

PLANNING COMMISSION MEETING
SUMMARY MINUTES
JUNE 14, 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, Tom Hall,
Joe Ramirez, Meghan Sullivan-Wisecup, 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 MAY 10, 2022

Motion to adopt minutes made by Mr. Galster. Ms. Sullivan-Wisecup seconded the motion.

Voice vote taken and the minutes were approved with a vote of 6 to 0 with 1 abstention.

V. REPORT ON COUNCIL

Ms. Sullivan-Wisecup presented her report on Council from the June 1, 2022 meeting.

VI. CORRESPONDENCE - NONE

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

A. FINAL DEV PLAN – PHASE I –
ARTISAN VILLAGE/TCM REPURPOSING PROJECT
11700 PRINCETON PIKE
(Application #20220775)

Ms. McBride presented her staff report and comments.

Mr. Riggs presented his staff report and comments.

Mr. Lamping had no comments.

Josh Harper, architect for the project, addressed the commission stating this is the first of many times they will be coming before the Planning Commission. The plan is to continue to present as they continue through the project.

David Wright, Kleingers Group, stated this is a very complex project. He stated there is a lot of infrastructure existing that needs redesigned. He stated they have begun the traffic impact study, and they intend to comply with all comments from Mr. Riggs. Mr. Wright stated the access off of Kemper will be straightened, and not at an angle.

Ms. Sullivan-Wisecup addressed parking. She stated this project is compared to Liberty Township, and she feels that parking is horrible. She wants to make sure that is not going to be an issue.

Mr. Harper referenced the civil engineering plan and stated the density will increase year after year. He stated this is Phase I, and the existing parking infrastructures will stay. He stated that in preliminary reviews they feel they will be overproviding parking by 10%.

Mr. Okum stated things are going to change and evolve. He stated that one thing that is understood is this is a lifestyle development. It said it has the infrastructure to live, work, play, and do everything in one location. Mr. Okum stated this approval will give them what they need to move things forward.

The Chair will entertain a motion to approve the following project Phase I – Final Development Plan for Artisan Village/TCM Repurposing, case #20220775; 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: Staff, City Engineer, and City Planner's recommendations and considerations contained in their report. The following change to Item 1 of City Planners considerations where it states 25% open space. That 25% shall be deleted and replaced with 15% open space. Additionally the motion includes, where 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.

Mr. Hall made a motion to approve. Ms. Sullivan-Wisecup 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

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

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

Respectfully submitted,

AUGUST 9, 2022 _____
Dave Okum, Chairman

AUGUST 9, 2022 _____
Robert Diehl, Secretary