

PLANNING COMMISSION MEETING  
SUMMARY MINUTES  
SEPTEMBER 13, 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,  
Megan Sullivan-Wisecup, 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 AUGUST 9, 2022

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

Voice vote taken and the minutes were approved with one abstention from Ms. Sullivan-Wisecup.

V. REPORT ON COUNCIL

Mr. Sullivan-Wisecup presented her report on Council from the September 6, 2022 regular Council meeting.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

A. MINOR MOD TO A PUD/FINAL DEVELOPMENT PLANS  
VERTEX  
1120 STRATEGIC PKWY STE 300  
(Application #20221256)

Ms. McBride requested the two members of Council determine whether the application would be considered a minor modification, as proposed by staff. Ms. Sullivan-Wisecup and Mr. Ramirez concurred with staff's recommendation for the modification to be considered minor.

Ms. McBride presented her staff report and comments.

Applicant's representative, Mr. Vonne Sears with TDA Architects reviewed the application with the Commission. Mr. Sears highlighted the tank would be enclosed (58' x 48') with screening on three sides with a metal panel system. Finishes of the façade were distributed to the Commission for their review.

Discussion was held regarding the use and size of each enclosure. Logistics relative to the use around the gates and enclosures was also reviewed. Chair

Okum summarized that the contents of each enclosure will not exceed the height of the enclosures, and that the staff preference for integral colored block and powder coated gates would be deliberated by the Commission.

Mr. Okum called for public comment on the application. There were no persons present wishing to speak on the application.

Upon further discussion and deliberation, the following motion was presented by Chair Okum.

The Chair will entertain a motion in Case #2022-1256 for a minor modification to the PUD and final development plans submitted by Vertex, located at 1120 Strategic Parkway, per specifications and designed provided in our meeting packet as exhibits; which were submitted by the applicant prior to this meeting, and reviewed by staff; and the revised drawings as of this date with updated screening as presented at this meeting. This motion includes the conditions set forth in the Staff and City Planner's Recommendations and Considerations contained in their reports, and a supplemental condition that the dumpster and enclosure gates shall remain closed at all times, all enclosure elevations to be screened as presented in the September 13, 2022 drawings, and the exterior color pallet per samples submitted shall be similar to match the main building primary color and masonry shall be integrated or painted. 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 Ms. Sullivan-Wisecup. Seconded by Mr. Darby.

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

**B. MAJOR MOD TO PUD/ZONE MAP AMENDMENT/FINAL DEVELOPMENT PLANS  
HAMILTON COUNTY 911/EMA FACILITY  
111 TRI-COUNTY PW  
(Application #20221253)  
Public Hearing**

Chair Okum opened the public hearing at 7:35 p.m.

Ms. McBride presented her report and comments.

Mr. Riggs presented his staff report and comments. He reviewed reasons contained in his report that he would not recommend the alternative sidewalk plan presented by the applicant including that it would not provide connection to the new sidewalk to be constructed in a few weeks along Merchant and adjacent to the applicant's property.

Applicant's representative David Parker with Cushman & Wakefield reviewed the application with the Commission. Mr. Parker explained the EMA has been in search of a site for two years to consolidate its operations and this site is central to the County. He reviewed the plans to include a microwave tower, storm shelter, and generators for the very robust facility.

Scott Csendes of KZF Design reviewed the architecture plan. He clarified the impervious surface was reduced and the report contained an error that it was an increase. A handout was provided to the Commission to review trees along the north end of the property as it pertains to the sidewalk location. Mr. Csendes highlighted that due to grading it is estimated a total of 16 trees will be lost (total caliper 182"), and an alternative plan for the sidewalk location was reviewed. He

added that the trees play positively into the security plan for the facility. He also requested the buffer yard requirements be reduced.

Mr. Okum called for public comment on the application. There were no persons present wishing to speak on the application.

There was discussion regarding the sidewalk width (proposed and required), sidewalk location, tree planting requirements, emergency generator noise levels and containment measures, generator operating times, the parking plan, and overall security measures. It was noted by Ms. McBride a landscape architect could be made available to ensure trees are saved where possible.

Chair Okum announced the public hearing as closed at 8:34 pm.

After discussion and deliberation by the Commission, the following motion was presented by Chair Okum.

The Chair will entertain a motion in Case#2022-1253 for a zoning map amendment and recommendation of a preliminary development plan for the Hamilton County 911/EMA Facility, located at 111 Tri-County Parkway, 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. Where by this approval Planning Commission is referring this to the City Council for consideration. This motion includes the conditions set forth in the Staff, City Engineer, and City Planner’s Recommendations and Considerations contained in their report. Supplemental Conditions include that a special buffer yard shall apply, the dumpster gates shall remain closed at all times, generators shall be test operated between 9 am and 5 pm Monday through Friday; all building elevations exterior color pallet per samples submitted in drawings; and other conditions to include a deviation from Code Section 153.254(c) to alleviate the required screening of the tower, the sidewalk along the North side of the property shall be required at five feet in width, thus the alternative sidewalk plan is not accepted; and all equipment shall be contained within the maintenance storage building. 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. Galster. 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. Diehl seconded.

Meeting was adjourned with a voice vote of 6-0.

Respectfully submitted,

\_\_\_\_\_, 2022 \_\_\_\_\_  
Dave Okum, Chairman

\_\_\_\_\_, 2022 \_\_\_\_\_  
Robert Diehl, Secretary