

PLANNING COMMISSION MEETING  
SUMMARY MINUTES  
February 14, 2023  
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, Jeff Singleton

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

III. PLEDGE OF ALLEGIANCE

IV. OATH OF OFFICE

Mr. Jeff Singleton was sworn in as a member of the Planning Commission by Mayor  
Doyle Webster

V. ORGANIZATION

Annual Elections (Chair, Vice Chair, Secretary)

Mr. David Okum was re-elected as Chair with a unanimous voice vote

Mr. Steve Galster was re-elected as Vice-Chair with a unanimous voice vote

Mr. Tom Hall was elected as Secretary with a unanimous voice vote

VI. MINUTES OF THE PREVIOUS MEETING

January 10, 2023 – No Meeting

December 13, 2022 – unanimously approved and signed by David Okum, Chair  
and Bob Diehl, Secretary

VII. REPORT ON COUNCIL

Report was given on City Council's February 1, 2023 meeting by Ms. Sullivan-  
Wisecup

VIII. CORRESPONDENCE

Staff received a request from City Administration for the Commission to nominate a  
Member of the Planning Commission to represent the Commission on the Springdale  
CRA Housing Council board for a three year term. Mr. Darby has been the past  
Commission representative.

A motion to nominate Mr. Bob Diehl to serve on the board was made by Ms. Sullivan-  
Wisecup and seconded by Mr. Tom Hall. Motion was approved with a unanimous voice  
vote.

IX. OLD BUSINESS - None

X. NEW BUSINESS

A. COSTCO – MAJOR MOD TO A PUD  
1100 E KEMPER RD  
(Application #20230013)

Mr. Carl Lamping, Building Official, explained that the City has received a proposed modification to the PUD for Costco. Ditsch USA is proposing to redevelop the building and provide some additions.

Ms. Anne McBride, City Planner, asked for two members of City Council who serve on the Planning Commission to agree that it is in fact a Major Modification. Ms. Sullivan-Wisecup and Mr. Ramirez agreed, it is a Major Modification. She then continued to read her report. She then asked for any questions from the Commission. Mr. Galster asked for clarification on the tree replacement plan.

Mr. Lamping suggested we go through the slides provided by the applicant before moving forward. He went through each slide to explain what we were looking at. He then asked for any questions from the Commission. No questions were asked.

Mr. Shawn Riggs, City Engineer, read his report. He then asked for any questions from the Commission. No questions were asked.

Mr. Lamping commented that the proposed factory will be making the pretzel bites. He then gave the floor to the applicant's representatives.

Mr. Carl Bell, representative for the applicant, gave comments and took questions from the Commission.

Mr. Okum asked where the feeding location would be for the storage tanks. Mr. Bell informed him that they would be on the East side. Mr. Okum then asked if they would side load or dump load into the towers. Mr. Bell stated they will pump in.

Mr. Galster, about the lighting requirement listed for the enclosures on Northland Blvd., asked if that was a requirement of the Architect or the City. Mr. Bell stated that was a requirement that the City made. Mr. Lamping clarified that it was a FPA requirement, not a City requirement.

Sebastian Gooding, representative for the applicant, gave comments and took questions from the Commission. Mr. Okum asked if there was a contract to purchase on the property. Mr. Gooding stated they were in the final stages at this point and in an ideal world they would aim for signing in the next four weeks and closing will be subject to the final agreement, plans, and submissions. Mr. Okum asked how many office workers will be in the facility. Mr. Gooding referred to Mr. Thorsten Schroeder, another representative for the applicant, for comment. Mr. Schroeder stated there will be 15-20 back office rolls and about 100 manufacture labor rolls in the first stage. He explained that in the end stage there would be about 50 back office rolls and 220 labor rolls on site.

Other questions were asked by various Commission Members and answered by representatives of the applicant and the City Planner regarding noise, lights, pollution, smell, etc.

Mr. Okum stated The Chair will entertain a motion to approve the following project: The Costco Development Major Modification to the PUD at 1100 E Kemper Rd. case #20230013, for the specifications and designs provided in the meeting packet as exhibits, which were submitted by the applicant prior to this meeting. Whereby this approval Planning Commission is referring this to City Council for consideration. This motion includes the following conditions: our Staff, City Engineer, City Planners recommendations and considerations contained in their report, where consistency with the Comprehensive Land Use Plan has been determined. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.

Mr. Hall moved to approve the motion.

Ms. Sullivan-Wiscup seconded.

A poll was taken and the motion was approved 7/0.

XI. DISCUSSION - None

XII. CHAIRMAN'S REPORT

XIII. ADJOURNMENT

A motion to adjourn was presented by Ms. Sullivan-Wisecup and seconded by Mr. Hall. After a unanimous voice vote the meeting was adjourned.

Respectfully submitted,

\_\_\_\_\_, 2023 \_\_\_\_\_  
Dave Okum, Chairman

\_\_\_\_\_, 2023 \_\_\_\_\_  
Tom Hall, Secretary

NOTE: Next Planning Commission Meeting is scheduled for March 14, 2023