

PLANNING COMMISSION MEETING
SUMMARY MINUTES
AUGUST 9, 2022
7:00 P.M.

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, Tom Hall,
Joe Ramirez, Don Darby

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 JUNE 14, 2022

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

Voice vote taken and the minutes were approved unanimously.

V. REPORT ON COUNCIL

Mr. Ramirez advised there was not a Council meeting held August 3, 2022,
therefore, no report from Council.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

A. ZONING TEXT AMENDMENT
PEER TO PEER CAR SHARING
11700 SPRINGFIELD PIKE
(Application #20220625)
Public Hearing

Mr. Okum announced public hearing and informed the hearing would be opened
after City Planner Ms. McBride's report.

Ms. McBride presented her staff report and comments.

Mr. Lamping added that the text amendment originated out of the Rules and Laws
Committee and has been reviewed by the Law Director.

Mr. Okum opened the public hearing and called for anyone present who wished to
speak on the proposed text amendment. There being no comments from the
public, the hearing was closed at 7:03 p.m.

The Chair will entertain a motion in Case #2022-0625 to recommend to City
Council for its consideration a draft Ordinance Amending Chapter 153 of the

Codified Ordinances of the City of Springdale, Ohio Relating to the Operation of Peer-to-Peer Car Sharing Program in the City of Springdale.

Motion to recommend to City Council was made by Mr. Galster. Seconded by Mr. Diehl.

Roll was called and the motion was approved with a vote of 6-0.

**B. MAJOR MOD TO A PUD/FINAL DEVELOPMENT PLANS
SPRINGDALE COMMERCE PARK – SUGARIGHT
1145 STRATEGIC PKWY
(Application #20221153)
Public Hearing**

Ms. McBride presented her report and comments.

Ms. McBride requested clarification from Mr. Ramirez (as a member of City Council) as to whether the case will be interpreted as a major or minor PUD modification. Mr. Ramirez commented that the new overhead door on the east side of the building would constitute a major modification by his interpretation, and the other modifications would be minor.

Mr. Okum advised the Planning Commission that the portion of the request pertaining to the overhead door would then be referred to City Council. Planning Commission will consider the remaining minor items.

Giorgio Nardi, Project Manager at The Kleiningers Group, spoke as a representative for the project and assured the Commission that major items relating to the overhead door had been discussed with the applicant. Mr. Nardi offered to answer any questions of the Commission and stated several team members for the project were present as well.

Jerry Sikula, Director of Manufacturing Development at CSC (Sugaright), informed the Commission that the door would only be accessed for compactor service and the timeframe for service would likely be 9-5 p.m. and most likely morning hours. He reported that site tests were conducted to assess noise by generating horn sounds, truck maneuvering, etc. and the only noise heard is the highway—nothing from the site. He also noted the trash (byproduct) is typically stored inside their buildings.

Mr. Okum stated that if the container was outside of the building it would also need picked up. He asked the applicant if there were any odorous materials generated. Mr. Sikula confirmed there would be none.

Mr. Okum reviewed with the applicant that if this were approved, it would be approved with conditions, and item four would be referred to City Council where the applicant would make a recommendation to Council.

Mr. Okum called for public comment on the application.

Mr. Tom Reininger, 510 Salzberg Lane, Tuscany Condos, complimented the Planning Commission on their overall stewardship of Springdale Commerce Park. He shared his concerns for the increased use level of the site moving toward a production facility and away from warehouse use. He also requested that the applicant not be permitted to reduce landscaping and screening.

Ms. McBride reviewed that as to use, the Springdale Commerce Park was allowed to have personal service and retail uses. The other buildings were approved for a combination of things like warehousing and industrial uses. She shared for this reason the City put an emphasis on the developer to construct berms on the

eastern property line to ensure protection (for the adjacent residential properties), landscaping and distancing.

Mr. Okum called for any others present in the audience who wished to speak on the application. There being none, the public hearing was closed at 7:20 p.m.

After discussion and deliberation by the Commission, it was assured by the applicant that double-wall construction exists to curb spillage concerns, noise and odors would not be a significant impact, if any, on adjacent residences, and all sites have pest control. Mr. Sikula also confirmed the sites are FDA qualified. All trucks load inside the buildings, doors remain closed, trench drains are in place and wastewater is hauled off-site. It was noted that OSHA testing has also been conducted and no additional ventilation is required.

Additional discussion was held by the Commission regarding the boiler stacks and HVAC units as it pertains to the roof line view. It was noted that a rendering with cooling tower screening will be forthcoming with the building permit.

The Chair will entertain a motion to approve the following project: Minor Modifications to a PUD/Final Development Plans for Springdale Commerce Park – Sugaright, Case #2022-1153, per 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, City Engineer, and City Planner's recommendations and Items 1, 2, 3, 5 and 6 of the considerations contained in their report. Whereas this Planning Commission is referring Item 4 (A, B, C and D) pertaining to the overhead door on the eastside to City Council. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect. Any changes to the above conditions shall constitute a change of the Approved Plan. Such changes shall require approval of the Springdale Planning Commission.

Motion to approve was made by Mr. Hall. Seconded by Mr. Darby.

Roll was called and the motion was approved with a vote of 6-0.

C. FINAL DEV PLAN
SPRINGDALE INDUSTRIAL
505 W CRESCENTVILLE RD
(Application #20221154)

Ms. McBride presented her report and comments.

Mr. Okum inquired if screening was required along adjacent properties. Ms. McBride commented there is screening and it has been reviewed. Additional screening was provided along south and portion of east property line.

Mr. Riggs presented his report and comments.

Mr. Lamping had no comments.

Mr. Okum called for representatives of the development to address the Commission on their application.

Phil Rasey, Vice President of Development at VanTrust Real Estate, 950 Goodale Boulevard, Columbus, OH 43212, as representative for the project introduced himself to the Commission and noted a representative from Showcase Cinemas was also present. Mr. Rasey offered to answer any questions, and commented the tenant is not currently known, and that 3-4 tenants are anticipated.

Mr. Galster held discussion with Ms. McBride regarding tree caliper replacement requirements as it pertains to this project being considered a redevelopment of the site. He expressed his preference to have one-to-one replacements.

Mr. Okum reviewed for the applicant that increased tree calipers on the site could be accomplished with larger trees, and that variance for relief is granted at this level although it may take a legal opinion on the interpretation as it would be a burden on the applicant.

Ms. McBride advised the Commission could proceed with the development, subject to a resolution on the tree replacement issue whereby staff would work with the applicant. She noted if it should be one-to-one, the applicant would return to this Commission to seek relief.

Mr. Okum held discussion on whether this project was consistent with the recently approved comprehensive plan. Ms. McBride confirmed the application was consistent with existing zoning, and could provide an exact review next month with regard to the comprehensive plan.

Mr. Okum clarified that there is not a procedural connection between consistencies with the comprehensive plan. Ms. McBride added that the site is zoned GI (General Industrial), the application is consistent with existing zoning, and it is believed to be consistent with the comprehensive plan.

Mr. Okum commented that the location is mixed use development.

Next, Mr. Ramirez discussed lighting and the maximum height. He expressed concern for light spillage onto nearby residences.

Ryan Lidkey, Senior Director of Development Services at VanTrust Real Estate, reviewed the lighting plan with the Commission: He reported there are five poles right now. The shared access drive has one pole, and four are located at the entrance off Crescentville (two on each side of drive) to create enhanced visibility for entering and exiting.

Discussion was held by the Commission as to the process for reviewing the lighting plan. It was clarified the Board of Zoning Appeals would receive the modifications, and staff would provide a recommendation to the BZA regarding lighting.

Mr. Darby discussed the number of trees and whether the consideration is given to the site or the developer. Mr. Lamping commented that it would go with the site because a site is developed with an approved the number of trees, and when a property changes owners, it is not required that the new owner go back and add trees. Ms. McBride added that this site has to be reviewed as to whether it is considered a redevelopment. It was concluded that staff would work with the applicant to resolve, and if it cannot be worked out the applicant would return to the Planning Commission for relief.

Mr. Hall asked for clarification, and Mr. Okum confirmed the motion will not include lighting.

The Chair will entertain a motion to approve the following project: Final Development Plan, Springdale Industrial, Case #2022-1154, per 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, City Engineer, and City Planner's recommendations and considerations contained in their report. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect. Any changes to the above conditions shall constitute a change of the Approved Plan. Such changes shall require approval of the Springdale Planning Commission.

Motion to approve was made by Mr. Ramirez, seconded by Mr. Diehl.

Roll was called and the motion was approved with a vote of 6-0.

- 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 6-0.

Respectfully submitted,

_____, 2022 _____
Dave Okum, Chairman

_____, 2022 _____
Robert Diehl, Secretary