

PLANNING COMMISSION SPECIAL MEETING
SUMMARY MINUTES
MARCH 1, 2022
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; Liz Fields, City Planner
Representative

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE SPECIAL MEETING ON FEBRUARY 8, 2022

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 6 to 0, and 1
abstention.

V. REPORT ON COUNCIL - NONE

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

A. City of Springdale Comprehensive Plan
(Application #20220319)
PUBLIC HEARING

Andy Kuchta, Economic Development Director, gave an introduction and
recognized the Advisory Committee for their dedication to creating the
Comprehensive Plan.

Liz Fields presented the City of Springdale Comprehensive Plan.

Mr. Okum opened up the Public Hearing.

Mr. Diehl asked for further information in regards to transportation in the
community.

Ms. Fields stated currently there are not a lot of areas for bicycling on roads or
paths within the community. She stated this is definitely an area of concern.

Mr. Kuchta stated that the city has signed a contract with KZF Design to do a master plan for a bike/shared use path for the City of Springdale. They will help develop plans addressing areas for connectivity of bike paths within the city. Long-term they will help determine where the city can connect to regional bike paths. Mr. Kuchta stated this project is moving forward quickly because of the upcoming projects and making the city more attractive to live in.

Mr. Diehl asked if in the future small communities within the City of Springdale would have connecting paths. He asked specifically if a neighborhood like Beacon Hill could have possible connections to getting to Tri-County without being in a car.

Mr. Kuchta stated it will be looked at as “where do people want to go,” and that Mr. Diehl’s question is a possibility. He said they will be looking at connecting the whole city not just one area.

Ms. Sullivan-Wisecup stated she thinks connectivity is very important, but questioned if there was a lot of surveys returned with people presently interested in bike paths. She mentioned the Loveland Bike Trails and how congested it is with people and bikes. She asked if the vision was to be the next Loveland.

Ms. Fields stated there was a desire in the surveys to have more connectivity within the community.

Ms. Sullivan-Wisecup addressed the fact that Springdale has very busy streets and asked how that would be factored in. Her concern is accidents.

Mr. Kuchta stated KZF understands what people are going to use. He stated there will be multiple options and lots of factors taken into account. He stated every recommendation may not be implemented, but there will be a lot of recommendations and options. He stated there will be public input over the coming months.

Mr. Okum used State Route 41 (Tamiami Trail) in Florida as an example of a busy roadway. He stated there is a bike trail and people bicycling along it constantly. He stated there are approximately 11,000 residents in Springdale currently. With the developments starting, this could increase by 5,000 or more and it will be different generations of people. He restated this is an evolving plan, and a foundation to the future. Mr. Okum asked if the motion needed to address “revoking” the old and outdated previously approved plan.

Greg Dale, principal with McBride Dale Clarion, stated he does not feel anything needs to be revoked. He stated this is a statement of intent, not an ordinance.

Mr. Darby stated they have often referred to the old plan. He asked how the knowledge of the people from the previous plan could benefit those who are working through the process now.

Mr. Okum stated the previous Comprehensive Plan is so old it isn’t worthy of anything.

Mr. Darby stated he is not talking about content. He is talking about process.

Ms. Fields believes that both Greg Dale and Anne McBride were a part of the last Comprehensive Plan. She stated the last plan was in 2002. She stated that the Executive Steering Committee and the Advisory Committee were both involved previously also. She stated she reviewed the previous plan so that what is still viable can be carried forward.

Mr. Galster stated the plan that was put together 20 years ago worked then. He is looking forward to seeing the city move forward and into the future.

Mr. Diehl asked about addressing outdoor amenities further. He asked if they have looked at current soccer fields that are empty and making existing spaces better.

Ms. Fields stated there is areas in the plan for encouraging more outdoor dining, plazas, and gathering places. She stated the plan addresses improved recreation amenities, and it also addresses a more in depth Park and Recreations study will be needed to determine what sports fields are needed.

Mayor Webster addressed the commission. He believes the Comprehensive Plan allows for flexibility within the City of Springdale. It allows for the unwanted things to be turned away, and for new things to be looked at and brought in. He stated this is something that needs to be updated as time goes on.

Mr. Okum closed the Public Hearing.

The Chair will entertain a motion to approve the following Plan Springdale Comprehensive Plan case #20220319; per the Comprehensive Plan Final Draft. Planning Commission is recommending this to City Council for approval.

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

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

Respectfully submitted,

MARCH 8, 2022 _____
Dave Okum, Chairman

MARCH 8, 2022 _____
Robert Diehl, Secretary