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 III, Dave Okum, Joe Ramirez

Staff Present: Anne McBride, City Planner, Don Shvegzda, City Engineer; Gregg Taylor, Building Official

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING OF OCTOBER 10, 2017

Chairman Darby: The chair will now accept the motion for adoption of the minutes of our previous meeting held on September 12th.

Mr. Okum: So moved.

Mrs. Harlow: Second.

Chairman Darby: It has been moved and seconded that the minutes of the meeting of September 12th be adopted. Voice vote, all those in favor 7, opposed 0, abstentions 0. The minutes are hereby adopted. Now we look forward to our report on council.

V. REPORT ON COUNCIL

Mrs. Harlow: Thank you Mr. Chairman.

Chairman Darby: By the way, before you go from streets look great.

Mrs. Harlow: Don't they look nice.

Chairman Darby: I think they look good. Thank you.

Mrs. Harlow: Thank you. I will pass that on to council. On our meeting of September 20, 2017, all members were in attendance. That evening we had the introduction of a new employee Mrs. Deborah Huber she is going to be an account clerk in the finance department. We had all of our committee and official reports. Nothing of any importance to note there, mostly just housekeeping issues. Under ordinances and resolutions we had a public hearing for ordinance 36-2017 and this was the ordinance that we, this body sent before council to codified the various sections of our ordinances in our zoning code and that was the second reading and we voted on that and it passed with a seven affirmative votes. We also had a public hearing and this was to amend the codified ordinances of the city of Springdale as it related to medical marijuana and that was voted on with a 7 to 0 vote. The third ordinance was to allow the city to enter into a contract with Mid Miami Roofing for the replacement of the roof at the Springdale police department and that was voted on with a 7 to 0 vote. We had a first reading of ordinance 39-2017 in regards to the small cell wireless. This is the ordinance that this body asked council to look at. Then on our meeting of October 4, we had a presentation from the Council on Aging and they were asking for our endorsement for the Levee that they have on the ballot for this November 7th. Under our ordinances and resolutions, we had our ordinance on the small cell Wireless Communications and that was a public hearing and a second reading that passed with a 7 to 0 vote. Another ordinance that
we had and this had an emergency tag to it, and this was the to allow Springdale to join other communities, for the purpose of initiating litigation to challenge the constitutionality of a state wide income tax collection, and it think that this was house bill 49 if I am not mistaken. This would allow Springdale to contribute $4,000.00 to that fund and different communities across the State of Ohio are going to attempt to keep control of our own income tax collection just the same way that we do right now. That was voted on, and that was approved by a 7 to 0 vote. Then under housekeeping, we had a resolution accepting the amounts and rates for our property taxes and certifying those to the county auditor. This is something that we have to do every year as a housekeeping item. It has been 3.08 mil for probably 25 years or 30 years, it has not changed in a tremendous amount of time so that was voted on and approved with a 7 to 0 vote. That would conclude my report unless someone has questions.

Chairman Darby: There being none, we are going to move on.

VI. CORRESPONDENCE

None.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. Mi Tierra Supermercado Taqueria, 409 West Kemper Road, Springdale, Ohio, Minor Improvement requiring Planning Commission Approval.

Chairman Darby: Representatives please come forward. Your attendance shows your enthusiasm for this project that is to be commended.

Mr. Meyer: Thank you. My name is Greg Meyer. I am with Robert Treadon Architects. This is Dan Rankin with Robert Treadon Architects and building owner Neftali Robrero.

Mr. Robrero: My colleagues right here my partners so we are the co-owners.

Mr. Meyer: And you have been the owner of the building since when Neff?

Mr. Robrero: Actually, we acquired the building it’s recent acquirement of the building. It was acquired two months ago. Actually we are planning to open a new business and there. Actually, the address is 401 West Kemper Road.

Mr. Chairman: Okay we will note that.

Mr. Robrero: Thank you.

Mr. Chairman: Our general procedure is that we allow the applicant to tell us anything about the application that you would like to and then we move to the staff reports. So it is that your pleasure.

Mr. Meyer: We have got in the existing facility building it used to be a Thriftway supermarket. It has been subdivided years ago into three separate tenant spaces. One is right now occupied by O’Reilly auto parts on the west and the center area is the Family Dollar and Neff proposes to bring in his grocery store on the vacant 17,481 sq. ft. that is available at the east end of the building. So the grocery store is going to be a full
fledged grocery with a deli, with a restaurant inside of it to seat about 40 to 45 people. It is going to have a full fledged bakery and meat department. To utilize this space adequately on the interior he was proposing not to use the interior for the cooler/freezer which he desperately needs he wants to put a 78 foot long by 12 foot wide by 10 foot high exterior cooler/freezer unit off of the back of the building which is the south side of the building where there is presently three recessed truck bays that are the truck docks. We are proposing to put in some new footing and foundations and a slab on the truck bay that is closest to the backside of the building and that is where the cooler/freezer is going to be up at the interior floor height. That way he can still maintain two recessed truck bays for his deliveries and things like that. So, none of the space is going to be utilized inside with a cooler/freezer. Also to help out with stocking of his merchandise and so forth he would like a future date to put in essentially a 40’ x 43’ building addition on the south side of the building. That would give them and then there are almost 1800 square feet of stock and storage. The area that is being proposed to put the building addition right now is paved parking area. I know one of the areas in the staff report dealt with storm water runoff and things like that. Next adjacent to the building addition will be the new dumpster enclosure. There are dumpsters available on the site right now but it is going to require probably two dumpsters so we will have a fully enclose dumpster enclosure right next to the truck bays. It will be visible from the east side of the building.

Chairman Darby: Thank you. Mrs. McBride.

Mrs. McBride: Thank you. The property noted now at 401 West Kemper is zoned GB or general business district and is also within sub area c of our corridor review district, both of which permit uses such as the grocery store in the restaurant, bakery, and so forth. The space that they’re going to be taking is a little over 17,000 square feet about 17,481 square feet. They are as the applicant indicated proposing a 1700 I’m sorry a 1746 square foot addition onto the southeast corner of the building. It would have internal access and be used for additional storage for the facility. It would be constructed out of concrete block painted white to match the existing building. Our corridor review district however does not allow for brick or stone to be painted within the corridor review district so the planning commission would need to approve a modification to those requirements. Again in a situation where it is going to be matching the existing building and staff thinks that it is warranted that obviously that is up to the planning commission. They are also, as you have heard, proposing a walk in freezer that with the 936 square feet. It would take one of the three truck bays and that would be finished and white material also to match the existing building. So planning commission would also need to approve the exterior material for that unit itself. They are proposing to also add the dumpster enclosure as to the east side of the building. It would also be constructed out of concrete block painted white which is permitted. They would have the steel reinforced gates that our code requires. The only part of the code that they do not meet with regards to the dumpster enclosure is that the code does require landscaping around the enclosure but it is located on a paved area so obviously that is not very practical so planning commission would need to approve that modification as well. They’re not proposing any modifications to the existing landscaping on the site. We have spoken with the applicants representative and suggested that they could use some street trees some plantings along Vanarsdale street scape which would assist in screening the cooler in addition, the building addition, the truck docks that are there, as well as the proposed dumpster enclosure and they were agreeable to that so staff would ask that planning commission allow its staff to work with the applicant to come up with a reasonable plan to include some landscaping along there. That portion does not have very much landscaping there in that section of Vanarsdale. They’re not proposing any changes to the pole mounted lighting on the site. Right now there are three wall mounted fixtures on this portion of the building and they will be eliminating one of them and replacing two of them one near the truck dock and one on the south elevation with LED wall mounted fixtures and those would be mounted at 15 feet in height. The zoning code requires 25% of the site to be open space. Right now 15% of the site is open space and that is not going to be changing its impervious surface area so that is an existing non-conforming condition. With regards to signage they are not quite sure what they’re going to be doing what signage yet so they would be bring that back to planning commission because they are in the corridor review district so that would require planning commission review and
approval once they have that design down. Any new mechanical equipment roof mounted are ground mounted would need to be screened for the requirements of our code. Lastly there is a wood fence on the south property line and if any of you were out on the site you probably noticed that part of it are falling down and it is in disrepair. The applicant did not seem to think it was on their property but the CAGIS plans show it as being on their property but you know CAGIS can be wonky from time to time. The fact that the fence is, I will say, bad side in also gives me a hint that maybe it is on their property so if it is on their property it needs to be replaced and the applicant is going to confirm that either through their survey or an as built survey. So those are all the comments that I had.

Chairman Darby: Thank you. Mr. Shvegzda.

Mr. Shvegzda: Thank you Mr. Chairman. Only comments deal with the storm water management on the site. Since the expanded building area is being done over an existing impervious area that is no increase in the impervious surface area for the site therefore a detention or additional detention would not be recommended for this location. In addition to storm water management provisions, the city’s land use regulations require that sites that have been previously been developed where there isn’t any post construction water quality devices or methods on the site they need to be upgraded basically either to provide storm water quality post construction for 20% of the overall area or to basically eliminate 20% of the impervious area and turn it into the pervious surface I think that the applicant has noted that they are not doing much to the rest of the site so therefore the elimination of the impervious surface is difficult therefore we’ve recommended that some kind of post construction water quality device be provided on the site the Aqua-Swirl would be one particular device that you are very familiar with but I think even in looking to the next applicant they are going to provide that similar type of device on there be development. That concludes my comments.

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

Mr. Taylor: Thank you Mr. Chairman. All I need to add then there is no impact with our tree ordinances nothing has been removed and that was all I had.

Chairman Darby: Okay, thank you. We will open it up to questions and comments from members. Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. For the applicant, as you review the interior design you have with the grocery store in the restaurant I see that there is a men and women’s restroom in the grocery store. Is it accurate, with regard to these plans, that there is no restroom in the restaurant?

Mr. Meyer: There currently are male and female single user toilet rooms. They exist on what would be the east side of the tenant space right now. Unfortunately, the east side of the tenant space is where the owner proposes to put all of his, the new eatery, the deli, the bakery and things like that. Essentially right where the kitchen is going to be. We have had underground detective out last week and they came out and they have marked on the interior of the building on the floor slab where all of the underground sanitary lines and things like that so we think that we will be able to move the existing toilet rooms, increase the number of fixtures and move them to the west side of the tenant space.

Mr. Hawkins: So they are going to be just like on the diagram that we have on A-1.00 because that is only showing restrooms on the west side of the space of the grocery store. And you look at the restaurant portion it is I guess in the gray. There is no restroom in that portion so is that going to change or use and that that is going to be how it is.

Mr. Meyer: The existing toilet rooms will be removed and the new ones that are going in will be for the patrons of the restaurant and for those visiting the grocery store.

Mr. Hawkins: Okay so it will be conducted both ways?
Mr. Meyer: Yes it will. The interior of the store, the only separation essentially between the restaurant and the grocery there is just going to be low partition walls that are going to be totally open on it so the grocery store is not going to be totally separate from the restaurant in any way.

Mr. Hawkins: Thank you.

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. I just wanted to mention, we have not received as yet building plans for permit purposes and so those sorts of things would be reviewed at that time. There is a requirement based on occupant load how many fixtures and so forth so we will be looking that as we go down the road.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Just a few questions, on the overall drawings, site layouts there was a comment on that about the fire lane the addition, and maybe this is a staff question, the addition on the backside of it, does that cause an issue for the fire department as far as getting around the building?

Mr. Taylor: I believe that they can still get around. They only need 20 feet, 20 feet is the official width and they will have in excess of that even after the addition.

Mr. Bauer: Okay, thank you. Second, was there any thought about the Dumpster enclosure being on the west side of the building?

Mr. Meyer: To put it on the west side of the building of the addition we were basically just thinking about the ease of access for the waste management truck to come in. I was at the site this morning and saw the truck come in to empty the dumpsters that are behind the present Family Dollar store and they came in that south parking lot and turned, they faced north, and I just don’t think that there might be enough room on that back side to actually maneuver the truck in order to put the dumpsters there. If you’d want us, if we were required to look into that we certainly could.

Mr. Bauer: I guess I was thinking the same position on the east side but on the west side and that position a truck would come directly straight into them down that lane. I understand where the current one are might be a little more difficult to get there.

Mr. Meyer: We are kind of thinking to on the part of the owner because they’re constantly bring trash and things like that in and out and there’s quite a bit of a grade difference on the west side from what would be the interior floor elevation you don’t have to go down a set of steps as you do right now coming out of the Family Dollar store. So right next to where the dumpster location is that we are proposing there is an existing doorway that comes out and we just thought, and it is an oversized door, and thought that for the owner it would be a lot easier for them to get rid of their trash quickly instead of either coming down steps were going around the building.

Mr. Bauer: Thank you. Last question, maybe it is my eyesight, but in the restaurant portion of it where is the entry from the grocery store.

Mr. Meyer: The entry will be the existing main sliding doors that go into the tenant space. If you look right where it says carts there is an entry vestibule right there or double doors on the outside, we are actually going to create a vestibule to help with the HVAC and then when you come in you will be able to entry right into the grocery so there is not going to be an independent egress entry from the entry directly into the restaurant.

Mr. Bauer: Okay so you come into that vestibule and you take a left?
Mr. Meyer: Yeah as soon as you come in you would be coming in just like you do through the vestibule, through both sets of doors, take a left and you’ll be in the restaurant.

Mr. Bauer: There will be an opening into the restaurant there. Okay

Mr. Meyer: So there won’t be any separate entry from the exterior just for the restaurant.

Mr. Bauer: Okay. Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Just a few questions, Family Dollar currently has a truck dock on the backside of the building and it would build this 40 foot, what is the 40 foot what are the measurement was, 40 foot addition I am looking added on Google which is fairly useful when you want to see a picture of something. There is currently a tractor trailer on the site on the picture from Vanarsdale and I am a little concerned about that turning radius there and accessibility to do business as well. Those turning radius’ the I think staff would need to look at those and make sure that there is a reasonable room and for the other tenants on the property to get access to the dock center as well. It may impact that 40 foot distance of that building sticking out. That does have some concerns at least in my mind. In regards to the mechanical unit the cooling unit, is Mrs. McBride I want to make sure that the walk in refrigeration unit or whatever it is called, then tend to deteriorate over time in the corridor review district we have used, we have required and enclosure of masonry so it would in complimentary to the rest of the building. We did that on the Waffle House project and required the applicant do that. Are we specifying a requirement for this?

Mrs. McBride: No I didn’t because unlike the Waffle House project it was right on the corridor, this is in the corridor district but the applicant seems willing to work with staff on providing some additional landscaping along the road which we thought would soften that.

Mr. Okum: Yeah but there is also a driveway opening into that.

Mrs. McBride: Correct.

Mr. Okum: Could we not do a wing wall of masonry on that to cover that face side.

Mr. Meyer: On the east side.

Mr. Okum: On the east side and get some relief on it with some break in that elevation so that you can get some break and then just, I mean as far as the truck side what’s the difference it is a wall, you’re going to see the front end of a truck but at least you can get some relief on the front end of that on that mechanical unit. Those units typically have mechanical cooling elements on top of them. By doing that you could have the wing wall that would cover those mechanical elements by going, bringing it up a little bit higher.

Mr. Meyer: We spoke with the outfit that is possibly going to provide that cooler/freezer unit and they said that there is a chance that they could possibly position that on the roof of the existing building. Knowing that there would be piping and that coming down either inside that building and penetrating through the outside wall but knowing then that we would have to screen wherever. The existing hvac units are not going to change at all and unfortunately they are not screened right now.

Mr. Okum: Okay I realize that. Mr. Shvegzda do you think that we should take a look at that before this 40’x43’ addition is considered? I mean if you look at Google it is pretty clear that there is a need for a turning radius. I can’t imagine backing a trailer around that addition and then trying to make a, I don’t even know how they do it. Right now the trucks come in angularly so I would be concerned about that. I don’t want to limit the project from occurring but on the other hand I want to make sure that the
survival of the entire development which is all three businesses is a good possibility so what do think of that Mr. Shvegzda? Do we need to look at that?

Mr. Shvegzda: I think that the applicant, obviously, since they own the building that is one of his tenants he is going to be concerned about them being viable there. Also, and I would think we could ask them to present some additional information just to verify that it is functional after the expansion takes place of if there may be some tweaks with the existing pavement surface that may need to be made to be able to access the loading docks. I think that is something that they can supply.

Mr. Okum: Okay. So if we were to place in the motion that on the expanded space that turning radius and accessibility to the adjoining businesses in the development would be facilitated for purposes, you could deal with that with the applicant.

Mr. Shvegzda: Yeah we could work through that.

Mr. Meyer: Now would that be something then that we would submit back to Mrs. McBride?

Mr. Okum: Right. That is all I had for right now Mr. Chairman. Thank you.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. Along those lines of where the addition is on the south portion of the building, that parking lot is currently, on this SP2.00 is marked with parking spaces are you not going to mark those because I mean even with, as we are talking about turning radius and everything else and fire trucks going around there, there is no way anything is getting around there if people are actually going to park back there in those.

Mr. Meyer: Right we can, there is enough parking on the site if we eliminated marking those the new spaces that we have shown on SP200, if we need to eliminate those striped spaces there against the building that is perfectly fine because there is enough parking on the lot per the zoning requirements for how many spaces we need for the entire facility so we could do away with those parking spaces.

Mr. Hawkins: Thank you.

Mr. Meyer: Make that more of a lane for the trucks and things to get in and out. It would help with the fire lane as well.

Chairman Darby: I don’t have any lights now but I want to try to clear something up. During the intro I announced that this was located at 409 West Kemper Road and you indicated that it is 401. We are having trouble finding that as an assigned address.

Mr. Robrero: For some reason when we bought the building, the previous owner gave us the owner gave us the address of 409 West Kemper Road. Actually it ended up that 409 is Family Dollar’s place. Actually the place that we are using is 401 West Kemper Road.

Mr. Meyer: There was formerly a Merchant’s Mart wholesale cash and carry.

Chairman Darby: Yes and what did they list their address as?

Mr. Robrero: 401.

Chairman Darby: 401.

Mr. Robrero: Yes. They were 401.

Chairman Darby: So does each of the buildings have, each of the assigned spaces have its own address, there is three?
Mr. Robrero: Exactly. That is what it is. We are going to occupy the 401 West Kemper Road.

Chairman Darby: Okay. Thank you.

Mr. Robrero: You are welcome.

Chairman Darby: Just a moment.

Mr. Okum: Did I hear a reduction in parking?

Chairman Darby: One second. Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. Is it my understanding that there will be no change on the HVAC units on the roof, is that correct?

Mr. Meyer: That is correct so far from what we have been told by our hvac engineer. There is four units on the roof right now.

Mr. Hall: There is. Okay thank you.

Chairman Darby: You had a question Mr. Okum.

Mr. Okum: Just a couple. On those rooftop units if they are replaced then the screening will be applied?

Mr. Meyer: Yeah if it is city requirements.

Mr. Okum: Was that in your motion, in your considerations Mrs. McBride?

Mrs. McBride: No it was not because the applicant indicated that they were not going to be replacing any.

Mr. Okum: But should they then they would need.

Mrs. McBride: Correct.

Mr. Okum: Okay I think that would be appropriate that they would do that. The other question is did I hear you, I am trying to catch up, a removal of parking spaces on that area where we are talking about that addition is that what you were talking about?

Mr. Hawkins: Yes, the parking spaces that abut the south side proposed addition the ones that area closest to the building.

Mr. Okum: Are you saying that would not be necessary?

Mr. Hawkins: I think that there are eleven spaces there. Yeah I think that if those are actually used it is going to virtually impossible for any truck, fire engine or anything like that to go back there around there.

Mr. Okum: What is that, it would be the south east side by the addition?

Mr. Hawkins: Yes.

Mr. Okum: So if we say removal of approximately eleven parking spaces on the area by the addition shall be deleted, not removed, and I am running out of ink so that is all that I can write. Okay that is all I have got.

Mr. Meyer: One thing that I would like to add, right now on the front of the building facing West Kemper Road, over the entry of the Family Dollar store, there is presently a pre-manufactured awning. It provides obviously some protections for the people coming in and out and Neff would like to do the same thing over the entry of his building. We have it shown right now on SP201 to extend that red canopy all the way
across till it going over the top of his entry. Neff has told me just last week that he would like to make some kind of separation between their awning and his awning. It would still be in the same like, same size and same color things like that so I just wanted to make that, everyone aware of that because it is part of photograph number 1 on SP201.

Chairman Darby: Staff, are you okay with.

Mrs. McBride: Again it is in the corridor review district but all it requires is earth tone colors it does allow for accent colors and I believe that just in looking at the picture that the percentage of the elevation that would be that red accent color would be in keeping within the corridor review district requirements.

Chairman Darby: Thank you.

Mr. Okum: I think I've got it. Oh just one thing for purposes of making sure that the motion is correct. There was a response from the applicant in regards to staff comments. We are going to stay with your comments, his responses I think I should exclude or should I include.

Mrs. McBride: I don’t think that there is anything that is contrary to my.

Mr. Okum: So it is okay to include them?

Mrs. McBride: Yeah.

Mr. Okum: Okay. Sometimes that happens. OK Mr. Chairman I’m ready. If I could, I would like to make a motion to approve the Mi Tierra Supermercado Taqueria, whatever, grocery store, at 401 West Kemper Road, and the adjoining site adjacent to that site per the plans submitted case number 32779 two include the exhibits SP 1.00, 1.01, 2.0, 2.01 and A 1.00, this shall include the applicant responses to staff comments in staff’s report. The applicant has agreed that the mechanical units should they been replaced they will be screened in accordance with our existing code or additional of course would naturally be required. The parking area site on the, shall be approved to remove approximately 11 parking spaces on the area by the proposed addition. Those parking spaces shall be deleted. In regards to the expanded space the applicant shall provide parking and turning radiuses for the Family Dollar bay area and they shall provide and supported documents to staff and at staff’s acceptance. The applicant has also agreed to screening of the walk in refrigeration unit with a wing wall of masonry that shall be designed and constructed on the east side of the unit to be reviewed and approved by staff. Did I get it all?

Mr. Hall: Mr. Chairman I would like to second the motion.

Chairman Darby: It has been moved and seconded that this application be approved as indicated in the motion, secretary please call the role.

(Mr. Bauer called the roll and the motion was passed with a vote of 7 to 0.)

Chairman Darby: Congratulations.

Mr. Meyer: Thank you all.

Chairman Darby: Do you have a tentative time schedule?

Mr. Meyer: We will get these items taken care of and we are working on construction documents right now with laying out all of their equipment for the bakery and the kitchen and things like that. The owner and now is reviewing the drawings that I have done for that and then once those are okay with him we will get going on the mechanical and the electrical design and would apply within a month or so we will be submitting drawings.
Chairman Darby: I am looking forward to that you will save me a lot of gas. Thank you very much.

Mr. Meyer: Thank you.

Chairman Darby: Before we go all on any further I would like to commend Mr. Okum for being so conscientious. He has had a very difficult travel day and we’re lucky that he was able to even get here so you will share the details after the meeting if you’re still awake. Thank you, moving on.

B. Kerry Ford Tri-County, 155 East Kemper Road, Development Plan.

Chairman Darby: Representatives please come forward.

Mr. Gloyeske: Thank you Mr. Chairman. Mark Gloyeske, with Viox & Viox Engineers. I have with me Tyler Amicon who is an engineer with our office and Stan Ladrick, Architect with RSL Commercial Architecture. We are here on behalf of the owners of Kerry Ford to present a building addition to the existing building. The addition is going to be 163 feet by 34 feet, is going to be used primarily as a service bay. We are adding 12 drive-in doors for vehicles to pull in to be serviced. The addition is going to occur on the west side of the building. Currently the north side faces Kemper its east side faces Northland. So it is on the backside, set off Northland Boulevard. We are removing several parking spaces that are back there in order to accommodate the drive aisle and the turning radius to get into the service bays. We are also doing some pavement modifications to make up the grade because it kind of drops off on that side so we will be adding some asphalt and then cutting out some asphalt and replacing it to make the grade difference. As was mentioned by Mr. Shvegzda, we are proposing the water quality unit in the current regulations. We are proposing the Contech EDS unit to be placed into an existing catch basin. This is actually designed to treat more than the 20% requirement that due to the amount of water that is coming to that catch basin. So we are going to exceed what you guys require with the zoning regulations. Parking, we are removing approximately 34 spaces and we still have ample parking based on requirements. We are required to have approximately 163 total and we have about 500. It is a car lot they have lots of car parking on the site. The buildings will be, the shell of the building is going to be a metal siding that is going to be matched the existing backside exterior and then the garage doors are going to be standard garage doors that just have to windows in each one. There will be two man doors into the building of most of the access is going to come from internally. The employees will come internally to service this part. Most of the access from the outside is going to be for vehicles only. With that we can open it up to questions from you.

Chairman Darby: We will move on to our staff reports, Mrs. McBride.

Mrs. McBride: Thank you. Kerry Ford currently operates in two buildings right now on that site, a 7,000 square foot building and then a 43,000 square foot building at the southwest corner of Kemper and Northland. The property is zoned GB general business which does permit the sale of automobiles with conditions. They are proposing a 5,542 square foot addition onto the west side of the building which would contain 10 new service bays for the facility. In doing so they are going to eliminate about 33 parking spaces and the addition with that and service bays would require 24 parking spaces, but as the applicant has indicated they have ample parking on site for car storage, car parking and for cars. They are not proposing any modifications to signage on the site. They did submit to us the photo metric and a cut sheets for several wall mounted fixtures and all of which meets our zoning code in terms of the foot-candles and the maximum illumination the average illumination and then the light level of the property line. They have already described what the addition is going to be constructed of so I won’t repeat that. We do have a 12 foot side yard setback requirement on the west side of the building and they meet that without any problems. Our code does not permit delivery or loading for mobile dealerships from a public street and Kerry has put gravel and along Northland Boulevard and using that as a loading facility without any permission, so that gravel needs to be removed and that area reseeded before any permits are issued for this project. All of the service work is to be completed within the enclosed building. We also have landscaping requirements within the conditions of the
GB District to allow automobile sales facilities. They’re not proposing any changes to the landscape, it does not meet the current standards so they have asked for a waiver of modification approval from the planning commission so that they do not have to do and the additional landscaping on the site. Those are all of my comments.

Chairman Darby: Mr. Shvegzda.

Mr. Shvegzda: Thank you Mr. Chairman. Just a kind of almost a repeat of the previous applicant, we have a building expansion in areas where there is existing impervious area so the detention would not be recommended, however; as far as the post construction water quality methods the applicant is providing a structure that does exceed the amount of the minimum requirements required by the regulations. That concludes my report.

Chairman Darby: Mr. Taylor.

Mr. Taylor: Nothing further. Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: If you were to look at this site and think about it is there any reason why the delivery of vehicles can’t pull along that side in that service area in drop the cars and go out onto Northland.

Mr. Gloyeske: It can. I think that gravel area was put in for ease. You know we had just had a conversation about turning movements, it is much easier just to pull off the side of Northland Boulevard, unload the cars and move on. We are going to move that gravel area as required.

Mr. Okum: In some ways it is better that they’re off the road. But, on the other hand, it is in the public right of way that they are doing that. I have had an opportunity to go up to King’s Auto Mall way or whatever you call it that mess up there and it to say the least it is dangerous with all of the trucks parked, and Northland Boulevard has been the same way when they’re doing off loading, so I do support staff’s recommendations on that. I saw your note Mrs. McBride, regarding the landscaping that they don’t comply, historically Kerry has gone through a lot of revisions over the years, aren’t they currently landscaped in compliance with the submissions of prior, I mean have we lost trees that have not been replaced? I would like to at least get us to where they had prior.

Mrs. McBride: I don’t know that. I do not know when the original landscape plan for Kerry was. They have only been in once previously when I have been here for some signage and the landscaping was not an issue at that time I don’t believe. Their original landscape plan, and I don’t have so...

Mr. Okum: They have been there for a lot of signage. Some of that was there for BZA and that’s where runs together in my head because I have spent a lot of time at BZA. So I can certainly remember those days as well. In regards to this as long as the materials are the same as current construction and the finish is the same you really are not doing anything but increasing service ability to your business. So I will be supporting it. I don’t think there’s anything else. Thank you.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Just a comment on the parking, although you have 543 spaces available most of those our cars for sale correct? How many spaces do you actually have for customers to park?

Mr. Gloyeske: It varies, but it is mostly on the sides facing Kemper and Northland. There are 43 that are facing those two that are for customer parking. The ones that we are removing are actually that are used for vehicles that are awaiting to be serviced right now and those are just going to be relocated to the back of a building.
Mr. Ramirez: Just info from the comment, I was just there last month shopping for a vehicle and there is limited parking for customer defined in the building you want to go into the showroom. Is just was not and parking so you know we have to park and it was difficult to define with cars been sold were and where customers can park so it seems like that kind no parking next to a car that may be for sale. Just my opinion on that one for your information. Thank you.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Just one question, and the distance between the new addition in the right-of-way or the 12 foot setback is what?

Mr. Gloyeske: We have just shy of 30 feet. It is about 27 feet between the building and the property line.

Mr. Bauer: And that includes the 12 foot setback?

Mr. Gloyeske: Correct.

Mr. Bauer: Okay. Thank you.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. Just for clarification sir. Is it my understanding that if this is approved that and loading and unloading of semi tractor trailers on Northland Boulevard on the gravel area and in the right-of-way will be totally eliminated is that correct sir?

Mr. Gloyeske: That is correct.

Mr. Hall: Thank you.

Chairman Darby: Okay. We are formulating a motion. We will be with you in a moment. Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. I would like to move to approve the Kerry Ford project at 155 West Kemper Road, case number 32788, which includes specifications and designs contained in the exhibits provided with in and cover she C001, 002, 100, 200, 300, 400 and 800 to include all staff, city engineer, and city planners considerations and recommendations as stated by the applicant, the building finish will be of the same materials as currently exist.

Chairman Darby: We need a... I’ll give you a hint.

Mr. Ramirez: I’ll second.

Chairman Darby: It has been moved and seconded that this application be approved as indicated in the reading of the motion. Secretary please call roll.

(Mr. Bauer called the roll and the motion was passed with a vote of 7 to 0.)

Mr. Gloyeske: Thank you Mr. Chairman.

Chairman Darby: A lot of folks out there will be looking forward to free gravel.

IX. DISCUSSION

Mr. Okum: I just wanted to thank staff for providing me with the digitized version of today’s agenda, minutes and exhibits it was helpful even though I tried to view it on my cell phone while I was having a good time in Europe. I should say the Adriatic. Thank you very much.
Chairman Darby: I personally want to thank you for your Herculean effort to be here with us.

Mr. Okum: I’ll be honest.

Chairman Darby: Actually we were 2 minutes earlier than you usually come.

Mr. Okum: That was both thanks to my wife because one was she needed to get back to work today and I will admit that so this morning we were driving to get her to work and the other was because I had to pick her up from work to get her home so it was one of those days, but I am glad to be back.

X. CHAIRMAN’S REPORT - None.

XI. ADJOURNMENT

Chairman Darby: We will accept a motion.

Mrs. Harlow: Move to adjourn

Mr. Hall: Second.

Chairman Darby: Moved and seconded that we adjourn. We are out of here.

Respectfully submitted,

________________________, 2017
Don Darby, Chairman

________________________, 2017
Richard Bauer, Secretary