

PLANNING COMMISSION MEETING
SUMMARY MINUTES
FEBRUARY 8, 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, Don Darby, Tom Hall,
Joe Ramirez

Members Absent: Meghan Sullivan-Wisecup

Staff Present: Carl Lamping, Building Official; Shawn Riggs, City Engineer;
Anne McBride, City Planner

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF OFFICERS 2022

A. Chairman: Mr. Darby made a motion to re-nominate Mr. Dave Okum. Mr. Galster seconded the motion. Motion passed 6-0.

B. Vice Chairman: Mr. Diehl made a motion to re-nominate Mr. Steve Galster. Mr. Hall seconded the motion. Motion passed 6-0.

C. Secretary: Mr. Ramirez made a motion to re-nominate Mr. Bob Diehl. Mr. Galster seconded the motion. Motion passed 6-0.

V. MINUTES OF THE PREVIOUS MEETING ON DECEMBER 14, 2021

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

Voice vote taken and the minutes were approved with a vote of 6 to 0.

No January 2022 meeting.

VI. REPORT ON COUNCIL - NONE

VII. CORRESPONDENCE - NONE

VIII. OLD BUSINESS

A. Development Plan Review
12185 Springfield Pike
(Application #20211497)

Bill Harkleroad, owner, 6247 Davon Ct, Loveland OH, addressed the commission. Mr. Harkleroad brought samples of the product he would like to use on his building. He stated it is standing seam and is suitable for walls.

Mr. Lamping reminded the members that this project was heard two months ago, and the questions to the applicant were about the material and look. He stated the applicant did provide an elevation at submittal showing exposed fasteners. Mr. Lamping stated the applicant did find a material he believes to be acceptable. He provided cut sheets and brochures. He stated the product is standing seam, with concealed fasteners. Mr. Lamping asked Mr. Harkleroad if he had a color he wanted to present.

Mr. Harkleroad stated he wanted to go with the charcoal grey color.

Ms. McBride and Mr. Riggs had no additional comments.

Mr. Okum asked if the Hooters sign would be removed.

Mr. Harkleroad stated it will have to be removed and reinstalled. He stated these panels will be top to bottom to keep water out.

Mr. Okum asked about the life expectancy.

Mr. Harkleroad said it has a 40 year warranty on the paint.

The Chair will entertain a motion to approve the following project at 12185 Springfield Pike, Case #20211497; 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 exterior color pallet for this portion of the façade to be charcoal grey as presented by the applicant.

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

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

IX. NEW BUSINESS

A. Development Plan Review 1280 Kemper Rd. (Application #20211571) Public Hearing

Ms. McBride presented her staff report and comments.

Mr. Hall asked Ms. McBride where all of the material torn off of the cars would be stored.

Ms. McBride stated that material would need to be store in the waste enclosure on the northwest corner of the site. She stated that is a question for the applicant, but by code that is where it is required.

Mr. Hall asked if the enclosure would be large enough to handle the volume.

Ms. McBride stated it would have to be or it would become a Property Maintenance issue.

Mr. Lamping provided additional comments in regards to Ms. McBride's report.

Mr. Riggs presented his staff report and comments.

Mr. Okum opened up the Public Hearing

Josh Morris, Cincinnati Commercial Contracting, representative for the

project. He stated that the storage of cars waiting to be processed would be behind the existing gates and fence because this is a secure area. He stated the area with the dumpster enclosure will be excavated and repaved. Mr. Morris stated they would like to keep the dumpster in its current location because they feel it is the furthest spot that is visible.

Mr. Lamping pointed out the fence line on the site plan that was provided.

Mr. Morris stated that the gate in the existing parking lot was the only access to the fenced off area.

Mr. Lamping asked if the existing fence is screened, and if not it is proposed.

Mr. Morris stated it is not screened, and has not been discussed. He stated they would look at doing that if it's required.

Mr. Okum asked if there was plans for a replacement fence.

Mr. Morris stated there was not. He stated the goal to make this a viable project is to do as little as possible to existing conditions.

Mr. Darby asked Ms. McBride if he understood correctly that she had not received any responses to her eight items listed in the report.

Ms. McBride stated in the code there are eight standards for the commission to consider when someone asks for a Conditional Use. She stated an applicant will typically respond, but with this project there was not any response. She also stated the applicant is asking for modifications from the code. She advised the Planning Commission that this is a Conditional Use and they have the ability to put whatever responsible conditions on any approval that might be considered.

Mr. Galster stated he has issues with impact on surrounding properties. He has an issue with screening, and stated a chain-link fence will not screen it. He stated he would be ok with not screening a dumpster if it is behind the screening for the back lot. Mr. Galster stated he would not support the project if there is not adequate screening.

Mr. Hall agrees with Mr. Galster. He stated he does not want to be able to view a car with a missing front end sitting behind a chain-link fence.

Mr. Diehl asked where the car would sit once it is fixed.

Mr. Morris stated it might be kept behind the fence as long as possible for security, but will brought into the open lot.

Mr. Ramirez stated he is in agreement with everyone else. He stated he would like it screened so it is not visible.

Mr. Morris asked what the options were to screen.

Ms. McBride responded, stating they could put in a solid fence, wall, landscaping would not work.

Mr. Morris asked if they could improve on the existing conditions with mesh screening.

Mr. Okum stated chain-link fencing is not permitted. He stated it would have to be an architectural fencing material. Mr. Okum invited anyone in the audience to address the commission.

There was no one from the audience that came forward in regards to this

project. The Public Hearing was closed.

After hearing the comments from the Commission Members, Mr. Okum advised Mr. Morris of his options. He stated that he could have this continued, and the Public Hearing could be re-opened at the next meeting, or he could come up with another plan and resubmit. Mr. Okum asked what Staff would recommend.

Ms. McBride suggested the request be tabled, and the commission would continue the Public Hearing in progress.

Mr. Morris stated the Sweeney's would like to get this started as soon as possible and have this building operational. His request was to approve with conditions.

Mr. Okum stated he does not feel they would get a motion from the Commission with a positive vote.

Justin Platt, Cincinnati Commercial Contracting, a second representative came to the podium. He stated they do a lot of work for Jake Sweeney. He believes they would be happy to address the screening if that is the issue.

Mr. Okum stated a presentation to the Planning Commission with how the screening will be done is what will be needed. He advised the most expeditious way to do this would be requesting to table this for a month.

Ms. McBride advised that there were street trees that were taken down, and that is not permitted. She stated that will probably need to be addressed in the landscape comments. She stated this was done years ago.

Mr. Okum asked the representatives for this project if they wanted to request this project be tabled until the next meeting.

Both Mr. Morris and Mr. Platt agreed they did.

Mr. Galster made a motion to table this until the March 8th meeting. Mr. Darby seconded the motion.

Voice vote was taken and the motion was tabled with a vote of 6-0.

B. Major Modification to a PUD
600 Kemper Commons Cir.
(Application #20211522)
Public Hearing

Ms. McBride presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

Mr. Okum opened the Public Hearing.

Anthony Jones, representative for U-Haul, stated Ms. McBride's report represented what they are proposing. He stated the sub-storage is all indoor household storage. He stated it would not be hazardous materials. Mr. Jones stated U-Hauls office is currently in Sharonville, and this location would allow them to relocate to Springdale. He stated they would relocate approximately 70 employees to this site. Mr. Jones stated they are proposing the new building further south on the property to help with screening of the box trucks on site. Mr. Jones stated the fence being proposed will not be placed in the utility easement as noted in Mr. Riggs' report. He stated it will be a little further south up towards the building. Mr. Jones stated they are proposing to invest approximately 10 million dollars in this project.

Mr. Okum asked if there was a change to the new building from the original submittal.

Mr. Jones stated that the building has been moved further south to act as additional screening for the truck shunting. He stated on the original site plan they showed trucks on the south side of the building. Due to the feedback they received from staff, they decided to move the location of the building.

Mr. Okum stated there are thirteen items in Ms. McBride's considerations. He asked the applicant if he had a chance to read through those. Mr. Okum asked if there were other items changed, or if they are hoping the commission will give relief to the other items.

Mr. Jones stated they are hoping for relief from the commission. He stated from feedback received from Ms. McBride and Mr. Lamping they have made adjustments. He stated they will do additional landscaping as required, and maintain the existing landscape.

Mr. Okum informed the applicant that this submittal is not for elevations or signage. They are considering elements on the PUD, physical structures and placement. He stated this will have to go to City Council, and there are things that will need to be worked through. He said just an approval of the PUD change for U-Haul's use doesn't mean the commission is supporting signage, garage door placements, building elevations. Mr. Okum asked what the purpose of the corral area inside the chain-link fence would be.

Mr. Jones stated that there would be nothing in that area. It's the exiting area from the inspection area. The cars would enter from the east side and exit on the west. He stated the material proposed would be chain-link, and is aware that is not allowed. He stated the fence was proposed to show they are trying to screen that area. He stated that back area would be a drive-thru inspection bay with no doors on the backside of the building. Mr. Jones stated this is for their operation only not for the public.

Mr. Okum asked if he rented a truck and returned it, would it go in the shunting area.

Mr. Jones stated the customer would pull up to the retail office, an attendant would come out, check the customer in and give them a receipt. The employee would then take possession of the vehicle and park it in the shunting area.

Mr. Okum questioned the inspection and repair area.

Mr. Jones stated the vehicles are required to have inspections and general maintenance. He stated this would be used for the entire Cincinnati area fleet. He stated this is a corporate facility, and would be one of seven hubs in Ohio.

Mr. Okum opened the meeting up to public comments or concerns.

Jeffrey Anderson, 12085 Greencastle, Springdale resident was present to share his thoughts on this project. He believes this is a great idea to have them as part of the community. He stated his concern when the project came through was the shunting and truck placement. After hearing the applicant he was more comfortable, knowing it is in a lower bowl and that the new building is out in front. Mr. Anderson feels this would be a great use for that property.

Mr. Okum asked if there were any others that would like to make comments from the audience. Mr. Okum closed the Public Hearing.

Mr. Hall restated what Mr. Jones had said about this location encompassing the entire Cincinnati area. He asked if the operation on Cincinnati-Dayton Rd fulfilled those needs now.

Mr. Jones stated it does not. He stated U-Haul has outgrown that facility. He believes this site will be double the size of the one Mr. Hall questioned. Mr. Jones stated the overall fleet for Cincinnati four years ago was 200 trucks, and now there are 450.

Mr. Hall asked how many repair bays this facility would have.

Mr. Jones stated they normally do a three bay system. Three doors in and three doors out. He stated they do it in a way there can be level one, level two, and level three inspections. He stated they enter in through the east side, the first inspection takes place, and then the next area will be another inspection, and so forth down the line. The final area is where the vehicle is cleaned and detailed, ready for the customers.

Mr. Hall stated he does not like seeing an engine swinging on a lift outside of the garage area.

Mr. Jones stated all repair work will be completed inside, the area is 100% enclosed.

Mr. Ramirez asked what they would do with vehicles that are going to take a while to repair.

Mr. Jones stated only repairable trucks will be brought to this facility. He stated not every vehicle would be brought to this facility. They utilize outside garages they have contracts with. The vehicle would go to a nearby dealership if it is out of U-Hauls area of repair. He stated nothing is stored long term. He said the turn around on the truck being there is maximum three days. He stated there will be no refueling at this site.

Mr. Darby questioned the doors on the exterior of the new building. He asked if they lift.

Mr. Jones stated they are faux doors to mimic storage doors. He went on to say they are permanently affixed, stationary.

Mr. Okum stated they are considered signage.

Mr. Darby stated this repurposing initiative for this site is very good.

Mr. Okum asked about the shunting area and if all the vehicles in that area will be operational. He asked if there would be any vehicles in that area waiting for repair. He asked what the number of vehicles in that area would be.

Mr. Jones stated the vehicles and trailers in the shunting area would be ready to rent. The number of vehicles would be based on the volume the community could support. He said it would be around 20-30 trucks and trailers combined.

Ms. McBride stated it may be better to designate an area than place a number, because they may have more trucks than trailers or vice versa.

Mr. Okum commented on the propane fueling. He stated they would need to work with staff on the appropriate location.

Mr. Jones stated it is a complimentary service and not a necessary service for them. He stated not every U-Haul has propane.

Mr. Okum addressed the fake signage look and stated he has reservations, but he is flexible on the open window profile used on other developments. He stated it is a large building that sits back off of Kemper Rd. He agreed that repurposing this site is a viable thought, and is open. Mr. Okum stated the heavy signage is an issue because what U-Haul does, Sam's does, and what Sam's' does the next place wants to do. He stated the Planning Commission is open to additional signage because of the distance from the public right of way. Mr. Okum just feels with what was presented they are very heavy on signage. Mr. Okum addressed the Ubox storage, and concerns that will be sitting outside. He stated he wants to make sure they have an understanding they are to be kept internalized and not outside in a stack.

Mr. Jones responded to the Ubox and stated they are made out of wood, and they only have a covering when at a customer's house. He stated at the facility they are inside the warehouse building. He stated they are only outside when they are getting ready to be delivered to a customer.

Mr. Galster stated he has no problem with the use of the property. His concerns are signage, and how many trucks and where are they going. He would like to see a visual of 30 trucks laid out in that parking field.

The Chair will entertain a motion to approve the following project at 600 Kemper Commons Circle, known as U-Haul, Case #20211522; per the specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant prior to the meeting and reviewed by staff. Where this approval of Planning Commission is referring this to City Council for consideration. This motion includes Staffs comments, and considerations from the City Engineer and City Planner. As this is a PUD, this shall include Staff and our Law Directors Approval of Covenants as necessary. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect. As such any changes to any of the above conditions shall constitute a change of the Approved Plan. Such changes shall require Approval of the Springdale Planning Commission.

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

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

X. DISCUSSION

A. Concept Plan 345 Glensprings Dr (Application #20220302)

Mitch and Kevin Renda, Ten27 Real Estate Investment Group, 2033 Maple Ave. Norwood, OH, were present. They stated they would like to change the zoning to a PUD from an OB for this address. They are presenting a Greenfield Development of a multi-unit flex space. Mr. Mitch Renda stated they are under contract to purchase the lot. He referenced the site plan and drawings submitted, stating this is the desired look. Mr. Renda stated right now they would like to have two larger units on the west side of the lot, and eight smaller units on the east side. He stated the square footage of this development would be around 30,000 sf. Mr. Renda stated contractors like flooring companies utilize flex spaces.

Mr. Lamping stated multiple calls are received about this property and developing it. He pointed out this parcel is one parcel split by Glensprings Dr, on the south side of a creek that puts it partially in a flood plain, and it's in the Route 4 Corridor.

Ms. McBride presented her staff comments.

Mr. Riggs presented his staff comments.

Mr. Okum stated he is more comfortable with the buildings to the east than the building to the west. He stated he liked the location of the garage doors in the courtyard area on the east side buildings.

Mr. Hall asked if they have had any interest in tenants for this project.

Mr. Renda said they have not advertised and only discussed through their network until they got through Planning Commission. Through a contact they have a flooring company has expressed interest as long as it is large enough.

Mr. Galster stated his concern will be the view from Route 4, and what will be seen. He said he is willing to help come up with workable solutions that will work for the applicants and the city.

Mr. Diehl asked the applicants what gave them the idea to come up with this type of project.

Mr. Renda stated flex spaces are up and coming, and they like the idea of them. He stated it provides opportunities for smaller business and e-commerce. He stated they have been searching available land to pursue flex spaces. Mr. Renda stated there is a lot of room for versatility in a flex space. He stated they also have concerns about the west side of the lot. They have walked the lot with experts and it could be costly if it can even be developed. Mr. Renda stated that if it came down to it and they could not develop the west side they still have interest in developing the east side.

XI. CHAIRMAN'S REPORT - NONE

XII. 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