

PLANNING COMMISSION MEETING  
SUMMARY MINUTES  
APRIL 12, 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; Shawn Riggs, City Engineer;  
Anne McBride, City Planner

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE PREVIOUS MEETING ON MARCH 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 7 to 0.

V. REPORT ON COUNCIL

Ms. Sullivan-Wisecup presented her report on Council from the April 16, 2022 meeting.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

- A. Conditional Use  
SWEENEY CHEVROLET QUICK LUBE  
33 W. Kemper Road  
(Application #20220581)  
PUBLIC HEARING

Ms. McBride presented her staff report and comments.

Mr. Riggs had no comments for this project.

Mr. Lamping had no comments for this project.

Christian Stone, Cincinnati Commercial Contracting, representative present for this project stated they want to utilize vacant space within an existing building.

Mr. Okum asked if oil changes are already being done within this business. He also asked if the waiting area would remain in the same location.

Mr. Stone stated there is a repair facility in this building. They would like to have an area designated for oil changes only to provide a faster service for their customers. He stated it would be the same waiting area. The process would work the same for the customer there would just be additional workspace for the employees to do oil changes only.

Mr. Okum opened the Public Hearing to anyone in the audience that wanted to address the commission. There were no additional comments.

The Chair will entertain a motion to approve the following project Sweeney Chevrolet Quick Lube, 33 W. Kemper Rd, case #20220581; 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, City Engineer, and City Planner's recommendations and considerations contained in their reports.

Mr. Galster 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.

B. Conditional Use  
KREATIVE DREAMS LEARNING CENTER  
12117 Princeton Pike  
(Application #20220588)  
PUBLIC HEARING

Mr. Lamping gave an overview of the project submitted.

Ms. McBride presented her staff report and comments.

Mr. Riggs had no comments for this project.

Kiara Evans, applicant, addressed the commission. She stated they had an architect scheduled to draw the site plan and he cancelled. Ms. Evans addressed the questions presented by staff.

Ms. McBride asked the applicant how many clients she anticipates having.

Ms. Evans stated she could not answer that question until the state inspects and determines the type of daycare they can have. She stated they plan on using 7500 sf of the building.

Ms. McBride reminded the applicant that the parking requirements are based on the number of children they have. She stated if there was not enough parking they would need to come back to the Planning Commission and get approval.

Mr. Okum opened the Public Hearing up the audience. There were no additional comments.

Ms. Sullivan-Wisecup suggested to the applicant, tabling this to the next meeting in order to get everything needed for the commission to vote.

Mr. Darby stated this project is needed, but there is not enough information to make an intelligent decision.

Mr. Ramirez asked how many gates would be on the fence and the hours of operation.

Ms. Evans stated they would be open from 6am to 6pm.

Mr. Okum questioned a drop off/pick up safety area for the children.

The chair will entertain a motion to continue the Public Hearing in progress for Kreative Dreams Learning Center, case #20220588.

Voice vote was taken and the motion to continue this case was approved 7-0.

C. Final Development Plan  
Springdale Commerce Park PUD  
Buildings 1 & 4  
12110 Princeton Pk  
(Application #20220590)

Mr. Lamping gave an overview of the project submitted.

Mr. Riggs presented her staff report and comments.

Ms. McBride presented her staff report and comments.

John Cumming, Strategic Capital Partners, and David Wright, Kleingers, representatives for this project. Mr. Cumming gave an update on the existing buildings and tenants. He stated that they are hoping to get these new buildings underway this year.

Mr. Okum addressed his concern with the existing buildings dock areas being visible to the public right of way. He also questioned the trees and landscaping that are dying.

Mr. Cummings stated they have planted additional trees and they plan on planting more at the north end of building one. He stated that the grade is still a challenge and trees will not completely block the view.

Ms. McBride stated the City Landscape Architect would be going out to the site to take notes on the distressed plant material. She stated staff would work with the applicant to get this issue addressed.

Mr. Okum stated that building one is in the gateway, and he would like to see some of the knock outs on the building be constructed as glass frontage. He would prefer the building not look like a typical warehouse building.

Mr. Diehl asked for more information on the traffic study.

Mr. Cummings stated they have not updated a traffic study for this phase.

Mr. Wright stated the original traffic study for the development of the site took into consideration buildings 1 & 4.

Mr. Okum asked for comments in regards to changing the knock outs to glass. He stated he is referring to the knock outs on the west and north elevation lower level.

Mr. Cummings stated this can become a security concern if the space is not used for office. He stated glass in a production area becomes a concern.

Mr. Okum stated other spec warehouse buildings have glass and you can see into open bay areas. He believes the elevation is very basic and thinks building one just needs a better feel.

Ms. Sullivan-Wisecup stated this is an industrial park and understands both sides. She stated if she was a business owner she wouldn't want people to be able to look in.

Mr. Galster thinks this building being at the corner of a major intersection should have a cosmetic improvement. He stated fake windows have been used before to help the appearance and still provide security.

Mr. Cummings asked if the commission wanted all of the knock outs to be converted to glass, or just a portion.

Mr. Okum stated his suggestion was the north and west elevations.

Mr. Cummings stated maybe a compromise could be just a few of the knock outs and not all.

The Chair will entertain a motion to approve the following project and entertain a motion for Springdale Commerce Park, case #20220590; 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, City Engineer, and City Planner's recommendations and considerations contained in their reports. Six knock outs on the West elevation and three knock outs on the North elevation shall be changed to glass. The glass system shall be reviewed and approved by Staff. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.

Mr. Galster made a motion to approve. Mr. Diehl seconded the motion.

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

## IX. DISCUSSION

### A. Concept Plan – Discussion Only/No Decision TCM REPURPOSING (Progress Update) 11700 Princeton Pike (Application #20220664)

David Wallace, representative for the project, came before the commission to provide an update on the project. He stated they are also looking for feedback from the Planning Commission. Mr. Wallace showed the current concept plans and phases for the project. He stated they are in the process of finalizing the plans. Mr. Wallace stated the plan is to be back in July with a master plan for phase I.

Ms. Sullivan-Wisecup addressed the outdoor pool and who would have access to that.

Mr. Wallace stated that would be for the residents of the apartment buildings, but the Recreation Center would have two indoor pools.

Mr. Okum asked which buildings would be demolished.

Mr. Wallace stated the existing Sears building will be torn down. He pointed to a few areas on his diagram that will also have demolition.

Mr. Darby asked about the hotel chain.

Mr. Wallace stated they have not been identified yet, they are looking for something different not competitive.

