

PLANNING COMMISSION MEETING
SUMMARY MINUTES
June 14, 2023
7:00 P.M.

I. CALL MEETING TO ORDER

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

II. ROLL CALL

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

Members Present: Dave Okum Chairman; Tom Hall, Secretary; Bob Diehl,
Joe Ramirez, Jeff Singleton, Meghan Sullivan-Wisecup

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON MAY 9, 2023

Motion to adopt minutes made by Mr. Hall.

Mrs. Sullivan-Wisecup seconded the motion.

Voice vote taken and the minutes were adopted by a vote of 6-0. (Galster was absent)

V. REPORT ON COUNCIL

Report on City Council presented by Mrs. Sullivan-Wisecup for the meeting held on June 7, 2023. Minutes and recording of that meeting can be found on the City website.

VI. CORRESPONDENCE - None

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

A. OVERBECK AUTO – CONDITIONAL USE – ROUTE 4 CORRIDOR REVIEW
11452 SPRINGFIELD PIKE
(Application # 20230316)

Ms. McBride read her comments. Ms. McBride noted that a previous conditional use was approved for this property in 2010 for Pep Boys and that there subsequently another automotive repair facility after Pep Boys left. However, since the property has been vacant for over six months, thereby the previous conditional use has now expired. Ms. McBride stated that staff did not receive a site plan for this application. Staff is recommending a six foot solid fence to screen from the residential use to the north this property. While the applicant did include signage proposal in the submission, it was unclear what staff should recommend in regards to allowable signage size due to the lack of a site plan from the applicant.

Mr. Riggs did not have any additional comments.

Matt Overbeck of Overbeck Auto Services gave further details of the request.

Mr. Okum opened up the floor for the Public Hearing. Ms. Jennifer Hoinke-Klekamp, one of the owners of the property gave her endorsement of this project moving forward.

Mr. Okum entertained a motion to approve the following request, Overbeck Auto at 11452 Springfield Pike, Case Number 20230316, per the specifications and designs provided in the meeting packet as exhibits were submitted by the applicant prior to this meeting and review by staff. This motion includes:

1. Staff's, City Planner's, recommendations and considerations contained in their report.

2. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.

Mrs. Sullivan-Wisecup made a motion to approve as presented. Mr. Hall seconded. Commission was polled and the motion was approved 6-0.

B. WAWA – DEVELOPMENT PLAN REVIEW
370 AND 380 GLENSPRINGS DRIVE
(Application # 20230312)

Ms. McBride read her comments. Ms. McBride stated that of the three pieces of property that are being considered, one of them is owned by the City of Springdale. The property owned by the City of Springdale has a pylon sign. While that sign has signage for the Days Inn, and the former Las Isla Maria restaurant, it was a non-conforming sign. Since the Las Isla Maria restaurant has been closed for over six months, that panel has to come down because it has lost its non-conforming status.

Mr. Riggs read his comments. Mr. Riggs stated that the applicant submitted a traffic impact study. The results stated that for the traffic to work at a Level of Service "D", at the no build condition, which without any changes, without the development, in 2024, the intersection will continue to operate at a Level of Service "D". With the addition of another left turn lane on Glensprings, it would continue to operate at a Level of Service "D" in the build condition for both 2024 and 2034 traffic. With a revision to the right turn analysis, a dedicated right turn only lane into the first entrance off of Springfield Pike on to Glensprings, would then result in possibly widening Glensprings two lane instead of just one. Mr. Riggs stated that staff had some concerns regarding the widening of lanes to the north end of the property since this would possibly affect the headwall and an extension to the culvert may also be necessary.

Paul Hanson, CESO gave further details about the request. Mr. Hanson did state that while the original application did state potential development of a specific area on the acreage, that has been changed and it will now be additional green space. Mr. Hanson also stated that the existing non-conforming pole sign located at the corner of Springfield Pike and Glensprings Drive will be removed and one ground-mounted sign on Glensprings and one on Springfield Pike, which will be worked out with staff regarding the final location. They are currently in negotiations with Days Inn regarding the highway pylon sign that exists that is also non-conforming. Mr. Hanson also stated that it was willing to work with staff regarding the results of the traffic study which dealt with any additional lanes that would be needed. The tree count would be included in the final landscape plan as well.

Mr. Warnement, Wawa gave information regarding the expansion of Wawa in the area.

Mr. Hall asked if the land was purchased for this potential Wawa location. Mr. Warnement introduced Jory Zola of Compton Addy for an update as the purchase of the land. Mr. Zola stated that it is currently under contract, with plans to close on the transaction in September

Mr. Ramirez asked if there would possibly be charging stations at this location. Mr. Warnement stated that Wawa has a corporate agreement with Tesla and showed on the presentation where the eight parking spots would be located with conduit run to them. However, it would be up to Tesla to install beyond that point.

Mr. Okum asked further questions regarding the color of the metal canopy structure since certain colors are required in the Route 4 corridor. Mr. Grassman of Wawa answered further questions regarding the canopy. Mr. Riggs was able to provide an image of the canopy for the Planning Commission.

Ms. McBride asked Planning Commission to make some decisions regarding the percentages of brick and transparency, and color scheme. Ms. McBride did note that Wawa has a challenging situation with road frontage on three elevations. Ms. McBride requested that Wawa provide a percentage of each elevation that will be non-earth tone colors.

Mr. Okum entertained a motion to approve the following project Wawa C Store Development Plan 370 Glensprings Drive, Project 20230312 per the specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant prior to this meeting and reviewed by staff. This motion includes the following conditions:

1. Staff's, City Engineer's, and City Planner's recommendations and considerations contained in their report. This motion also includes whereas all other zoning regulations and conditions not detailed in this motion will remain in effect. Any changes to the above conditions shall constitute a change to the approved plan. Such changes shall require approval of the Springdale Planning Commission.

Mr. Hall made a motion to approve as presented. Mrs. Sullivan-Wisecup seconded.

Ms. McBride noted that the applicant had also indicated that they would be taking down the pylon sign on the City-owned property.

Mr. Okum stated that the motion would further include removal of the pylon sign at Springfield Pike and Glensprings.

Mr. Hall made a motion to include the addition of the removal of the pylon sign at Springfield Pike and Glensprings. Mrs. Sullivan-Wisecup seconded. Commission was polled and the motion was approved 6-0.

IX. DISCUSSION - None.

X. CHAIRMAN'S REPORT

Mr. Okum stated that he would not be at the July 11, 2023 meeting. Mr. Galster would be the Chair at the July meeting.

XI. ADJOURNMENT

Mr. Hall moved to adjourn.

Mrs. Sullivan-Wisecup seconded the motion.

Meeting was adjourned with a voice vote of 6 to 0.

Respectfully submitted,

September 12, 2023


Dave Okum, Chairman

Sept 12, 2023


Tom Hall, Secretary