code regarding channel lit letters. They are requesting a painted sign on the physical building.

Ms. Cypher stated they do not paint the signs on the building any longer, and that this is an error. They put lit signage on the building.

Ms. McBride stated that the Planning Commission will want clarification on if the “lumber” is the channel cut letters, and the 84 a cabinet sign. Planning Commission would need to approve the cabinet sign.

Mr. Okum reiterated the 84 would be in a cabinet.

Ms. McBride stated that would require a modification from Planning Commission to allow them to do that. It is over the percentage of what is allowed by code. It is over the percentage of the proposed sign area that can be a cabinet sign.

Ms. Cypher stated that the cabinet sign square footage she would need to get from her engineer, but they would comply with code.

Mr. Okum asked Ms. McBride to help her with the permitted code square footage.

Ms. McBride stated they are under the amount of square footage they are allowed to have (140 sf). They are proposing 75 sf. 25 sf in the circle and 45 sf for the lumber. They comply with square footage. She stated the question is if they will be able to do the 84 in the percentage that is permitted in terms of the cabinet sign.

Mr. Okum questioned if they did what is proposed would they need a variance.

Ms. McBride stated the code says 15% of the proposed wall signage can be a cabinet sign. The 25 sf would be over the 15% if they kept what was proposed. The Planning Commission can approve the additional cabinet signs over the 15%.

Mr. Okum asked the size of the cabinet sign on the east elevation.

Ms. Cypher stated she is unsure and would not be able to answer that.

Mr. Lamping recommended they address the plans as submitted relative to the

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areas of the sign. He recommended talking about the percentage of the cabinet sign relative to what was submitted so that action can be taken. If their engineer changes that then they would come back before the Planning Commission.

Mr. Galster asked if Mr. Lamping would be okay with the 84 as a cabinet. He questioned if Mr. Lamping was okay with granting that permission if Ms. Cypher comes back with numbers that match what is being looked at.

Mr. Lamping stated that looking at the construction plans and review requires they meet what was approved.

Mr. Okum stated the drawings showed 20 sf for the cabinet sign and 45 for the channel cut letters, a total of 65 sf. He advised Ms. Cypher that the Planning Commission could approve what was submitted as long as 84 Lumber Company finds this acceptable.

Ms. Cypher stated they will make that signage work.

Mr. Okum asked if the dumpster corral will be the same split faced block that is being used on the building lower skirt walls. That does require gates.

Ms. Cypher agreed.

Mr. Okum commented to staff regarding barbed wire that is proposed, and not permitted to use razor wire.

The chair at this time will entertain a motion to approve the following project, 84 Lumber at 12139 Princeton Pike, case #20210026; per the specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant prior to this meeting and reviewed by staff. This motion includes the following conditions; staff, our City Engineer, and City Planner recommendations and considerations contained in the report with the following exceptions in our City Planners report item #3 regarding signage. The signage shall not exceed on the east elevation 65 sf. That will consist of a 20 sf box, illuminated, and a 45 sf channel lit letters for the business identification. This motion also includes on the dumpster and refuge enclosure that the enclosure shall be constructed as split face block the same as that's being used on the building skirt walls. There shall be no razor wire on the site. As such, any changes to the above conditions that will constitute a change of the approved plans, such changes shall require approval of the Springdale Planning Commission.

Mr. Darby made a motion to approve; Mrs. Sullivan-Wisecup seconded. Secretary called the roll and the motion was approved with a vote of 7 to 0.

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

Mr. Diehl moved to adjourn; Mrs. Sullivan-Wisecup seconded the motion.

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

Respectfully submitted,

_____, 2021 _____
Dave Okum, Chairman

_____, 2021 _____
Bob Diehl, Secretary