

PLANNING COMMISSION  
SPECIAL MEETING SUMMARY MINUTES  
March 7, 2023  
7:00 P.M.

I. CALL MEETING TO ORDER

Meeting was called to order at 7:00 p.m. by Mr. Okum, Chainman.

II. ROLL CALL

Members Present: Dave Okum, Steve Galster, Bob Diehl, Tom Hall,  
Megan Sullivan-Wisecup, Joe Ramirez, Jeff Singleton

Staff Present: Carl Lamping, Building Official; Shawn Riggs, City  
Engineer

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE PREVIOUS MEETING

February 14, 2023 – After comment was made that on the second page, towards the middle, FPA should read NFPA the Commission unanimously approved and minutes were signed by David Okum, Chair and Tom Hall, Secretary

V. REPORT ON COUNCIL - NONE

VII. CORRESPONDENCE

During the February meeting, the Commission nominated Mr. Diehl to represent the Commission on the Springdale CRA Housing Council board. Mr. Diehl questioned the term of the appointment. We received correspondence from Administration that the appointment is a 3-year term.

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. DITSCH USA, LLC – MAJOR MOD TO A PUD (COSTCO)  
1100 E KEMPER RD  
(Application #20230013)  
PUBLIC HEARING

Carl Lamping, Building Official; stated this project was on the agenda for the February 14 Planning Commission meeting and was discussed and voted upon by the Commission. However, the City Administration did not publish this information as a public hearing, in error, so the project must be re-discussed with comments from the public before the project can be moved to Council. Therefore, the discussion and vote taken at the last meeting was sort of a practice run. We did not send the letter to Council from this Commission.

Mr. Lamping then summarized the City Planner's report in her absence.

Shawn Riggs, City Engineer; read the Engineering report.

Mr. Okum questioned what it meant where the drawing showed "Remove Controller Enclosure and Concrete Walk". It was stated by Mr. Riggs that that is associated with the fuel station.

Mr. Galster clarified on Ms. McBride's comments, in reference to the tree replacement plan, that this is a redevelopment and should be handled as so.

Mr. Okum stated this is not a Final Development Plan, this is a Zoning Change to the use and a Major Modification to the PUD. We will be reviewing this again as a Final Development Plan once the drawings are completed and they are moving forward, if it's approved.

Mr. Okum then turned the floor over to the Developer.

Mr. Carl Bell, Ditsch USA Representative; gave an overview of the project.

Mr. Okum asked that anyone in the audience who would like to address the Commission to come forward at this time.

Mr. Larry Bergman, 4695 E. Lake Forest Dr.; owner of the property to the west of this development, came forward. He clarified that the Silos were on the South East not the South West of the development.

Mr. Lamping agreed.

Mr. Bergman then stated that retail would be ideal for the location, but the reality is it is more important to have tenancy and good tenancy. What he sees is a first class operation going in and investing a substantial amount. There is a great deal of risk because they have an industrial building that they converted to retail and they want to retain that retail tenancy and they appreciate how carefully everyone is looking at the plan and is cognizant of addressing what everyone needs. He then asked for the sign area that was given to Costco be given back for their use now that Costco has taken theirs down.

Mr. Okum asked for further comment from the public. None was given, therefore, the Public Hearing was closed.

Mr. Okum stated the answer of consistency with our Comprehensive Land Use Plan is that this does fall into consistency with our Comprehensive Land Use Plan that was approved.

Mr. Lamping responded that the uses described are Multi-use type uses and because of that, this could fall into that broad description. Just to the north is already an industrial user and to the south we have Smithfield in that same general area, so this would not be out of line with common zoning practices.

Mr. Hall asked Mr. Lamping if during his conversations with the applicants it was addressed, with the removal of the fuel station, will the underground storage tanks be taken out according to EPA Standards and if there is any contamination, how will that be handled.

Mr. Lamping stated that there is a process nationwide that there are approvals from EPA and the Fire Marshall's office that look at the removal of all the tanks. The ground is tested and submitted to EPA. When those are determined to be clean they are approved. The City typically does not have any input.

Mr. Okum then stated the Chair will entertain a motion to approve the following project:

The Costco Development Major Modification to the PUD at 1100 E. Kemper Rd. case #20230013, per the specifications and designs provided in our meeting packet as exhibits, which were submitted by the applicant prior to this meeting. Whereas this approval by Planning Commission is referring to City Council for consideration. This motion includes the following conditions:

- A. Staff, City Engineer, and City Planner's recommendations and considerations contained in their report.  
Where consistency with the Comprehensive Land Use Plan has been determined
- B. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.
- C. Other conditions include the following: Final Development Plan is not part of this motion and shall be reviewed at a later date.

A motion was presented by Ms. Sullivan-Wisecup to approve and was seconded by Mr. Galster followed by a 7-0 unanimous voice vote.

- X. DISCUSSION - NONE
- XI. CHAIRMAN'S REPORT - NONE
- XII. ADJOURNMENT

A motion to adjourn was presented by Mr. Galster and seconded by Ms. Sullivan-Wisecup. After a unanimous voice vote the meeting was adjourned.

Respectfully submitted,

\_\_\_\_\_ April 11, 2023 \_\_\_\_\_, 2023 \_\_\_\_\_  
Dave Okum, Chairman

\_\_\_\_\_ April 11, 2023 \_\_\_\_\_, 2023 \_\_\_\_\_  
Tom Hall, Secretary

Note: The next Planning Commission Meeting is scheduled for April 11, 2023.