

PLANNING COMMISSION  
MEETING SUMMARY MINUTES  
April 11, 2023  
7:00 P.M.

I. CALL MEETING TO ORDER

II. ROLL CALL

Staff Present: Carl Lamping, Building Official and Anne McBride, City Planner

Commission Members Present: Dave Okum, Chairman; Steve Galster, Vice Chair; Tom Hall, Secretary; Jeff Singleton, Meghan Sullivan-Wisecup, Joe Ramirez, and Bob Diehl

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE PREVIOUS MEETING

SPECIAL MEETING March 7, 2023

Mr. Galster motioned to approve minutes, Mr. Hall seconded, a voice vote was taken and the minutes were approved 7-0.

V. REPORT ON COUNCIL

Ms. Sullivan-Wisecup gave report on the March 15, 2023 and April 5, 2023 City Council Meetings. Minutes and recordings of those meetings can be found on The City Website.

VII. CORRESPONDENCE – None

VIII. OLD BUSINESS – None

IX. NEW BUSINESS

A. SPRINGDALE COMMERCE PARK – MINOR MOD TO A PUD

12110 PRINCETON PI

(Application #20230070)

Ms. McBride read her comments, then asked for any questions.

Mr. Lamping added a condition where the applicant is assuming the types of equipment that is proposed to be there and if they get a tenant that's different, and is not part of this assumption, and they choose to want to not screen it; that will come back in front of Planning Commission because it's not included in the types of equipment that they are showing here. Building Department will review it first and determine that it does not match what was approved so we have to take it in front of Planning Commission again.

Ms. McBride concurred.

Giorgio Nardi from Kleingers Group, a representative for Springdale Commerce Park, gave details of the request.

Mr. Galster voiced concerns about the quantity of items being shown on the drawings.

Ms. McBride reiterated this is a best guess scenario.

John Cummings, with Strategic Capital Partners, explained they are trying to show the worst case scenario in terms of what more light manufacturing type operations might require based on what has been seen with the first two buildings.

Mr. Lamping explained that the outdoor storage will be allowed like it was at the printing press, as long as it is screened. What the applicant is proposing is if they have outdoor storage then they will screen it. The only item they are requesting here is the ability to not have to screen parts of the equipment, mostly on the roof. The documentation shows all of the ground mounted equipment screened, they are not asking for a variance on that tonight, they are asking for approval not to have to screen a lot of the roof mounted equipment except on the west side of the building. West, north, and south sides of building one they are going to move the equipment away from the edge so that it is not visible from the right of way. Because of the conditions coming off Crescentville, because of the height elevation differences, it is next to impossible to screen the roof mounted equipment from Crescentville. When they get a tenant and they have the need to have 11 or more we need to approve it because it meets the zoning code as long as the outdoor storage is screened. The number of items is not questioned. How to screen it is what is being questioned.

Mr. Hall clarified that they are being asked to approve or disapprove something that is conceptual. He asked who the enforcer will be on this.

Mr. Lamping stated what we are asking the Commission to approve is not screening the rooftop equipment that is viewable from Crescentville. The locations of the equipment, the actual location of the equipment is not known yet. These are the best estimates of where we think they'll be, so we are only talking about the lack screening on the rooftop equipment from Crescentville.

Ms. Sullivan-Wisecup motioned to approve the following project, Springdale Commerce Park at 12110 Princeton Pk, case number 20230070, per the specifications and designs provided in the meeting packets as exhibits that were submitted by the applicant prior to this meeting and reviewed by staff. This motion includes the following Conditions:

1. Staff and City Planners recommendations and considerations contained in their reports.

Whereas, all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect. As such, any changes to any of the above conditions shall constitute a change of the Approved Plan. Such changes shall require Approval of the Springdale Planning Commission, Mr. Diehl seconded.

Commission was poled and the motion was approved 7-0.

X. DISCUSSION - None

XI. CHAIRMAN'S REPORT – Nothing to report

XII. ADJOURNMENT

Ms. Sullivan-Wisecup motioned to adjourn, Mr. Diehl seconded, a voice vote was taken and the meeting was adjourned.

Note: The next Planning Commission Meeting is scheduled for May 9, 2023.