

PLANNING COMMISSION MEETING
SUMMARY MINUTES
May 9, 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; Steve Galster, Vice Chair; Tom Hall,
Secretary; Bob Diehl, Joe Ramirez, Jeff Singleton, Meghan
Sullivan-Wisecup

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON APRIL 11, 2023

Mr. Galster made a motion to accept the minutes; Mrs. Sullivan-Wisecup seconded the motion. A voice vote taken and the minutes were approved with a 7-0 vote.

V. REPORT ON COUNCIL

Report on City Council presented by Mrs. Sullivan-Wisecup for the meeting held on May 3, 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. CHIP'S AUTO GLASS - MINOR PROJECT – ROUTE 4 CORRIDOR REVIEW
12190 SPRINGFIELD PIKE
(Application # 20230124)

Ms. McBride read her comments and noted that while separate from the application this evening, she noticed that landscape has been removed from the site in the past few years, and has yet to be added back. Once Ms. McBride's comments were completed, she then asked for any questions. There were none.

Mr. Riggs also read his comments and noted that the original application had included driveway improvements. Mr. Riggs noted that although this second application does not include any road improvements, there will be a road project by the City to replace aprons on Crescentville Road which is being brought before Council on May 17th. If approved this will be made part of the project, then asked for any questions.

There was some discussion after Mr. Riggs comments regarding possible implementation of the City of Springdale's connectivity plan as well as the upcoming renovations to Crescentville Road. Mr. Okum asked if the connectivity plan would have any impact on the landscape plan that Ms. McBride had mentioned. Mr. Riggs stated that it could possibly.

Craig Boniface of Open Architecture gave further details of the request.

Mr. Okum entertained a motion to approve the following project Chip's Glass at 12190 Springfield Pike, Case Number 20230124, per the specifications and designs provided in the 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. Furthermore, whereas all other zoning code regulations and conditions not detailed in this motion shall remain in effect. As such, any changes to the above conditions shall constitute a change of 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.

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

B. MAPLE KNOLL VILLAGE – DEVELOPMENT PLAN REVIEW
11100 SPRINGFIELD PIKE
(Application # 20230199)

Ms. McBride read her comments. Ms. McBride noted that the fence that they nine foot tall chain link fence that the applicant is requesting is not allowable at this location. Ms. McBride noted that the applicant would have to go before BZA to get that approved. Ms. McBride then asked if there were any questions.

Mr. Riggs read his comments. Mr. Riggs expressed concern that the detail sheet that was included in the application referenced a different location. He stated that a new detail sheet with the construction plans will be needed. Mr. Riggs noted other items that would be required in his comments that were submitted to Planning Commission prior to this meeting. He then asked if there were any questions.

Ms. Megan Ulrich, Vice President of Marketing and Business Development for Maple Knoll spoke in regards to the submitted application. Mr. Steve Busch of JMM Architects, Inc. addressed questions regarding demolition of the previous building. Mr. Okum asked if the applicant intended to file an application to the Board of Zoning Appeals for the higher chain link fence that was previously mentioned in this application. The applicant stated that will plan on moving ahead with filing an application with the Board of Zoning Appeals (BZA) regarding the fence. Mr. Okum further asked if there would be lighting and some noise reduction plans for the pickle ball court. The applicant stated that those items have been addressed in the plans. Ms. McBride reminded the applicant that when they are doing the photometric plan, the lighting for the pickle ball court will need to be included as well.

Mr. Okum entertained a motion to approve the following project Maple Knoll Village at 11100 Springfield Pike, Case # 20230199 for 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

1. Staff, our City Engineer, and City Planners recommendations contained in their report. Just in closing, whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.

Mr. Galster made a motion to approve as submitted. Mr. Hall seconded.

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

IX. DISCUSSION - None.

X. CHAIRMAN'S REPORT - None.

XI. ADJOURNMENT

Ms. Sullivan-Wisecup moved to adjourn; Mr. Hall seconded

Meeting was adjourned with a voice vote of 7 to 0.

Respectfully submitted,

June 13, 2023



Dave Okum, Chairman

June 13, 2023



Tom Hall, Secretary

Note: The next Planning Commission Meeting is scheduled for June 13, 2023.