

PLANNING COMMISSION MEETING
SUMMARY MINUTES
December 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 NOVEMBER 8, 2022

Motion to approve the minutes was made by Mr. Ramirez. Mr. Hall seconded the motion.

Voice vote taken and the minutes were approved.

V. REPORT ON COUNCIL

Ms. Sullivan-Wisecup presented her report on Council from the December 7, 2022 regular Council meeting.

VI. CORRESPONDENCE - Mr. Lamping presented a letter from Mr. Darby announcing his retirement from the Planning Commission, effective December 31, 2022. Mr. Lamping invited everyone from the Commission to attend the Springdale City Council Meeting on January 4, 2023 where Mr. Darby will be recognized for his Civic Duty. He thanked Mr. Darby for everything he has done and acknowledged that Mr. Darby's insight has been very helpful.

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

**A. SLEEP OUTFITTERS – MINOR MODIFICATION TO A PUD
405 E. KEMPER RD
(Application #20221445)**

Ms. McBride read her report on the application. She also presented the issues that would be before the Planning Commission. She stated the two members of Council that serve on the Planning Commission will need to make the determination that it is a Minor Modification.

Ms. Sullivan-Wisecup stated she finds it to be a Minor Modification.

Mr. Ramirez agreed.

Mr. Okum called the representative for Sleep Outfitters to the floor.

Ms. Alini from Atlantic Sign Company addressed the issues that Ms. McBride mentioned and asked for any other questions.

Questions were asked by the Commission and addressed by the representative.

Mr. Lamping stated the intent of the code is to have signage 3 ft. from other tenants, so tenant lines and there are no tenant lines on the clipped corner of the building to be applicable to the 3 ft. line.

Mr. Okum stated the Chair would entertain a motion to approve the following project:

Sleep Outfitters at 405 E. Kemper Rd. case #20221445. This motion includes the following conditions: Staff and City Planner's recommendations and considerations contained in their reports.

Motion to approve was made by Mr. Galster. Seconded by Mr. Diehl.

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

**B. WHITE CASTLE – DEVELOPMENT PLAN
11575 SPRINGFIELD PK
(Application #20221439)**

Ms. McBride read her report on the application. She presented the issues that would be before the Planning Commission.

Mr. Riggs made the comment that the site consists of 6 parcels, so a consolidation plat was recommended.

Mr. Okum called the representative from White Castle to the floor.

Todd Harkins with the Consultant Company – DLZ introduced himself. He stated they would conform to the channel cut lettering to meet the code, could add stone water table to the cooler and make it match the building.

Questions were asked by the Commission and addressed by the representative.

Mr. Ramirez made comment on the curbs of drive thru.

Mr. Lamping asked if White Castle would be able to address the comment from Mr. Riggs.

Mr. Harkins stated they lease the building and they have requested the owners consolidate the plat and they are not willing to do that.

Mr. Okum stated the Chair would entertain a motion to approve the following project: White Castle at 11575 Springfield Pk. case #20221439. This motion includes the following conditions: Staff and City Planner's recommendations and considerations contained in their reports. This motion also includes the special signage conditions that all signage will be channel cut letters as per code, the cooler will match the building, whereas all other zoning code regulations and conditions not contained in the motion shall remain in effect.

Motion to approve was made by Mr. Hall. Seconded by Ms. Sullivan-Wisecup.

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

**C. VERTEX – MINOR MODIFICATION TO A PUD
1120 STRATEGIC PKWY
(Application 20221479)**

Mr. Okum called the representative for Vertex to the floor.

Mr. Nardi, from The Kleingers Group and Mr. Rikers, Vice President with Vertex introduced themselves.

Mr. Okum gave staff the floor.

Ms. McBride read her report on the application. She also presented the issues that would be before the Planning Commission. She stated the two members of Council that serve on the Planning Commission will need to make the determination that it is a Minor Modification.

Ms. Sullivan-Wisecup stated she finds it to be a Minor Modification.

Mr. Ramirez agreed.

Mr. Lamping stated that it is his understanding that the request they are making today is only for the rooftop equipment and not for the ground mounted equipment.

The representatives confirmed.

Questions were asked by the Commission and addressed by the representatives.

Mr. Okum stated the Chair would entertain a motion to approve the following project: Vertex at 1120 Strategic Pkwy. case #20221479. This motion includes the following conditions: Staff and City Planner recommendations and considerations contained in their report. Mechanical units shall be as illustrated and presented.

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

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

- IX. DISCUSSION - Mr. Galster reminded the Commissioners that the election of officers will be on the agenda at the next meeting.
- X. CHAIRMAN'S REPORT - Comments about the retirement of Mr. Darby were made.
- XI. ADJOURNMENT

Mr. Darby moved to adjourn.

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

Respectfully submitted,

_____, 2022 _____
Dave Okum, Chairman

_____, 2022 _____
Bob Diehl, Secretary

NOTE: Next meeting is scheduled for February 14, 2023