I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Don Darby, Tom Hall, Marjorie Harlow, Lawrence Hawkins III, Dave Okum, Joe Ramirez

Members Absent: Richard Bauer

Staff Present: Greg Dale, Acting City Planner, Don Shvegzda, City Engineer; Gregg Taylor, Building Official

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING OF NOVEMBER 14, 2017

Chairman Darby: The chair will accept the motion for approval, adoption of the minutes from our previous meeting of October 10, 2017.

Mrs. Harlow: I move to adopt.

Mr. Hall: I’ll second Mr. Chairman.

Chairman Darby: It has been moved and seconded that those minutes be adopted by voice vote.

Voice vote 6 Aye, 0 Opposed, 0 abstention, 1 member absent.

Chairman Darby: They are adopted. We will now have our report on Council.

V. REPORT ON COUNCIL

Mrs. Harlow: Thank you. You almost caught me sleeping over here. Our Council meeting on November 1st all members were in attendance. We had an ordinance for the City Administrator to execute a change order in the total of $105,904,000.05 to increase the contract of Adleta for the 2017 street rehabilitation and authorizing the Finance Director to pay that amount. I’m sorry it is $105,904.05. This was for work that was out of the scope of the original contract, and it was for up on the Springdale Lake Drive when they got into the resurfacing of that are they found that the underlayment or the under part of the road had shifted and that was causing, they had to tear that up and totally rebuild the road. So that was something that was not in the original contract. We had a resolution R11-2017 and this was for the support of the Metro Bus routes. We had a gentleman come into Council a few meetings ago and ask that we try and support the current routes that they have even though he feels, and I do agree with him, the routes that they have out in this area are insufficient to get the workers out here that are needed and then the companies that need the workers that are just a little bit north of us, they are really hurting to get transportation for those workers so we did submit that resolution in support of the Metro Bus routes. We also did a lot of talking about a Community Block Grant and we had different, we were all asked on Council to submit our ideas as to what we would like to see for those, the block grant. One of the things that we always want, I guess our first request, always is the Home Improvement Repair Program. This program has been really successful for our residents as well as our city. It is estimated at an annual cost of $15,000 annually for each of three years. This is a program where someone who needs assistance in
repairing their home can apply to the city and hopefully get one of the grants. That $15,000 is divided up into $1,000 increments and the applicant could apply for that $1,000. Other ideas, and these are in no specific order was a dog park. That is an estimated cost of $7,000, and I will tell you that kind of fit low on most people’s list of priorities. The replacement of playground equipment at the Community Center at an estimated cost of $75,000; replacement of cardio equipment at the fitness center for $36,000. One of the things that I have campaigned for and wanted to see was neighborhood message signs. These would be electronic programmable signs that could be used to distribute messages such as community events, safety messages, hiring notices, scheduled public meetings that type of thing. I had asked for at least two and hopefully moving up to maybe four. Right now they have one in the budget for 2018 and they were hoping to get a $15,000 grant for a second sign. Another problem was dead tree removal program for $20,000, tree trimming program for $10,000, a fire safety house for $50,000, and a fire extinguisher training simulator for $5,000, sidewalk repair program and a handicapped ramp program. I also added on my list of things that I would like to see done that be a welcome package for new residents. So we gave all of these two Mr. Parham, we discuss them and a kind of played out with home improvement being the number one, message signs, there is also a picnic shelter, Mr. Okum, that was on our wish list. So home improvement was number one message sign was in their playground equipment was in there and then the fourth one, if they do a fourth one they were talking about the dog park but I don’t think too many people were too interested in that one. There was one more thing I wanted to tell you about that. Oh dear, if I remember it can I come back to it, I’m sorry.

Chairman Darby: Sure

Mrs. Harlow: Am I forgetting something Mr. Hawkins? On that? We have cardio equipment.

Mr. Hawkins: You said playground.

Mrs. Harlow: Yes we have the playground equipment. We did have a picnic shelter it is in the mix for future consideration. I know that Mr. Okum and I have talked about that before and I know that we have had people come to council and ask about like a water splash park or different types of activities that we might bring in for the kids, so I think those are important council considers keeping those in the plans. Not that we have the money for them now but to keep our eye on them and that maybe when we might have the money for them move those forward.

Chairman Darby: Thank you.

Mrs. Harlow: Thank you.

Chairman Darby: I am aware that the Great Parks in the past couple of years, they have built two or three dog parks in different parts of the county. I don’t know if they are interested in expanding that venue that maybe something worth contacting them about, and I am aware that they pay a lot more than $7,000 for the ones that they have put in.

Mrs. Harlow: I think that they were looking at something that would be very minor which would be basically some fencing, some benches and some water stations for the dogs. So it would be really minimal.

Chairman Darby: I can understand with the other priorities that were identified that that would be low on the list, but for a certain segment of our citizens that would be an attractive element.

Mrs. Harlow: A couple of items that are up on the agenda coming up is that we are issuing a bond. A bond, anticipation note not to exceed $1,320,000 and this is for real estate for the Sheraton hotel to roll that note. We’re going to pay part of that we’re going to roll part of that and then we’re also awarding new contracts to the mayor’s court for magistrate prosecutor and public defender and there are quite a few council appointments and mayoral appointments that will be coming up for vacancies. Mr.
Nienaber on the BZA is coming up for renewal, Mrs. Matheny on charter revision, Mrs. Nienaber on Civil Service and the rest I believe are either mayoral appointments or put on by council. So that would conclude my report unless you have any question that comments or messages.

Chairman Darby: Thank you very much.

VI. CORRESPONDENCE

None.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. Awa Ba, 11389 Princeton Pike, Conditional Use Permit to run a daycare.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Due to this being a public hearing to make things go a little smoother we are going to swear in anyone that wishes to speak or could possibly wish to speak at one time. So if you would all please stand that are intending on speaking tonight we would ask that you do stand and I will swear you in right now. If you don’t get sworn in at this time we can swear you in when you come to the podium but we will do it right now.

Mr. Okum sworn in multiple members of the audience at this time.

Mr. Okum: Just for the record, there were three people sworn in Mr. Chairman and if anyone does wish to speak you will need to be sworn in prior to giving information to the commission.

(not audible from the audience).

Audience member: What about if we just have a question if we have a question do we have to be sworn in even if I have a question?

Mr. Okum: I think it would be appropriate that you would. We will do it if you do come up.

Chairman Darby: Everyone that stood please make sure that you have signed in. Now would the presenters please come up to the podium. By the way, I would like to welcome Mr. Dale who is sitting in for Mrs. McBride this evening. It is good to have you again.

Mr. Dale: It is good to be here.

Ms. Ba: Good evening. My name is Awa Ba and I have been living in Springdale for nine years. I am a child care provider and I have been running this business for 12 years. Now I was looking to expand my business and have a daycare center at the Princeton Plaza.

Chairman Darby: Okay. Do you want to share anything with us before we go to our staff reports?

Ms. Ba: I have here some paperwork that shows the number of parking spaces that we have at the center.
Chairman Darby: Mr. Dale would you start us off with the reports and we will just have a conversation.

Mr. Dale: Yes sir. Thank you Mr. Chairman. What you have before you is a request for a conditional use for a daycare center to be located at 11389 Princeton Pike. You have before you I believe the staff report that Mrs. McBride prepared on this. I’m just going to hit a couple of high points. The daycare center is proposed to be located in the Tri-Center Plaza in 7,700 square feet at the southern end of the plaza. It is in a General Business (GB) district and a daycare center is identified as a conditionally permitted use in the GB District. Mrs. McBride quoted the standards that apply to this and you can see those from paragraphs A through paragraph G those are the standards that would apply to any conditional use that would be identified in the district and this is one of those. There are couple of things to point out. I think that the commission is aware that this applicant had previously requested a conditional use approval for a daycare center in another building previously so this is an attempt in a new location. The applicant has indicated that there would be a play area of around 1500 square feet. Mrs. McBride cited a section of the Ohio administrative code that applies to these play areas and related access to outdoor play areas. That is not actually within the jurisdiction of the commission but that is simply pointed out to make sure that the applicant is aware that those requirements would apply just as essentially a courtesy to make them aware that there are other regulations that are not City of Springdale regulations that would apply. As I understand it

Chairman Darby: Before you leave that we did have a discussion I would like to go into some detail on this. So what the state tells us is that as far as the process is concerned once a decision was made at this level if it is a favorable decision the applicant must apply for the state.

Mr. Dale: Yes.

Chairman Darby: Is it a requirement that outdoor play space be provided?

Mr. Dale: My understanding is that there is and then there is provision for the access and how that is accessed.

Ms. Ba: for the state of Ohio if you do not have direct outdoor play area you have to have at least 1440 square feet for indoor so that the kids can play inside and provide transportation if the weather is permitting, to take them to a nearby park.

Chairman Darby: Okay.

Mr. Dale: Again this is not my expertise and is not technically before the commission. My understanding is that there are exemptions from that requirement and the applicant may have already researched that.

Ms. Ba: That is one in the application I have 1500 square feet for indoor play area and if you look right here at the corner next to the Waffle House on Springfield pike there is another daycare over there that does not have an outdoor play area and they do have an indoor play area.

Chairman Darby: Thank you. Mr. Dale.

Mr. Dale: Yes. So, a couple of other things that might want to highlight. The applicant is proposing 10 employees that would with a capacity of about 100 children their hours of operations that are specified from 6:00 AM to 11:00 PM on Monday through Friday and 7 to 7 on Saturdays and Sundays. From a parking perspective, there are parking requirements of two parking spaces plus one space per eight clients which according to Anne’s calculations would be at least 15 parking spaces. That indication at least up until now that information has not been provided. We do not have any reason to believe that there is not adequate parking but simply would suggest that if the commission is inclined to approve it and approve it conditioned upon the applicant demonstrating
that there is adequate parking and what that would require is essentially looking at the
entire space, assuming this use in that particular tenant space and the overall parking
to make sure that the center would still comply. Again we do not have any reason to
think that it doesn’t, a condition simply that it needs to be demonstrated.

Ms. Ba: I do have those here and I did send it by e-mail twice.

Mr. Dale: Okay. Again I don’t think that we have to solve that problem now.

Mr. Chairman: We will wait to get input from staff on this.

Mr. Dale: So with that Mrs. McBride had identified a number of considerations that are
pretty straight forward. First of all the main one is that the commission make a
determination as to whether or not the application meets the review factors in 153.204
(B) which again recorded on the first page of the staff report. Secondly the adequacy
of the parking and the compliance with parking be demonstrated prior to and issuance
of a certificate of occupancy. The signage would obviously have to comply with the
code. Our understanding is that they’re simply proposing to work within the existing
framework of the signage and we don’t see any issue with that. Ultimately that building
permit and construction documents be prepared prior to obtaining the certificates of
occupancy. That concludes my comments.

Chairman Darby: Any other staff have anything to add?

Mr. Taylor: No, thank you Mr. Chairman.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Mr. Dale I had a question and this is for clarity
and understanding. The state board that controls this being a state agency doesn’t have
the power to overrule conditions that are set by a local jurisdiction, do they?

Mr. Dale: Mr. Okum as you know I am not trained as an attorney and I always put that
qualifier in there but no it is my understanding that those are two separate sets of
jurisdiction, there is no override in either direction.

Mr. Okum: So my thoughts were on this is that should I make the motion, which is
highly probable that there would be conditions set in the motion that states that all play
activity shall be internal to the building, there shall be no play activity in the parking
area or commons of the development. That way our conditional use conditions would
be tight should the state come in and tell this nice lady, hey look you have to have a
playground outside, we’ve got it in our motion and our conditions set that it is
controlled.

Mr. Dale: I understand, yes sir.

Mr. Okum: Okay, thank you.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. I want to first state in disclosure and see that
Henkel Schuler is involved in this and want to state for full disclosure my mother-in-law
does some real estate work with them. I don’t think she’s involved in this in any way
and I don’t think it precludes me from being involved but wanted to put that out there
in case anyone has an issue. Assuming there is none, for the applicant you indicate that
the facility is going to be able to hold more than 100 kids. What is the maximum number
of kids that are going to be able to help at the facility and any given time?

Ms. Ba: It will depend upon the certificate of occupancy that I have formed a City of
Springdale and from the State of Ohio because they will give me the certificate of
occupancy after I’ve place all of the (not audible) and a will count by 35 square feet per
child, that means that can be under that 100.
Mr. Hawkins: So your maximum would be what?

Mrs. Ba: Right now I don’t know yet because if I take off 1500 from the 7700 square feet the rest I will be having cribs and all of the (not audible) in the daycare and it is going to be after all of that they will be counting 35 square feet per child.

Mr. Hawkins: Okay. The information that I have and I assume that the rest of the commission has does not have a diagram layout for the interior of the facility. You have a diagram made of what the interior of the facility was going to be broken down to look like?

Ms. Ba: Not yet. Right now I have not had an outfit that the Seattle place to look like I did not want to spend money not knowing if I’ll be approved or not.

Chairman Darby: Mr. Hawkins, if you don’t mind I would like for Mr. Taylor to talk about that, he might be able to provide some information.

Mr. Hawkins: Thank you.

Chairman Darby: Would you tell us how the building department will be involved at that level.

Mr. Taylor: Sure, thank you Mr. Chairman. There will be in terms of our building code which is based, of course on the state building code, there is a number of requirements based on occupancy and so forth which is frankly why one of Mrs. McBride considerations was mentioning that the building permit and construction documents would be required. There would have to be basically a building code analysis presented that would indicate the various rooms and their sizes and the number of children and the age of children that are going to be and each of these rooms. There may be a need, well I’m certain there will be a need if there is going to be small children in it, the applicant indicates that there are, there needs to be direct access for any room that has a child that is under 2 ½ years old I believe, each of those rooms would have to have an exit for an example. There will be restroom facility requirements based on the number of occupants. Depending upon how the children are going to be fed there may be some requirements in terms of kitchen facilities. I don’t know if the plan is to prepare food but I assume that it would probably be nothing more than a warming kitchen but the long story here is that there is going to be a number of building code requirements that are going to have to be satisfied prior to actually occupying this space. So at this point you folks are asked to determine if the use is appropriate and assuming that you do then next step would be to come to the building department for a building permit which will lay out all of the details on the interior of the space.

Chairman Darby: Thank you. When you were here previously, one of the main issues that we doubt where had to do with client drop off and pick up. Is this configuration here at the shopping center going to provide for safety as related to those things?

Ms. Ba: Yes because at this time I see at the Princeton Plaza deliveries are made on the back it is different from the Olde Gate Plaza where they have delivery at the front. The place already has sprinklers inside. Other than that we are not planning to have any kitchen we will have the food provided by a catering company.

Chairman Darby: Okay so more specifically when the parents drop their kids off it will be laid out in such a fashion that will provide for safe access for them?

Ms. Ba: Yes, they have to park their car in the parking lot, no parking in the fire line. They have to park their car walk their kids inside sign them in and at the time of pick up they have to do the same thing.

Chairman Darby: You require them to walk the kids in?

Ms. Ba: Yes.

Chairman Darby: Thank you. Any other questions? Mr. Okum.
Mr. Okum: Just a statement. Even with the facilities if it is area wise I think I came up with a number, 157 would be the max if you take that 1500 square foot out but then you would have to take off kitchen and rest rooms and so forth so it might come down to 125. It is within the power of this commission that we set a limit on the number of children for the facility under our conditional use so if that is the pleasure of this commission that is something that we can discuss if we have comments from the community.

Chairman Darby: What is your anticipation as far as total number?

Ms. Ba: The total number will not depend on me, it will depend on the State of Ohio.

Mrs. Harlow: The state is going to dictate that.

Chairman Darby: Okay. Mrs. Harlow.

Mrs. Harlow: As I recall from my years at U.C. and working with State of Ohio they are going to have to license the daycare center and they are going to determine how many children can be in a room of a certain age group and how many workers have to be in that room of a certain age group. So if you have infants the ratio is different than if you have six year olds and the space requirements will probably be different as well if you have infants to older children. The state will definitely hold their reins on all of the licensing and making sure that the site is safe, it meets all of the codes for fire and the square footage per child and all that as well as probably the kitchen facilities, the restroom facilities, they probably look at the parking or drop off areas and pick up areas. Those types of things as well as the teachers. But I did have a question. They daycare hours, you are planning on Monday through Friday 6:00 AM to 11:00 PM?

Ms. Ba: Yes.

Mrs. Harlow: And then the weekends from 7:00 AM to 7:00 PM?

Ms. Ba: Yes.

Mrs. Harlow: We have had problems with that in the past but it has never been in a general business setting, the problem was that property that abutted that. We had residential issues of property abutting a daycare center but I don't think that we would have that issue here because there are no residents around there to worry about so I am not too concerned about the hours as it had been a concern of previous locations.

Chairman Darby: Okay we did have some members of the audience stand and be sworn and so few have comments and you want to come to the podium please.

(audience member speaking not audible)

Chairman Darby: We need to up here for the mic sir.

Mr. Cloud: My name is Tom Cloud, I represent the owners of Tri-Center I am with Henkel Schuller. It is not my place to present Ms. Ba’s business plan. I was here to support any of the physical or the structural or the access egress, doors, parking or anything of that sort related to the physical building or the suite. I think that Ms. Ba has done hopefully a good job of presenting her intent with the understanding that there are state guidelines that the plan has to be presented to. The building department for approval of how it is laid out, getting building permits etc. Any way that we can help Ms. Ba we are glad to do so.

Chairman Darby: Better watch out shall have you as an aid in this it your own class.

Mr. Cloud: She might.

Chairman Darby: Thank you for coming. We appreciate your comments. Is there anyone else? No one else?
Mr. Okum: Mr. Chairman, I move that the public hearing portion of the proceedings be closed.

Chairman Darby: Do we have a second on that?

Mr. Hall: Mr. Chairman I will second that.

Chairman Darby: It has been moved and seconded that the public hearing portion be closed. Secretary please call roll.

(Mr. Hawkins as acting secretary call the role six in favor zero abstentions zero objections)

Chairman Darby: Good luck with the state.

Ms. Ba: Thank you.

Chairman Darby: We just close the public hearing.

Mr. Okum: Sorry Mr. Chairman.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. I’m going to open up to the floor and I’m going to say that this is a reasonable use. I am a little confused on the space that is being occupied because of the address and what is on the drawing. Is this and what Half Price Books was in on the corner? Am I correct? Is it on the corner next to the hotel?

Ms. Ba: Yes on the left side.

Mr. Okum: We got that right, because it was a little confusing when I was looking at the packet and it showed the other spaces but I solve the angled wall in the corner and I remember that Half Price Books had the angled wall so I thought that was it I just wanted to make sure that we’re talking about that exact space. As the landlord, who is going to make all of the improvements are you going to make them or is the landlord making them?

Ms. Ba: Me.

Mr. Okum: You are, okay. Do you have a problem with this commission set a limit on the number of clients/children?

Chairman Darby: Dave, that is the State.

Mr. Okum: We can still set a limit. Do you want the state to set a limit?

Mrs. Harlow: Well the state is going to be the one who knows, the number of spaces, how many children, what age group because she could change her mind and say well I’m not going do infants and toddlers are I’m not going to do after school care so that is going to change their core requirements.

Mr. Okum: I was just bringing it up.

Mrs. Harlow: I really feel like we would be stepping on their toes to come in to require that she could have no more than this number of children because again the changes by age group.

Mr. Okum: So if the space could accommodate 300 the commission is okay with 300.

Chairman Darby: But it won’t.

Mrs. Harlow: The state would never allow that.
Mr. Okum: Okay that’s fine. Just asking, wanted to make sure. Did you hear my suggested motion earlier regarding play activities?

Ms. Ba: No.

Mr. Okum: That play activities would be internal to the building as you requested and that there shall be no outdoor play activities in common areas which are the along the walkways along from the building or in the parking area those are all fit the concerns of mine and would be part of my motion and I see heads shaking yes.

Ms. Ba: Yes.

Mr. Okum: Okay if you are having a problem that they’ll be making that into the motion.

Ms. Ba: Yes, I don’t have a problem with that.

Mr. Okum: That is all I had Mr. Chairman.

Chairman Darby: We are ready.

Mr. Okum: No other lights?

Chairman Darby: No, no other lights.

Mr. Okum: Okay then we will get there this pretty quick then. Mr. Chairman I would like to move to approve Awa Ba, 11389 Princeton Pike, Daycare center case number 32947 to be approved with the conditions set forth in our staff report from that Mrs. McBride and to also include the following condition, regarding play and activity areas; all play activity areas shall be internal to the building there shall be no play activity in parking or common areas of the development. That’s it.

Mrs. Harlow: I will second that motion.

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

(Mr. Hawkins as acting secretary call the role six in favor zero abstentions zero objections)

Chairman Darby: No what I said previously ditto. Congratulations.

Ms. Ba: Thank you.

B. SCP Springdale, LLC, 12110 Princeton Pike, Springdale, Ohio, Redevelopment Revised Preliminary PUD application 32930.

Chairman Darby: I have a statement to read here as they go into this. SCP Springdale, LLC has requested that their application number 32930 GE Park Redevelopment Revised Preliminary PUD be postponed until the December 12 meeting. Since we have already advertised this public hearing the hearing will be open and then continued in progress until our December 12 meeting. We will do that at this time.

Mr. Okum: Mr. Chairman just for information say it seems to be some residents here. November 10 was a date that the city got this request for the extension cell was not like we could advertise it and tell people, they guys are going to cancel the meeting we did not have a mission to get it out. Based upon that I’m going to move that we continue the public hearing in progress until our December meeting. At that time public comment can be taken.

Chairman Darby: By voice vote all those in favor to continue the public hearing.
Voice vote 6 Aye, 0 Opposed, 0 abstention, 1 member absent.

Chairman Darby: Okay so we shall continue it.

IX. DISCUSSION

Chairman Darby: I know that Mr. Okum has something but before we move into that item this evening our report on council was given by Mrs. Harlow. She always does such a wonderful job with that and I have sat here through two other council members being present and they always rely on her to give that report and we’re really thankful. The reason I’m saying this is that is a sad time because we’re going to miss Mrs. Harlow. Instead of me pontificating I’m going to ask her council member who worked with her very closely to make a few comments. Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. This is Mrs. Harlow’s last Planning Commission meeting and I just wanted to take the opportunity to thank you for your time and your service. Mrs. Harlow has been a district three representative since 1998. So, we’re talking about two decades of service to the city, on City Council she has been on Planning Commission she’s been on the Board of Zoning appeals has been on the Tax Review Board she’s been on Finance Committee, Board of Health to name a few. She has also been president of council as well through the course of that. A tremendous core example of great strong leadership has been displayed over the last two decades so I just wanted to take the opportunity to say thank you thank you thank you.

Mrs. Harlow: It has been my pleasure.

Chairman Darby: Anyone else.

Mr. Okum: Just me for a second.

Chairman Darby: Mr. Okum.

Mr. Okum: Having the opportunity to work with Marge and know Marge personally it has been an unbelievable pleasure for me and my family. Most people do not realize the time that it takes. You know it is simple to say three meeting the month and so forth at that time that you spend listening to people and working on things that are important to the community are well felt in the city of Springdale. When I left Council, I left with the feeling that something of me will always be left in this community. The city of Springdale, a lot as those things are right for you to. You have left your mark here and there been a big part of the city of Springdale since 1998. I just wanted to say thank you.

Mrs. Harlow: Thank you those are nice words and I appreciate it. I have thoroughly enjoyed serving and my husband, my kids and my grandkids will thoroughly enjoy having Grandma at home to cook and visit with my grandkids and take trips with my husband.

Chairman Darby: And knock down a house in between.

Mrs. Harlow: Well he has already given me permission to go look for another house.

(laughter)

Chairman Darby: Thanks lots.

Mrs. Harlow: I might be building another house, yes.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. I have known Mrs. Harlow for quite a long time. I have been a resident here in Springdale for almost 40 years. I believe I coached your son in baseball. She has been a model citizen, and great support for the city and
hopefully she is going to stay in and city and if you build this new house. I just want to thank you for all of the work.

Mrs. Harlow: I renovate houses, I try to stick to the City of Springdale to renovate, but not the back there over on the other side of route four. Those houses have plaster walls and I don’t want anything to do with plaster walls.

Chairman Darby: Picky, picky.

Mrs. Harlow: I will be doing any more over there. I’m going to be over on this side of route four where I know they have drywall.

Mr. Ramirez: Thank you again.

Mrs. Harlow: Thank you I appreciate your kind words, everyone. Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: Just briefly. As you know I represent the Hamilton County Regional Planning Commission on the OKI Regional Council of Governments and one of the things that was mentioned at the last meeting sort of falls to redevelopment and where trends are going. Mr. Polzinski the director was referring to a conference that they went to and they were talking about what has happened to retail and where it is going. We were all looking at retail developments and Mr. Dale is here and he does a lot of representation of governments as well as businesses. It used to be a 90% factor was for retail and that has really changed dramatically and as a planner and working in planning the trend for what was up originally 90% is now down to 50% and lower to and it is gradually lowering that retail is getting lower and lower. You probably see it with what’s happening actually we saw it happen at Liberty Square and when they built that thing I thought gee whiz who in the world would want to be out there. Really, it’s not strong retail that it is going to be a strong residential as well. The trend is moving to hotels, entertainment and restaurants not just retail box like unfortunately the Macy’s stores and the JC Penney’s and the Kohls stores. The big box is probably a dying breed unfortunately so we need to be aware of that when we do and we look at what developments are bringing forward to us as planners and our review process. One of the other things that he mentioned, just a side note about transportation because obviously it is a big part of it is Waze is looking at the new process where you will literally if you are going to a destination shopping area are you want to go to our restaurants or a dinner whatever, is going to locate your parking spaces for you and take you to the parking space. As a car just fills in that space it will automatically relocate you to the next destination point. The things that we’re going to sit here the next 20 years are going to be pretty interesting like people will be driving their own personal cars than go to the store when you come out of the store guess what, you are shared vehicle will be there to pick you up and take you to your destinations. Scary but times are changing.

Chairman Darby: Mrs. Harlow.

Mrs. Harlow: Kind of along the same lines where the Kroger has the click list and you can order your groceries online and pull in and they will bring your groceries out. I have to tell you I’m very bitter about that. I think that every mother needs to take three hungry, tired, cranky, dirty kids through the grocery store at least once a week just so that they can experience what it is really like. This is way too easy.

X. CHAIRMAN’S REPORT - None.
XI. ADJOURNMENT

Chairman Darby: The chair will and set the motion to adjourn.

Mr. Hawkins: So moved.

Mrs. Harlow: Second.

Chairman Darby: It has been moved and seconded that we are adjourned. I don’t even have to quiz them on this one. See you next time.

Respectfully submitted,

________________________, 2017
________________________, 2017
________________________, 2017

Don Darby, Chairman
Richard Bauer, Secretary