

PLANNING COMMISSION MEETING
SUMMARY MINUTES
MARCH 8, 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;
Liz Fields sitting in for Anne McBride, City Planner

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE SPECIAL MEETING ON MARCH 1, 2022

Motion to adopt minutes made by Mr. Diehl. Mr. Galster 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 February 16,
2022 and March 2, 2022 meetings.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS

A. Development Plan Review and Conditional Use
SWEENEY AUTOBODY ADDITION, 1280 Kemper Rd
(Application #20211571)
Public Hearing

Ms. Fields presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

Jonathon Evans, Evans Engineering, addressed the commission for the applicant. He stated they will comply with the comments in regards to the trees and screening of mechanical equipment. Mr. Evans stated they are proposing a six foot high Trex fence with landscaping in front of it. He stated the dumpsters will sit in the back of the lot behind the fence screening. Mr. Evans stated they are requesting to not build a secondary enclosure for the dumpsters. He stated they are also asking for approval of 18% greenspace because this is an existing site. Mr. Evans stated they will work with staff in regards to the Engineering comments.

Ms. Sullivan-Wisecup questioned if the trash enclosure was something they could vote on.

Ms. Fields stated the code requires the trash enclosure. The code does not specifically say how close that enclosure needs to be, and the commission may have the ability to interpret that the fence is the enclosure.

Ms. Sullivan-Wisecup stated she does not have any issues with the 18% greenspace. She does feel the fence surrounding the parking lot is a stretch for the required dumpster enclosure.

Mr. Okum asked what kind of gate system would be used.

Justin Platt, Cincinnati Commercial Contracting, stated it would have solid screening on the gate.

Mr. Galster stated he believes it is a rolling gate.

Mr. Platt confirmed it is a rolling gate.

Mr. Okum opened up the meeting to anyone in the audience that would like to come forward. No one came before the commission.

Mr. Hall asked if the request was to not build a dumpster enclosure, but the dumpster would be inside the fenced area.

Josh Sweeney, Jake Sweeney Automotive, stated they did want to have the current fence serve as the dumpster enclosure. He stated currently there are two dumpsters without an enclosure. He stated the dumpsters are not visible and they sit off of the street.

Mr. Hall asked what the code reads for trash enclosures.

Ms. Fields read the code. She stated that the code does not specifically say the distance required between dumpster and the screening.

Mr. Hall asked if the dumpsters are going to be placed on a concrete slab.

Mr. Sweeney stated they will be.

Mr. Galster is concerned that if there is not a contained dumpster area, the trash could grow throughout the fenced off area in the back parking lot. He does not feel the chain-link fence hides that from other property owners like an enclosure would. He believes it is important to comply with that section of the code.

Mr. Ramirez asked how many dumpsters are on the site, and if more would be added.

Mr. Sweeney stated there are two larger dumpsters. He stated they have regular daily pickup with Rumpke.

Mr. Ramirez stated this is not a typical situation and they will need to discard larger items. They will need to have access to this for pickup.

Mr. Okum stated this is a conditional use request, and if the Planning Commission tries to interrupt the code he agrees with Mr. Galster the whole area could become a dumpster area. Mr. Okum asked what the front area is going to be used for and if they plan to do anything with the pavement.

Mr. Sweeney stated they currently have sales there. He believes he can take it to the owners and request it be updated. He stated a concern is the value of the property because they don't have the best neighbors and the trash that is left on

the property. Mr. Sweeney stated they wouldn't want to put a lot of money into a property that they don't believe in. They like being in Springdale and want to continue their operations in Springdale.

Mr. Okum asked where the body shop was currently located.

Mr. Sweeney stated it is on Northland Blvd in the Mitsubishi store.

Mr. Darby stated the board has had many discussions about dumpsters. He stated when the policy was developed appearance had to play a role, and that's how enclosures came about. He does feel it's a stretch to call the outward fence an enclosure for the dumpsters. Mr. Darby stated he will not support using the fence as the enclosure.

Multiple commission members are in agreement that the trash enclosure is a Board of Zoning Appeals matter.

Mr. Okum stated that the Planning Commission has the authority to work with the applicant and decide on the dumpster location. He stated the variance in regards to the enclosure would be a variance that could be appealed to the BZA.

Mr. Evans stated the dumpster location would be for access. The Rumpke driver can go straight down the aisle and not have to make a turn in the enclosed fence area.

Mr. Lamping suggested since the current plans do not have an enclosure, the applicant could agree to put one in with the construction plans. He stated then it could be approved with an enclosure. He stated the applicant could take the matter to the BZA at a later date if they choose to do so.

Mr. Sweeney stated they would put the Trex fence around the dumpster enclosure.

Ms. Fields stated Planning Commission has the authority to approve an alternate material.

Mr. Diehl believes the commission is putting a burden on the business.

Mr. Hall asked where the enclosure would be.

The applicant stated it would be around the dumpster pad.

Mr. Galster asked if all discarded car parts would be placed in that dumpster enclosure area.

The Chair will entertain a motion to approve the following project Sweeney Autobody Addition, case #20211571; 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. The dumpster and refuge container area shall be per code, and the enclosure shall be of Trex fencing material on the illustrated concrete area. The fence system as per the drawings submitted.

Ms. Sullivan-Wisecup made a motion to approve. Mr. Darby seconded the motion.

Roll was called and the motion was approved with a vote of 6-1.

VIII. NEW BUSINESS

- A. Minor Modification to PUD-Century Business Park PUD
AUTOZONE, 975 E. Kemper Rd
(Application #20220039)

Representative present for AutoZone, Anthony Lewis regional manager, 10179 International Blvd, West Chester, OH.

Mr. Lamping provided an overview of the project.

Ms. Fields presented her staff report and comments.

Mr. Riggs had no comments for this project.

Mr. Lewis commented that the sign is a channel sign. He stated they will probably be putting new material on the trash enclosure. They will adhere to the code in regards to landscaping.

Mr. Lamping asked the applicant to clarify how the vehicles will be parked.

Mr. Lewis stated the delivery vehicles do not have graphics and will be parked along the east side parking area overnight.

Mr. Hall asked Mr. Okum what his comments are on the sign.

Mr. Okum stated the sign is far enough from the main street and the building elevation, it is not a negative to him.

The Chair will entertain a motion to approve the following project AutoZone, 975 E. Kemper Rd, case #20220039; 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. The special signage conditions as presented and proposed by the applicant. 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. Ramirez seconded the motion.

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

IX. DISCUSSION - NONE

X. CHAIRMAN'S REPORT

XI. ADJOURNMENT

Mr. Galster moved to adjourn. Ms. Sullivan-Wisecup seconded.

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

Respectfully submitted,

APRIL 12, 2022 _____
Dave Okum, Chairman

APRIL 12, 2022 _____
Robert Diehl, Secretary