I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present:  Meghan Sullivan-Wisecup, Tom Hall, Don Darby, Dave Okum, Joe Ramirez, Steve Galster, Bob Diehl

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

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON JANUARY 14, 2020

Chairman Darby:  The chair will accept the motion to adopt the minutes of our previous meeting held on January 14th.

Mrs. Sullivan-Wisecup:  Move to adopt.

Mr. Hall:  Second.

Chairman Darby:  It has been moved and second that the minutes of the meeting of January 14th be adopted.

(Voice vote taken and the minutes were approved with a vote of 7 to 0.)

Chairman Darby:  The minutes are hereby adopted.

V. REPORT ON COUNCIL

Mrs. Sullivan-Wisecup:  Thank you Mr. Chairman.  On January 15th Council met.  We commended Chief Mathis for his long and distinguished and dedicated service to the City of Springdale.  We voted on that 7 to 0 and they gave him a commendation and speeches and happy thoughts and we are very sad to see him go.  We had Chris Monzel who came and spoke to us.  We had a public hearing for Ordinance 04-2020 which was amending various sections of Chapter 153 of the Codified Ordinances of the City of Springdale Ohio which we all know very well because it is the ones that we sent over to Council.  After some discussion there were a couple little tweaks.  It was amended on the breweries and distilleries to add industry standards to that definition.  That was pretty much all that we ended up changing correct? Okay. That passed 7 to 0.  We had Ordinance No. 05-2020, an ordinance amending sections 32.05(E)(1) and (7) of the Codified Ordinances of the City of Springdale, Ohio declaring an emergency.  That passed 7 to 0.  We had Ordinance 06-2020, an ordinance creating section 32.05(F) of the Codified Ordinances of the City of Springdale and declaring an emergency.  That passed 7 to 0.  Then on, last Wednesday, February 5th we met at 7:00PM.  We introduced Carl Lamping and Andy.  I know that I am going to mess up your last name and I am so very very sorry, is it Kuchta?

Mr. Kuchta:  Close enough.

Mrs. Sullivan-Wisecup:  Okay, as the new Chief Building Official and Economic Development Director, respectively.  We had a presentation from Whitney K. Vickers from, she is a recruiting assistant for the 2020 Census Bureau.  There are some Census Bureau positions available currently and if you go on to the City's Facebook page, I know
it is up but I think on the website as well. If you are interested in any of those jobs, those are available through that. We had no ordinances and no resolutions but we did have some business that we spoke about. Our Public Relations committee said that they would like our City Council Members to begin to pass out the City of Springdale Resident Guide as new people move into Springdale. We are going to get ahold of homeowners and things like that and when they have renter’s we will know when they turn over and we will bring them to the new renters as well as the people who are buying a new home, the new owners. We are going to split up the sitting in different sections and each month if there is somebody in our section we will go out and welcome them to Springdale, give them the residents died and kind of introduced ourselves and talk to them a little bit and explain some of the things that they might not know about. We have gotten complaints from people about not knowing that they had to have their trash cans out of the site on a certain date like after the garbage is picked up and didn’t know of just things that come off and that they get sited for. So those are the kind of things that when we go and introduce ourselves, and of them this and go over couple of things and see if they have any questions. Talked to them find out if they have family and talk to them about the Community Center. Ways to get involved in the City. Things like that. We just want to welcome them wholly into the community and help direct them to get them involved as much as we can.

Chairman Darby: Nice touch.

Mrs. Sullivan-Wisecup: That is all that I have unless Mr. Ramirez has anything to add.

Mr. Ramirez: The only thing that I might add is that it is not going to be a lot of people. We expect maybe 10 to 15 new residents per month so we can handle that.

Mrs. Sullivan-Wisecup: It’s not going to be a huge thing. It’s just going to be a little nice touch that we want to give to welcome people here and tell them what we are about. Thank you.

VI. CORRESPONDENCE

Chairman Darby: Ok under correspondence I am going to ask Mr. Lamping to share with us.

Mr. Lamping: Do you want to introduce.

Chairman Darby: I do this with a great deal of sorrow.

Mr. Lamping: I wanted to let the commission know that the City has received Amanda’s resignation. So, that will be effective February 29 so this will be her last meeting which is why I wanted to let you know about it. The City is sorry to see her go. I haven’t known you that long but I have enjoyed working with you. So, I wanted to have the ability to recognize Amanda before the meeting was over.

Chairman Darby: Because she works with her not only here but as a member from her positon as a Council person and because of the female connection (giggles), I am going to ask Mrs. Sullivan-Wisecup to grace the record with her words.

Mrs. Sullivan-Wisecup: I and not going to do very well with this. I am a big Amanda Zimmerlin fan and she knows this. There’s been closed door meetings where I just come in and go “AMANDA”. You have meant a lot to me personally and I think you know that. It is going to be very very hard not to see you in Council Chambers anymore because I am not be here next week so this is literally it. You have been wonderful. Every single step of the way here I have felt very comfortable being a new Council person. I have always known that you can have my back. You have been in my corner since day one and I know that you have loved this city as much as we all do and you don’t even live here and that says volumes of who you are. I think that you are a wonderful person and from the stories that we have talked about you are a wonderful mother and you are going to be very very missed. Thank you.
Chairman Darby: Anyone else to my left, or my right rather.

Mr. Ramirez: Amanda, as being a new Council person myself I would like to thank you to. You do an excellent job and we are going to have a challenge replacing you. I wish you all of the best luck in your new position. Thank you.

Chairman Darby: Anyone else on my left?

Mr. Okum: How could you top that? You couldn’t top it. We are going to miss you Amanda, a bunch.

Chairman Darby: You will be missed and your professionalism and your humanness will be missed. Thank you for your efforts.

VII. OLD BUSINESS

A. Paul Hemmer Company on behalf of Springdale Commerce Park, Buildings 2 & 3, 12110 Princeton Pike, Springdale, Ohio, Revised Development Plan, (Application 35755) (Continued)

Chairman Darby: As you will note, as it was noted with your packet has been withdrawn.

Mr. Galster: Mr. Chairman I’d like to move to remove the item from the agenda.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: It has been moved and second that this item be removed from the agenda. Secretary please call roll.

(Secretary called roll and the motion was approved with a vote of 7 to 0.)

Chairman Darby: Mr. Lamping do you want to make any comments on this item?

Mr. Lamping: No sir, not anything that needs to be added to from last month’s meeting.

Chairman Darby: Thank you.

VIII. NEW BUSINESS

A. Las Islas Marias, 370 Glensprings Drive, Springdale, Ohio, Minor Improvement requiring Planning Commission approval. (Application 36369)

Chairman Darby: Mr. Lamping.

Mr. Lamping: Anne do you want to go ahead and present this?

Mrs. McBride: Thank you. So, we are excited to have a new restaurant coming into the city at 370 Glensprings Drive. Most of us would know it at the former Perkins and then after that has the Beef ‘O’ Brandy’s. So, we are very excited to have you coming into the city. The property is zoned GB or General Business district and it is located in sub area B of our corridor review district. We have been working with this applicant for a number of months now coming up with earth tone colors that you see that they have repainted the building which incidentally looks great guys. Then we have worked with them on their signage to get it in then before they open their doors. So, what they are proposing is signage on three elevations. The east elevation of their building which faces Springfield Pike they are proposing a channel cut letter sign that says Las Islas Marias. I know you try to teach me and it would be 160 square feet. It is channel cut letters as required by the code. They are actually, based on that being their primary
elevation, entitled to 170 square feet and ½ work with us to make sure that those are earth tone colors in that sign. The second elevation that they are proposing signage on is the south elevation which faces Glensprings Drive. Based on that being their secondary frontage they are entitled to 57 square feet of sign area and they are actually proposing 56.56 square feet of sign area that would be broken down into two signs. Seafood as you see up there on the screen is channel cut letters and it is 45 square feet and then their logo itself is a cabinet sign and that would be 11.56 square feet. So, the inclusion of the cabinet sign today, because the new text amendments are not effective, would require Planning Commission’s review and approval. The third elevation that they are proposing signage on is the west elevation. This is actually where the entrance to the restaurants is and the parking area. You will recall Perkins had signage there, the Beef ‘O’ Brandy’s had signage there, so it is obviously very important to the applicant that they be permitted to have signage as well. They are proposing a relatively small sign. It is 56 square feet. It is channel cut letters. The coloring matches what is permitted by code but that sign would also require Planning Commission approval. They are proposing to replace the panel, the lower panel on the pole sign that is on Springfield Pike. That contains 134 square feet. They are not increasing the size of that sign, they are simply putting a new panel in to that which is consistent with our zoning code. So, this evening the Planning Commission needs to consider two things. One is the inclusion of the 11.56 square foot cabinet sign on the Glensprings elevation, the south elevation of the building. Then, two, the 56 square foot channel cut sign on the west elevation of the building which isn’t technically permitted any signage. So, if you have any questions, I’d be happy to answer those. As I said we have worked with the applicant extensively and they have tried to comply with the code both in terms of the colors for the building and also for the signage.

Chairman Darby: Would the applicant like to come up and speak? It is not required.

Mr. Bergman: (talking from the audience off mic.) I would.

Chairman Darby: Okay representing the applicant.

Mr. Bergman: (talking from the audience off mic.) Absolutely. Firstly, David, Hi. I haven’t been up here in a long time and I just wanted to stand up here. (walked to mic.) But, they have been terrific to work with. Our firm sold them the building. I sit on the board of the bank that helped them with this property and they called me the other day to meet them and I got to see their menu. What I have to do is just share it with you, is that okay? You have to see it because (walked away from the mic. to share the menu).

Chairman Darby: Are you trying to influence our vote?

Mr. Bergman: I am going to invite everyone as my guest.

Mr. Okum: Wow, we don’t want to hear that.

Mrs. McBride: I could go for it.

Mr. Bergman: I think it will be a great amenity to a city that we all cherish. Springdale has been very good to our group and we want it to continue to be strong, which it is. Thank you. I just had to get up here. That’s all I had to say.

Mr. Diehl: Did you bring samples?

Mr. Bergman: I’m sorry?

Mr. Diehl: Did you bring samples?

Mr. Bergman: No, that’s up to them.

Mr. Diehl: Just checking.

Chairman Darby: Mr. Galster.
Mr. Galster: Thank you Mr. Chairman. Well I have no problem with any of the required changes and approvals as they are before us, with a little bit of sign background that I have, I just hope that, and I know we cannot control content but your pole sign, the design of what is going on than just really doesn’t look very well or flow very well in my opinion. That once a little bit better but it is just a bad use of the space. So I don’t know if you have a sign designer that you’re working with that might be able to play with that but we got a little bit to get better use of that because the thing with just the seafood on the bottom I don’t think you’re going to be able to see their logo very well. I’d rather see your logo enlarged to where people can understand and see it. Your seafood is going to be right next to it anyway because on that elevation correct? Is the seafood on that elevation? So, it is just my opinion on content. Get them to maybe massage that a little bit and I think you can use that space a whole lot better. Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: Since we don’t control content, what you put on your sign is up to you. I have to concur with Mr. Galster, that it is missing something. It might need a little tweaking but that is up to you. The spaces are all compliant and I don’t see anything wrong with what you propose as much as the amount of signage that you have requested. So, I will be voting in favor of it. Based upon no lights lit I’m going to make a motion. Based upon the lack of any other comments I hereby move to approve the following project: Las Islas Marias, 370 Glensprings Drive, case number 36369 per the specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant and reviewed by staff prior to this meeting. This motion includes the following conditions: Staff, our City Planner’s recommendations and considerations contained in their report. This motion, all other code regulations and conditions not detailed in this motion shall remain in effect. Changes to any of the above conditions shall constitute a change to the approved plan and such changes shall require approval of the Springdale Planning Commission.

Mr. Hall: Mr. Chairman, I’d like to second the motion.

Chairman Darby: It has been moved and second that this submittal be approved as identified in the motion. Secretary please call the roll.

(Secretary called roll and the motion was approved with a vote of 7 to 0.)

Chairman Darby: Congratulations. It looks good.

Mrs. Sullivan-Wisecup: When will you be opening?

Mrs. Perez: (talking off mic. from audience.) As soon as we can get the Health Department approval.

Mr. Bergman: My offer was sincere.

Mr. Okum: Now we will accept it.

B. Kleingers on behalf of Springdale Commerce Park, 12100 Princeton Pike, Springdale, Ohio, Minor Improvement requiring Planning Commission approval. (Application 36370)

Chairman Darby: We have a request from the applicant that this item be continued. Any comments?

Mr. Lamping: The applicant requested that we continue this one’s so that the staff can continue to work with them two when wise and make their submittal to you clear so that there is a lot less discussion and more documentation on the plans that we can approve.
Chairman Darby: Thank you much. Chair will accept the motion to table this item.

Mr. Galster: Just for clarification. Is that until the March 10th meeting?

Mr. Lamping: At this time, yes sir.

Mr. Galster: Thank you.

Mr. Lamping: Depending on progress with staff throughout the month.

Mr. Hall: Mr. Chairman, I'd to make a motion to table this until the next regular scheduled meeting.

Mrs. Sullivan-Wisecup: Second.

Chairman Darby: It has been moved and second that this item be tabled so our next regular scheduled meeting. Secretary please call the roll.

(Secretary called roll and the motion was approved with a vote of 7 to 0.)

C. Cincinnati Commercial Contractors on behalf of Jake Sweeney, 30 Tri-County Parkway, Springdale, Ohio, Revised Development Plan. (Application 36372)

Chairman Darby: Again, we have a request that this item be continued. Staff comments.

Mr. Lamping: Yes sir. This is a same situation. There were plans submitted that staff had significant comment on back to the applicant and the process, they were revising the plans almost as fast as we were writing the comments for few days and we made a lot of progress right up until February 5th and the due date, we couldn't get the revisions reviewed fast enough to be able to submit them to you with recommendations. So, they did not want to take the time, your time and their time to review the older plans that we had reviewed. So, they asked to be continued so that they can refine their submittal and we could have a cleaner submittal in front of the commission.

Chairman Darby: Any questions from the members. Chair will accept the motion that this item be continued until our next scheduled meeting?

Mr. Lamping: Yes sir.

Mr. Okum: So moved.

Mrs. Sullivan-Wisecup: Second.

Mr. Chairman: It has been moved and second that this item be continued to our next scheduled meeting. Secretary please call the roll.

(Secretary called roll and the motion was approved with a vote of 7 to 0.)

IX. DISCUSSION

Chairman Darby: I would like to put something on the table. We have completed its net build business in 20 minutes. I would like to commend staff because I have personal knowledge that they put in a tremendous amount of time going back and forth with applicants leading us to these cabling situations and one withdrawal. They earned their money this month folks. You did a great job.

Mr. Okum: Thank you guys.

Mr. Hall: Thank you.
Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: Thank you Mr. Chairman. Everyone here knows that I hate when people come here and they don’t have everything ready. So, I can’t say enough that I echo what he said. I love that no time was wasted on it and we can go right through it. Thank you so much.

Chairman Darby: Mrs. McBride.

Mrs. McBride: On a little bit of a different note. I wanted to let the commission know that the David Allor Planning and Zoning Workshop is coming up on the 6th of March. It is going to be held again out in Anderson Township. Traditionally the city has offered for commission members to go. So, usually that is coordinated through the Building Department but it is the all-day training session that the Cincinnati section of the American Planning Association offers and there will also be breakfast, lunch and a happy hour afterwards. Hope to see some of you there.

Chairman Darby: Thank you. Mr. Galster.

Mr. Galster: Mrs. McBride, do you have an agenda for the day or can you forward one?

Mr. Okum: I can forward it.

Mrs. McBride: It is still in a preliminary stage because I noticed that there are some errors in it. I’m not as actively involved this year as I have been for the past 20 odd years. So, I will, once one becomes very final, I will get that to Liz or get it out to you myself.

Mr. Galster: Okay. Thank you.

X. CHAIRMAN’S REPORT - NONE

XI. ADJOURNMENT

Chairman Darby: Chair will accept the motion to adjourn.

Mr. Okum: So moved.

Mr. Hall: Second.

Chairman Darby: Moved and second and a second second, that we adjourn. Folks we will see you again on the 10th.

Respectfully submitted,

________________________, 2020 __________________________
Don Darby, Chairman

________________________, 2020 __________________________
Steve Galster, Secretary