

PLANNING COMMISSION MEETING

February 14<sup>th</sup>, 2017

7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Darby.

II. ROLL CALL

Members Present: Richard Bauer, Don Darby, Tom Hall, Marjorie Harlow,  
Lawrence Hawkins, Joe Ramirez

Members Absent: Dave Okum

Staff Present: Gregg Taylor, Building Official; Liz Fields

Staff Absent: Anne McBride, City Planner; Don Shvegza, City Engineer

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING OF JANUARY 31st, 2017

Chairman Darby: The Chair will accept a motion to adopt the Minutes of our previous meeting. Everyone should have received those.

Mr. Ramirez motioned to adopt; Mr. Hall seconded the motion. With six "aye" votes from the Planning Commission members, the January 31st, 2017 Minutes were adopted as submitted.

V. REPORT ON COUNCIL

Mrs. Harlow: Thank you, Chairman Darby. Council met on February 1<sup>st</sup>, so that was a day after our special Planning Meeting. We had a swearing in of Jesse Morgan, a patrol officer with our police department. We also had one Ordinance, Ordinance 6-2017, and that was the first reading of the Codified Ordinances of the City of Springdale Zoning Code. We will be holding a Public Hearing tomorrow evening on February 15<sup>th</sup>, and we will be voting on it at that time. Other items on our radar are that we are taking bids for the 2017 Street Program, which is a rehabilitation program, and then we're also taking bids for the 2017 Street Program which is a maintenance program. There is a difference between the rehabilitation and the maintenance. The maintenance provides seals, corrects minor rutting, adds skid resistance, and provides uniform color, whereas the rehabilitation basically takes it back down to the bedrock of the road and builds it back up, grinding and overlay. That type of thing. Then we also are looking to enter into a lease purchase agreement for two fire engines to replace two fire engines that we have. So those will all be coming before us tomorrow evening. That would conclude my report. I'd be happy to answer questions if I could.

Chairman Darby commented off mic that he has a friend that seems to always visit while there is road work happening. He is very jealous.

Mrs. Harlow: You know, the whole time that I've been on Council, we've always tried to rotate the maintenance on our roads through our different communities. We had it on a schedule where it was just a constant rotation. When the downfall of the economic boom hit back in 2008 and 2009, we were not able to maintain that schedule, and some of our roads and some of our curbs (I noticed it especially when I was out campaigning) were really, really deteriorated. That's not what we want for our residents. That's not the image that we want to project for our city, and I want to say in our business district as well, but also for our residents. We want to make sure that they have a nice curb appeal. I think that's really important.

Chairman Darby: Thank you.

Mrs. Harlow: You're welcome.

VI. CORRESPONDENCE - none

VII. OLD BUSINESS

A. Tri-County Mall, 11700 Princeton Pike, Springdale, Ohio. Minor Revision to Development Plan/ PUD (Application 31512)

Mr. Taylor provided a small refresher on what was discussed at the December meeting regarding this project, and what the Commission would be discussing tonight.

Mr. Rich: I'm Bob Rich with 8359 Architects. We're the architects for the mall. I have with me also Dave Clark, and he is with McGill Smith Punshon. They are the architects for Dos Amigos. They actually are designing the trellis and the patio space. Before you started, I put at each of your stations really where we left off last time. I'm going to amplify a bit on what Mr. Taylor said. We received some information that I described as "hot off the press" and it was information that we received that day that was from MSP that indicated what their intentions were for the trellis and for the fence enclosure that went around the patio, and a revised plan. That was new stuff, and Staff had not had the opportunity to look at it even at that point. So I left those images with you to bring us back to that point where we said we were last time we met in December. At that time, well I guess what I'll say is that those images are really not far off from what they've settled on as the design. I'm going to let Mr. Clark maybe talk a little bit more about that. In the interim, we have given Mr. Taylor some technical information on the fireplace. We gave him some additional sketches which have shown like a fabric shade structure which they have decided that they are not going to put the fabric on it. It showed some additional ornamental lining on the fence, which they have decided they're not going to do. So actually I think the image that you have is pretty much the image that they're talking about. They only thing that's different on it is that they're still deciding whether it's a wood or whether it's a painted steel trellis structure, and Mr. Clark has an image of the wood he is going to give you. I think what we're here for is really to show you what the final trellis structure was going to look like, and all I'm saying is I think that geometrically it's going to be like the picture that we showed you last December. It really hasn't changed in design, and the fence has changed slightly in that there's still the stone, small stone piers, but they're proposed either steel or wooden slats between those horizontal slats between them. The information we gave Mr. Taylor about the fireplace I think would take care of that. I think that's what we've prepared ourselves for. I think those were the lingering questions. I did want to make one comment. When I read the Minutes from that meeting of December, it said that the PUD Amendment was a major amendment, which I think in the room it was a minor amendment and the Minutes reflect it as a major amendment. So I want to make sure that there's... (Someone speaking inaudibly off mic) The ones that were posted online said major, and I don't think any of us want it to be major.

Mr. Hawkins: Mr. Chairman, I don't know if Staff has anything from their notes from back then.

Someone speaks inaudibly off mic.

Mr. Rich: Yeah. I just wanted to make that comment.

Chairman Darby: We'll revisit that.

Someone speaks inaudibly off mic.

Mrs. Harlow: It's my recollection also, and also in the comments from Mrs. McBride it lists that we approved a minor modification. To me it is changing the way the mall is used or the way the space is used to a certain degree, but it's not changing it not significantly. I mean it's a dining area, a retail area. There are other dining areas at the mall. There are plenty of other retail areas at the mall. So to me it's a minor change. If they were changing the services that were going to be at that location or the type of business that was there, I would think that it was more of a major, in my opinion. But I believe I felt like it was a minor.

Mr. Hawkins: I think it's a minor modification as well. Again, I don't have the Staff notes from back at that meeting, but I'd be surprised if I thought it was a major modification at that time.

Mr. Clark: My name is Dave Clark with McGill Smith Punshon Architects and I have five copies, so share a little bit. So what you have there is the original rendering that was a contemporary metal type structure. What we're settled on, what we'd like to do is more of the red cedar type structure, but the actual structure ideally would be a little more contemporary to the design that's what's shown there. We wanted to kind of illustrate to you just that look of the western red cedar and that colored wood look versus the gray that was in the original rendering. Also if you notice on there, the horizontal slats, where are the pillars would come down, we'll have our stone bases which are going to match the landlord's screen wall which screens the eating area from the service court. So we'll have horizontal red cedar rails in between the stone bases as well. So we're just trying to keep it fairly simple, try to keep it close to the original design that was presented in the packet to you.

Ms. Fields provided Staff comments.

Chairman Darby asked off mic about the preference for the trellis material.

Mr. Clark: Unfortunately the preference may come down to also cost. We just don't know necessarily what the steel component might be versus the wood trellis, so probably in the next couple weeks we'll be getting that information. If you'll allow us to still keep that either/or option, if you asked me right now I'd probably pick the wood look, but if we in a few weeks know that the price is significantly different with less to be the metal, that may be our preference. So if Staff is agreeable to recommend that, at least maybe we can keep that option.

Mrs. Harlow: Sir, could you please tell me what the height is for the railing around the outside of the patio?

Mr. Clark: Sure. The top, where the posts come down to the caps to the bases, the stone bases, that will be approximately four foot, so the top of the rail will probably be 42". Something like that.

Mrs. Harlow: 42". Okay. And then if I recall from our December meeting, there is no access to the restaurant or the patio from outside. They have to go inside the restaurant to access that?

Mr. Clark: There will be a gate from the patio to the walkway.

Mrs. Harlow: There will be.

Mr. Clark: An egress. Yes. An egress from the patio area. We need to be able to get out from the patio area.

Mr. Rich: He said "out" not "in". The entrance is from inside the mall.

Mrs. Harlow: The entrance is from inside? Okay.

Mr. Rich: Correct.

Mrs. Harlow: And then the only other question that I had about this, and I know Mr. Okum brought it up at the last meeting, and I happened to observe it when I was up there at the mall eating at one of the restaurants that's in the out lots, is the parking situation. Parking was extremely crowded. It was either a Friday night or a Saturday night that we were there. Parking is very, very heavy through there. Have you taken that into consideration and is that a concern for you?

Mr. Rich: Well, in the ultimate plan, all of the parking would be utilized. Right now, the parking that is closest to the outparcels, I mean obviously that's an area that's been activated that wasn't active before. So as the entire mall is redeveloped, I mean that parking will be dispersed around, but you know, if the mall has a parking problem, I think they would be doing cartwheels.

Mrs. Harlow: I would be doing cartwheels too.

Mr. Rich: But I mean there's a perception, because if you cannot park as close as you can possibly park to the door you're going to go in, I think in everyone's mind, there is a parking problem at this place. But there's, you know, there's significantly more than adequate parking for the mall and I mean this, the restaurant will replace retailers that are there. I mean I think the thing is that the restaurant functions, in many instances, will be happening at different hours than the retail functions.

Mrs. Harlow: That is correct. That would happen that way.

Mr. Rich: So there should be some overlap there. But I'm not going to tell you that you're not going to drive there when both restaurants are in operation and it's a Friday night, and everybody's out with their family at the restaurants, that you might not have to, you might have to go down a few rows to park.

Mrs. Harlow: My goal is that everybody's successful. That's what I want.

Mr. Ramirez: I see on one of the diagrams you have, you call them sails? And it's not on the large diagram. Is that still in the plan?

Mr. Clark: Sails are out.

Mr. Ramirez: Sails are out.

Mr. Clark: No sails.

Mr. Ramirez: Okay. So there won't be any kind of enclosure such as wrap-around for inclement weather?

Mr. Clark: No, this is only April through October, or as long as they can stand it, I guess. As long as somebody wants to sit out there on a nice day.

Mr. Hawkins: With regard to the patio, in front of the fireplace, it looks like you have a little semi-circular bench and then is that a table in there or is it a fire pit?

Mr. Clark: It would be just like a little coffee table and just some more lounge type seating as opposed to a formal table and four chairs.

Mr. Hall: I have a question concerning the parking. Earlier in the last few meetings, there has been a question concerning the parking with the parking garage at Tri-County being locked down, and people can't get out of the restaurants that are there that are open. You indicated earlier that the restaurants would be open during hours of non-business hours. Could you address that for us please?

Mr. Rich: Well, if you remember, the mall is actually open later than when the stores are open, so I guess I didn't understand that you had determined that the garage was locked down? I'm unfamiliar that the garage...

Mr. Hall: That was my understanding that the parking garage is secured at a later time when the mall closes, and my question would be, if there were patrons in the restaurant and they had parked in the garage, how would they get out?

Mr. Rich: You know, I don't have the answer to that. The lockdown on the garage is news to me. Unfortunately no one from the mall is here tonight, so just the architects on their own.

Mr. Hall: Thank you for your response.

Mr. Bauer: Just to clarify, the fireplace – are you wanting to have two options still available there, or have you settled on one?

Mr. Clark: It would just be a gas fireplace and of the two options, the landlord is providing the fieldstone, the tumbled stone look, and it would just be that all the way across.

Mr. Bauer: Not the smooth stone right around the fireplace and all the other stuff?

Mr. Clark: No, we don't need that. We would have the fireplace and some type of a wood or stone mantel. Either wood to match the trellis, just to kind of give it a little intimate feeling there.

Chairman Darby: Mr. Taylor, did you have any comments?

Mr. Taylor: No, sir, Mr. Chairman. I really don't have anything.

Chairman Darby: Well I think one of the things we can probably clean up, if you will notice in Mrs. McBride's statement, she alludes to the fact that when the Councilpersons made the consideration at our last meeting, it was a minor modification. I said I recollected that; it's because I just read it earlier today is what it was. Is there a way, I think this parking is lingering over us. You have no knowledge that the garage actually locks down? Mr. Hall?

Mr. Rich: I do not. They wouldn't call me and tell me if they're changing operations. That wouldn't be normal procedure. I'm the architect, not their security. But I can almost tell you for sure that if it were an issue one time, that they would resolve what that is. In other words, if someone were in the garage parked and they were to say I need to get my car out, that they would resolve that issue. There's always security there at the mall, so I mean if someone, you know, was put in that situation, I'm sure it could be quickly resolved. But I'm just unaware that they've gone to that.

Mr. Taylor: I think, and I know this has been mentioned, but just to reiterate, the entrance to the tenant space, the restaurant Dos Amigos, is through the mall, and so there's going to have to be some sort of operational agreement between the mall and the restaurant in order to enable them to function. I guess I would, I think we could as a Staff verify that the mall parking is going to be available to the restaurant patrons whenever the restaurant would operate. I mean I think we could do that if that would be the pleasure of the Commission.

Chairman Darby: Mr. Hall, is that satisfactory?

Mr. Bauer: I wasn't listening. I'm busy writing.

Chairman Darby: He's doing double duty this evening. Whenever you're ready.

Mr. Bauer made a motion to approve the PUD; Mr. Hawkins seconded the motion. The motion was approved with a 6-0 vote.

IX. DISCUSSION

Chairman Darby: That concludes the working part of our agenda, folks. And items for discussion to be brought to the group this evening? Updates?

Mr. Ramirez: Just a note, I believe we're going to have Tri-County Mall come forward to the BZA meeting for a variance for their signs that they refused to take down.

Mr. Taylor: It's the Towne Center; it's not the mall. It will be the Towne Center across the street.

Chairman Darby: Yes, the Towne Center.

X. CHAIRMAN'S REPORT - None.

XI. ADJOURNMENT

Chairman Darby: We will accept a motion to adjourn.

Mr. Hawkins moved to adjourn. Mr. Hall seconded the motion and the City of Springdale Planning Commission meeting concluded at 7:28 p.m.

Respectfully submitted,

\_\_\_\_\_, 2017 \_\_\_\_\_  
Don Darby, Chairman

\_\_\_\_\_, 2017 \_\_\_\_\_  
Richard Bauer, Secretary