

PLANNING COMMISSION MEETING

October 9, 2012

7:00 P.M.

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Carolyn Ghantous, David Okum, Richard Bauer, Tom Vanover, Robert Diehl and Don Darby

Members Absent: Marge Boice

Others Present: Anne McBride, City Planner; Don Shvegza, City Engineer; William McErlane, Building Official

III. MINUTES OF THE REGULAR MEETING OF SEPTEMBER 11, 2012

(Mr. Okum moved to adopt the minutes of the September 11, 2012 Planning Commission meeting; Mr. Vanover seconded the motion and with six "aye" votes, one member absent, the minutes were approved as written.)

IV. REPORT ON COUNCIL

Mr. Vanover: For the Council report, the public hearing was held for the notification changes and the ordinance was approved.

V. CORRESPONDENCE

Chairman Darby: In your packets you had a letter to Council regarding the Route 4 Corridor District boundary zoning code text amendment.

VI. OLD BUSINESS

- A. Chairman Darby: Now we are going to move on to Old Business, Minor Improvements requiring Planning Commission Approval, Mercy Health Springdale Family Medicine, 212 West Sharon Road, ground sign.

Mr. McErlane: We received a notice from the applicant asking for his request to be tabled another month while he works on additional options and landscaping.

(Mr. Okum moved to table and Mr. Vanover seconded the motion; with six "aye" votes from the Planning Commission Members present, the request to table until the next meeting was accepted.)

VII. NEW BUSINESS

- A. Chairman Darby: The next item on the agenda is Minor Revision to PUD for Sky Zone to be located at 11745 Commons Drive.

Mr. Laurence Bergman: I would like to introduce you to Laura; she is the owner of the Sky Zone operation in Columbus, Ohio. We are welcoming her in advance to Springdale. The location is adjacent to the Full Throttle; it would be the west end of the property and it is approximately 27,000 s.f. It is a portion of the space where Cort Furniture was previously located. As far as the use, it is actually for all ages.

When I first heard about the concept and I went up to visit Columbus I was very impressed with her operation. It is really something to see. I will let Laura explain her business.

Ms. Laura Knipfer: It is an indoor trampoline park. I was the first one to open one in Ohio and I am the only large trampoline park in the entire state. It is still a pretty unique concept. It's for all ages; we service toddlers age 2 up to 98 years old; that is our age range. Our main target age is six to sixteen, so it is definitely for that child that is beyond "blow-up bounce around" entertainment for toddlers and younger children but it definitely has a draw for that adolescent group where they are a little bit lost and don't necessarily know what to do on a Friday night and instead of getting in trouble we offer a really affordable program on Friday nights and Saturday nights for those age groups. We also do Skyrobics for women and we do corporate events, tons and tons of birthday parties and we try to develop new programs along the way and think of new sports. We just did a nationwide dodge ball tournament; dodge ball is one of our really big draws for that adolescent group and for sixteen and older. I think I found a great spot here in Springdale and I would love to bring my concept to Cincinnati.

Chairman Darby: Do you have any partnerships with schools?

Ms. Laura Knipfer: We do. It is not official, but what we do is try to make connections with principals, coaches and a lot of PE teachers. We have special PE programs and that is one of the things that we promote on our off hours because we don't officially open to the public until 3:00 p.m. We do a lot of groups from schools. We offer a lower discount for gym classes and PE classes to come in. We also do a lot for disabled or physically challenged people during those hours when there is no one else in the facility and we give them a discounted rate, as well.

(At this time, Mr. McErlane and Ms. McBride read their Staff comments.)

Mr. Laurence Bergman: Anne, are you positive that the parking spaces are allocated, because it is shared parking for the entire facility?

Ms. McBride: There are spaces marked off on the drawing allocated for Full Throttle and additional spaces for Morris.

Mr. Laurence Bergman: Our lease doesn't call for that, it is strictly shared parking for the entire facility.

Ms. McBride: Then all is good.

(Mr. Shvezda followed with his Staff comments.)

Mr. Laurence Bergman: This is not a heavily concentrated group, granted there are kids waiting to get to the trampolines but we will see more minivans and fewer cars. I agree that we need to make adjustments to the parking plan as we go to the next step, but today we want to get the use approved and then in our next step we will address and focus on zeroing in on the points.

Mr. Okum: For purposes of understanding, we have pretty much absorbed all of the parking spaces on this east elevation side. You have 44,300 s.f. still of unused space, so just a word of warning, I didn't see additional parking spaces for that 44,000 s.f., unless you come up with a plan that deals with it. I do have a question for the business owner: In your Columbus facility, how many square feet do you have?

Ms. Laura Knipfer: 16,000 s.f.

Mr. Okum: And what is your average occupancy?

Ms. Laura Knipfer: For jumpers, a capacity of 68. For this facility it will be 120.

Mr. Okum: You will have 120 maximum jumpers, plus people waiting?

Ms. Laura Knipfer: Yes.

Mr. Okum: What is your average usage, your guest count for your business?

Ms. Laura Knipfer: You could walk in on a Wednesday afternoon and there would be five people there, and on Saturday we sell out session after session.

Mr. Okum: So, we can anticipate a lot of use, which is good for you and the business.

Ms. Laura Knipfer: In the summer it is more consistent because it gets spread out. But in the fall through spring it is mainly Friday, Saturday and Sunday that are fairly busy.

Mr. Okum: The only concern that I would have is that we pretty well accommodated all of the parking in that field that could deal with it and you still have 44,300 s.f. The 32,000 s.f. back in the corner, I am not overly concerned about, but that straight out portion.

Mr. Laurence Bergman: Unfortunately, we are limited on signage so we have a slot left for Kemper Road, which would be allocated to Sky Zone. We are really limited; we can't add any other type of retail-type use so we are pretty well maxed out.

Mr. Okum: I am o.k. with that and I understand. Based upon that I think that we definitely need to reference Staffs' comments in our motion, but that is pretty much all I had.

Mr. Vanover: Basically as a point of order, since this is a PUD, I will ask my Co-Council Member, do you consider this a minor improvement?

Mr. Diehl: Yes, I do.

Chairman Darby: Thank you for bringing that up.

Mr. Okum: If we have no further comments, Mr. Chairman based upon the presentation and the exhibits presented, I move to approve the request for the change to the PUD with the additions that the motion shall include Staff's comments and recommendations for the attached reports provided to the Commission.

(Mr. Vanover seconded the motion and with six "aye" votes, one Member absent, the request was approved.)

Mr. Laurence Bergman: Laura said that I really should go see her place in Columbus at the Lewis Center. I went out there and it is absolutely first class. It will really be a welcome addition to Springdale.

VIII. DISCUSSION

A. Chairman Darby: Are there any items for discussion?

Mr. Vanover: I wanted to mention that the public hearing for the changes to the definition of the Route 4 Corridor has been set and that is next week.

IX. CHAIRMAN'S REPORT

Chairman Darby: The Chairman's report is stated in the agenda.

X. ADJOURNMENT

Mr. Okum moved to adjourn; Mr. Vanover seconded the motion and the meeting adjourned at 7:21 p.m.

Respectfully submitted,

_____, 2012 _____
Don Darby, Chairman

_____, 2012 _____
Richard Bauer, Secretary