

PLANNING COMMISSION MEETING
SUMMARY MINUTES
SEPTEMBER 12, 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

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

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

Swearing In of: Michelle Miller

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON June 13, 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 5 -0
(Mr. Galster and Ms. Miller abstained).

V. REPORT ON COUNCIL

Report on City Council presented by Mrs. Sullivan-Wisecup for the meeting held on September 6, 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. PLANET AID DONATION CENTER – MINOR MODIFICATION TO PUD
600 KEMPER COMMONS CR
(Application 20230509)

Mr. Randy Miller of Planet Aid spoke regarding the application. Mr. Miller gave a brief history of the company.

Ms. McBride read her comments and asked the two members of Council who serve on the Planning Commission to determine if this is a Minor Modification to a PUD. It was agreed by Mrs. Sullivan-Wisecup and Mr. Ramirez to be a Minor Modification to a PUD. While the Planet Aid box is 160 square feet; 20 feet, by eight feet, and it's nine feet tall. Since the normal donation box is 36 square feet a six feet wide, six feet deep, and six feet tall, so Planning Commission would need to approve the larger donation box, which would be approximately four times larger than what is permitted by the Code. Ms. McBride included her other observations and recommendations in the comments she provided to the Planning Commission. Mr. Riggs had no additional comments. Mr.

Lamping also had no additional comments. Mr. Miller did state that while the donation center is larger, it is equipped with cameras inside and outside of the donation box which would enable further monitoring. Mr. Galster was concerned with the location of the donation box and monitoring the donation box after hours. Mr. Hall asked how often this box would be serviced for donation pickups. Mr. Miller stated that it would be serviced every day. Several Planning Commission members expressed concerns with the timeliness of the pickups from the donation box. Mr. Singleton asked who the donations would be serving. Mr. Miller explained the procedures for processing and disbursement of donations. Mr. Galster expressed concern on the location in regards to the future moving center being located nearby and items potentially being left outside of the donation box becoming a common occurrence. Mr. Miller thank the Planning Commission for their time.

Mr. Okum entertained a motion to approve the following project; Planet Aid, Case # 20230509 for specifications and designs provided in our meeting packet as Exhibits which were submitted by the applicant prior to this meeting and reviewed by the staff. This motion includes the following conditions of our Staff's, our City Planner's recommendations and considerations contained in their report. Mr. Galster made a motion to approve as presented. Mrs. Sullivan-Wisecup seconded.

Commission was polled and the motion was defeated 6-0.

B. DITSCH KEMPER BAKERY – FINAL DEVELOPMENT PLAN TO PUD
1100 E. KEMPER RD
(Application # 20230573)

Mr. Schroeder of Ditsch Kemper Bakery made a brief presentation regarding the case being brought before the Planning Commission.

Ms. McBride read her comments and recommendations to the Planning Commission. Ms. McBride noted that the covenants needed to be modified to reflect the conditional uses, the industrial use of the property since that was not included in the original PUD covenants, once signed by all individuals involved, and recorded at Hamilton County with a copy to Mr. Lamping prior to the Certificate of Occupancy. Mr. Riggs also read his comments and recommendations to the Planning Commission. Mr. Okum and Planning Commission requested further elaboration by Mr. Riggs on comments regarding guardrail and roadway plans. Mr. Schroeder suggested that Ms. Mary McConnell further explain plans for the roadway to Planning Commission.

Mr. Okum entertained a motion to approve the following project at Ditsch Kemper Baker located at 1100 East Kemper Road, Case # 20230573 for specifications and designs provided in our meeting packet as Exhibits, which were presented by the applicant prior to the meeting and reviewed by staff. This motion includes the following conditions of our Staff's, of our City Engineer's,, and our City Planner's recommendations and considerations contained in their report.

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

Commission was polled and the motion was approved 6-0.

C. WAWA C – STORE DEVELOPMENT PLAN - MINOR MODIFICATION TO DEVELOPMENT PLAN
(Application # 20230572)

Mr. Hanson introduced himself as representing for Wawa.

Ms. McBride read her comments most notable regarding signage requested by the applicant. Mr. Lamping noted that all comments and recommendations are under the agreement that all three pieces of property are included in this application. There was some discussion regarding location and height of signs as well as the setbacks. Staff was given direction to verify compliance with the code before construction permits are issued.

Mr. Okum entertained a motion to approve the following project; Wawa C – Store Development Plan, located at 370 Glensprings Drive, Case # 20230572. For 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 of our Staff’s, of our City Engineer’s, and our City Planner’s recommendations and considerations contained in their report. This motion also includes a right-of-way frontage on three sides of the development, and that the ground-mounted sign number four at the southeast corner of the site shall have a setback to be determined and resolved by the applicant and staff. Whereas, all other zoning code regulations and conditions not detailed in this motion shall remain in effect. Any changes to the above conditions will constitute a change to the approved plan. Such changes shall require approval of the Springdale Planning Commission.

Mr. Hall made a motion to adopt; Mrs. Sullivan-Wisecup seconded.

Commission was polled and the motion was approved 6-0.

D. DAYS INN POLE SIGN MODIFICATIONS
400 GLENSPRINGS DR
(Application # 20230627)

Ms. McBride read her comments and noted that this request is a re-activation of the use of the existing pylon sign that is on the Days Inn property adjacent to (Interstate) 275. The sign in question was originally a non-conforming use, but has since lost its non-conforming status since those uses that were listed on the sign have been out for over six months. Mr. Lamping noted that they are awaiting an update on the portion of the sign that has cellular tower tiles. If those are still active, that pole is allowed to be there regardless of what the Planning Commission decides. Mr. Hanson stated that they are still working to get updated information as to if the cellular tiles are still in use. There is also the matter of an cross access easement which is part of the negotiation of the pole sign as well. Ms. McBride reminded Planning Commission that the only item they were considering this evening was the reactivation of the pylon sign. Mark Wilhoite with ComptonAddy stated that they will have a legal access agreement with Days Inn put together before construction begins. He also stated that it is not a vacation of the access, it is actually a realignment of the access.

Mr. Okum entertained a motion to approve the following project; Days Inn Pole Sign Modifications, Case # 20230627. This motion per specifications in designs provided in our meeting packet as Exhibits, which were submitted by the applicant prior to the meeting and reviewed by Staff. This motion includes the following conditions, our City Planner’s recommendations, and considerations contained in their report.

Mr. Galster made a motion to adopt; Mr. Hall seconded.

Commission was polled and the motion was approved 6-0.

- | | | | |
|-----|-------------------|---|------|
| IX. | DISCUSSION | - | None |
| X. | CHAIRMAN’S REPORT | - | None |

PLANNING COMMISSION MEETING
SEPTEMBER 12, 2023

PAGE 4

XI. ADJOURNMENT

Mrs. Sullivan-Wisecup moved to adjourn; Mr. Galster seconded.

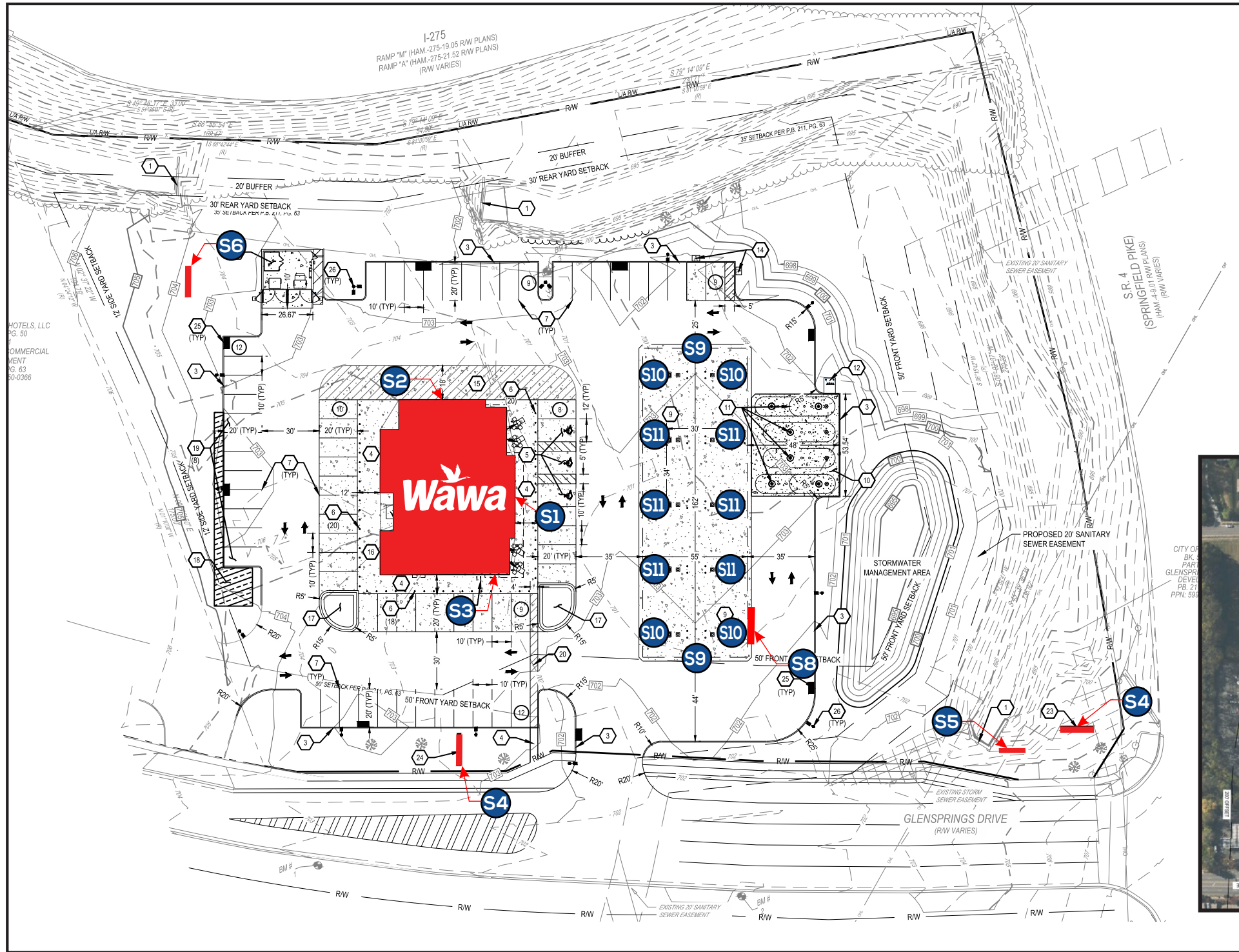
Meeting was adjourned with a voice vote of 6 to 0.

Respectfully submitted,

_____, 2023 _____
Dave Okum, Chairman

_____, 2023 _____
Tom Hall, Secretary

Note: The next Planning Commission Meeting is scheduled for October 10, 2023.



SIGN ID	DESCRIPTION	QTY
S1	GOOSE LOGO	1
S2	GOOSE LOGO	1
S3	GOOSE LOGO	1
S4	DOUBLE FACE MONUMENT	2
S5	MID SIGN	1
S6	DOUBLE FACE POLE SIGN	1
S7	HIGH RISE SIGN	1
S8	GAS CANOPY SIGN	1
S9	CANOPY SPANNERS	1
S10	PUMP INDICATORS	1
S11	PUMP INDICATORS	1



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WaWa
370 & 380 Glensprings,
Springdale, OH

STORE #
N/A

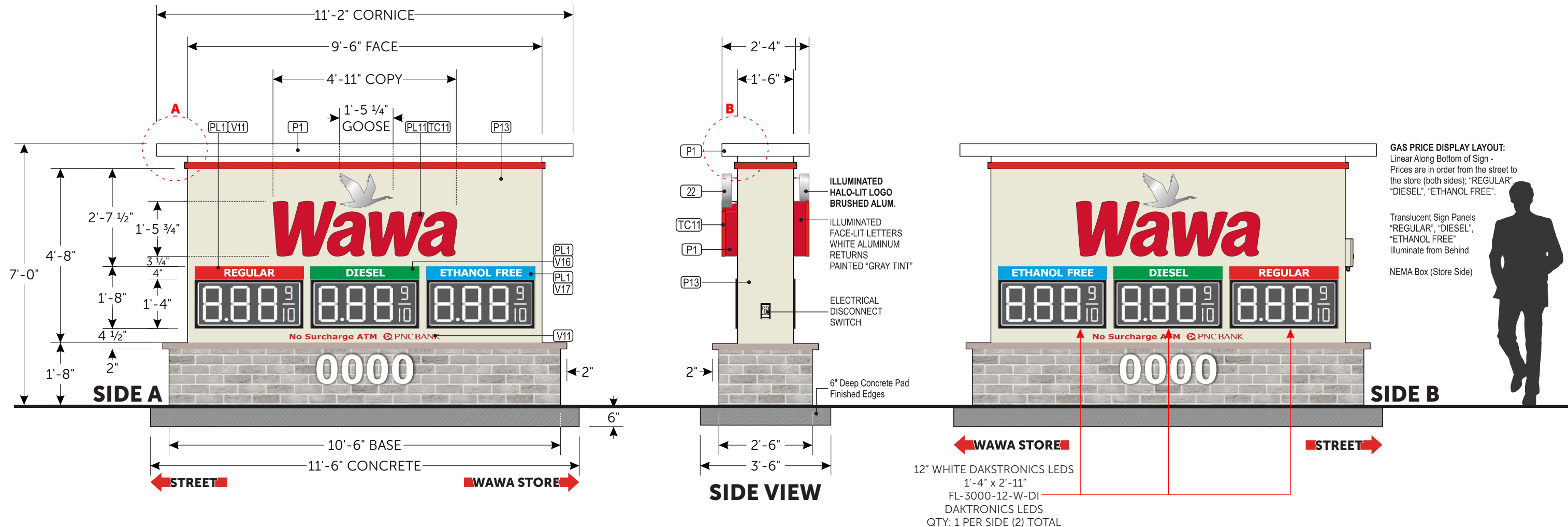
Issue Date: 5/1/2023
Drawn By: Mike C.

REV	DATE	DESCRIPTION
8	7/31/23	ADD HIGH RISE AND MID SIGN
9	8/3/23	UPDATE CODE AND SOW
10	8/30/23	UPDATE AS PER REQUEST

Rev: 10
Date: 8/30/2023
Doc #: AD-WAW_103983_Springdale_10
Blair Project #: 103983
Blair Sales Order #: 80876

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com





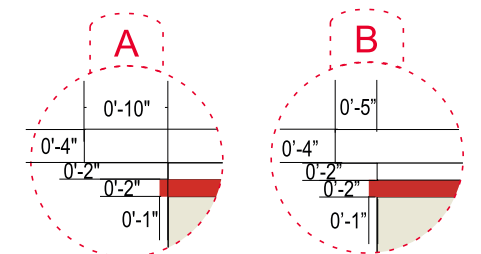
**12" / 3 PRODUCT (CUSTOM MONUMENT)
M-50 D/F ILLUMINATED MONUMENT SIGN (44.33 SQ. FT.)**

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"

COLOR REFERENCE

V1	TC11	PL11	V11	V16	V17	P13	P1	20	21	22
3M 7725-10 "White" Opaque	Jewelrite 'Red' Trim Cap	#2793 Red Acrylic	3M 3630-83 "Regal Red" Translucent	3M 3630-153 "Vivid Green" Translucent	3M 3630-57 "Olympic Blue" Translucent	RAL #1013 OYSTER WHITE	Painted White	Limestone Cap By Others	Stone/Masonry Base By Others	Brushed Aluminum Metal Finish w/



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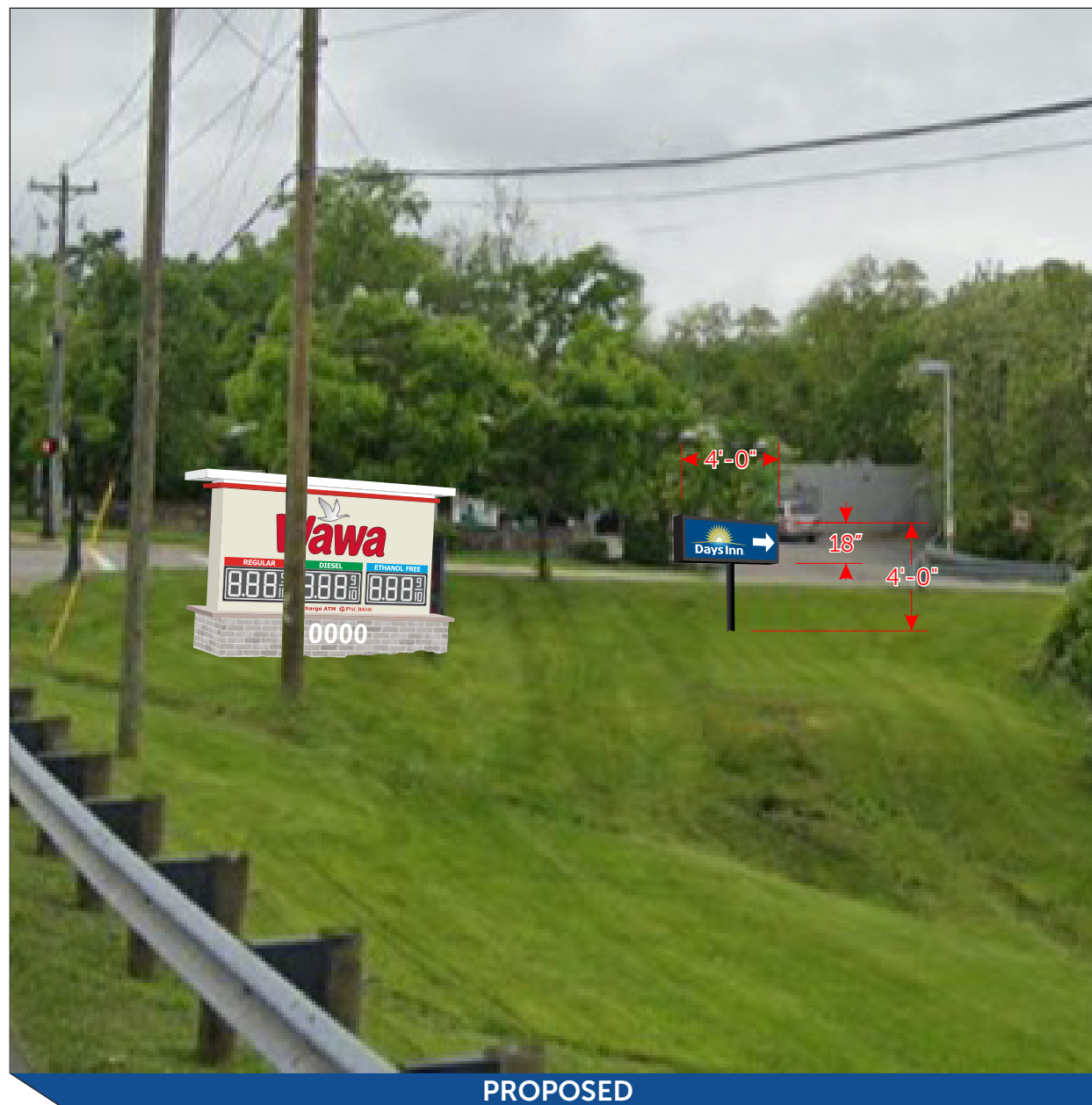
NOTE: THAT FINAL SCOPE AND CONTRACTOR TO COMPLETE TBD. IF BLAIR TO COMPLETE 100% OF SCOPE THEN VECTOR FILES & FINAL DESIGN APPROVAL BY DAYS INN ARE REQUIRED

SCOPE OF WORK

Directional to meet Days Inn typical logo standards, to be provided and confirmed by Days Inn.
Directional will not exceed 6sf per sign face or 4ft OAH.

CODE

- A) Maximum sign area is 6sqft per sign face.
- B) Maximum sign height is 4'.
- C) Signs must be set back at least 10' from any side lot line and 5' from any street right-of-way line provided that the sight distance is maintained.



PROPOSED



EXISTING

SQUARE FOOTAGES

DAY'S INN DIRECTIONAL SIGN:
6 sq.ft.

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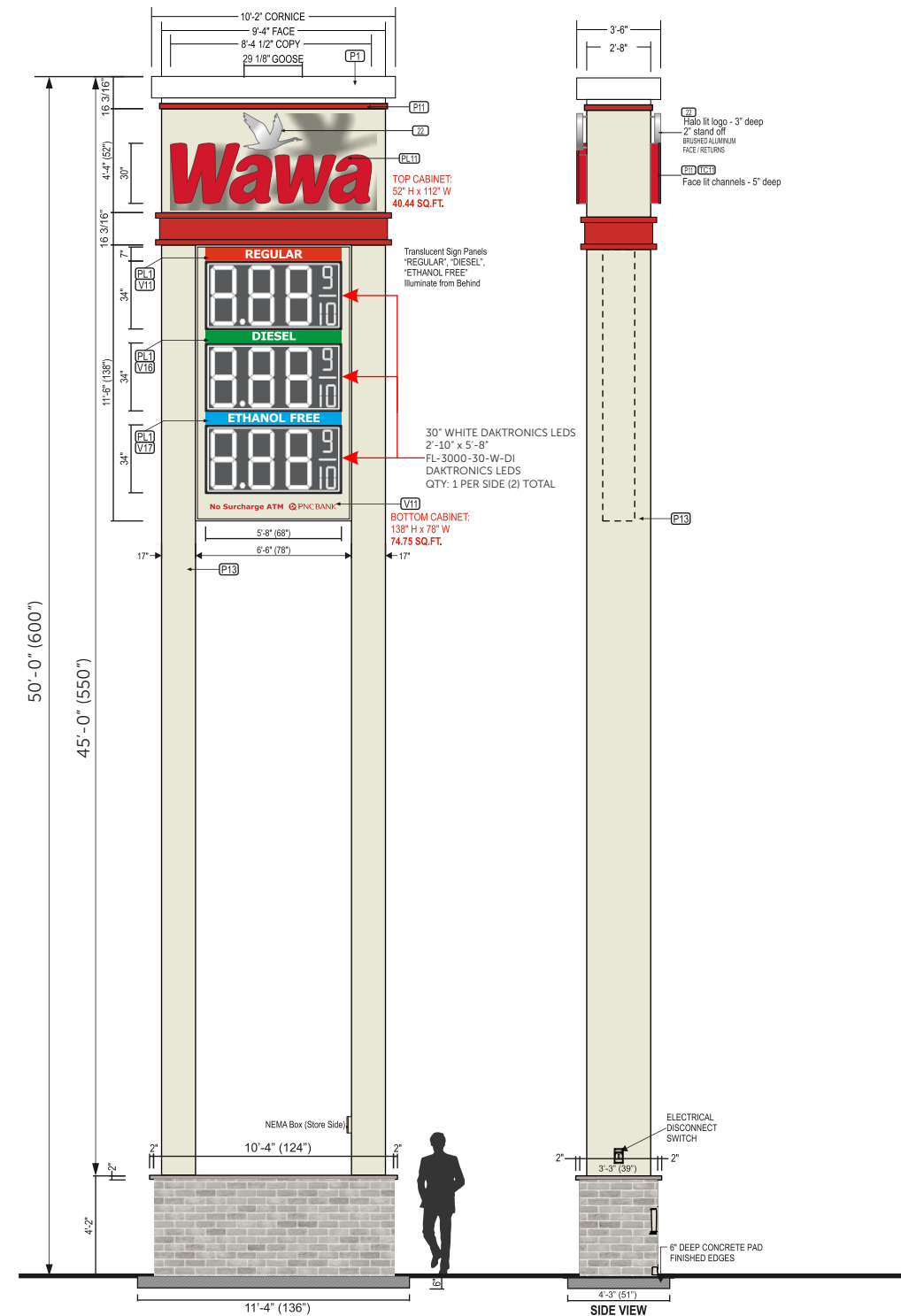
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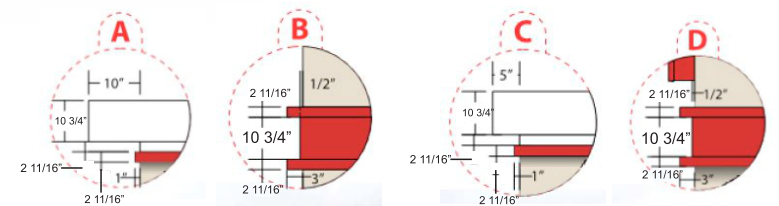
30" / 3 PRODUCT
P-100 D/F ILLUMINATED PYLON SIGN (115.2 SQ. FT.)
 STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1" = 85"

NOTE: LOCATION TO BE DETERMINED.

COLOR REFERENCE

- P11**
 Paint to Match
 PMS 186 C
- TC11**
 Jewelite 'Red'
 Trim Cap
- PL11**
 #2793 Red
 Acrylic
- V11**
 3M 3630-83
 "Regal Red"
 Translucent
- V16**
 3M 3630-153
 "Vivid Green"
 Translucent
- V17**
 3M 3630-57
 "Olympic Blue"
 Translucent
- P13**
 RAL #1013
 OYSTER WHITE
- P1**
 Painted White
 Smooth Satin
- 20**
 Limestone Cap
 By Others
- 21**
 Stone/Masonry
 Base By Others
- 22**
 Brushed Aluminum
 Metal Finish w/
 Protective Clear Coat



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**Wawa
390 Glensprings Drive
Conditional Use
Application# 2023-0572
October 10, 2023**

Request:

A Conditional Use request to include electronic fuel price signs and modifications to Zoning Code requirements to allow the signs as proposed.

Comments:

Wawa is developing the northwest corner of Springfield Pike and Glensprings Drive with a 5,943 square foot convenience store and ten pump islands (20 dispensing points). The property is zoned "GB" General Business District and is located in Sub Area "B" of the Corridor Review District ("CRD"). Planning Commission approved two ground mounted signs and one pole sign for the site at their September 12, 2023 meeting. The approved signage includes the following:

Springfield Pike and Glensprings Drive:

Total Sign Area: 44.33 square feet
Electronic Fuel Pricers Area: 16.2 square feet
Total Sign Height: 7 feet

Glensprings Drive:

Total Sign Area: 44.33 square feet
Electronic Fuel Pricers Area: 16.2 square feet
Total Sign Height: 7 feet

Pole Sign:

Total Sign Area: 115.19 square feet
Electronic Fuel Pricer Area: 74.75 square feet
Sign Height: 50 feet

Conditional Use:

Per Section 253.257 (C) (4) (g), electronic signs in the "CRD" are a Conditional Use and subject to the provisions of Section 153.204 and Sections 153.460 (B) and (D). The provisions of Section 153.460 (B) and (D) are as follows:

(B) *Electronic sign standards.* The following standards apply to all electronic signs within the City of Springdale. Additional standards may apply.

- 1) Electronic signs shall conform to the Standards of Table 460-1.
- 2) Each electronic sign shall contain a default mechanism that will freeze the sign in one position or make the screen go black whenever the aggregate area or any part of the electronic video display panel is unlit or malfunctions to the extent that it exceeds five percent of the total video.
- 3) Electronic signs shall have an automatic dimming capability that adjusts the brightness to the ambient light at all times of day and night. In no instance shall the electronic sign cause light trespass onto an adjacent residential district or use.
- 4) Each electronic sign shall be static and may not display animated, scrolling, moving, or flashing messages or video which simulates such. Each static message shall change instantaneous without fading, flashing, or animation of the message or image.
- 5) Only one electronic sign is allowed per parcel or development unless approved by the Planning Commission.
- 6) Electronic message centers shall use full-color LED technology.

C) *Electronic fuel price displays.* Electronic fuel price displays, incorporated into the permitted ground or pole sign, may be allowed in the non-residential zoning districts for establishments that sell gasoline or other vehicle fuels provided that the sign complies with the following:

- 1) The permitted ground or pole sign associated with gasoline sales may incorporate an electronic fuel price display that shall not exceed 40 percent of the permitted sign area. In no case shall the fuel price display be greater than 40 square feet in area.
- 2) Electronic fuel price displays are not permitted on fuel canopies.
- 3) Electronic fuel price displays shall use one-color LED technology.
- 4) Electronic fuel price displays shall come equipped with automatic dimming capabilities and shall automatically dim to a corresponding reduction in ambient light. In no instance shall the electronic fuel price display cause light trespass onto an adjacent residential district or use.
- 5) The electronic fuel price display shall be static and may not display animated, scrolling, moving, or flashing messages or video.

- 6) When electronic fuel price displays are being utilized, no additional electronic signage shall be allowed on that subject development.

In reviewing the proposed three electronic signs, Planning Commission will need to consider the Standards contained in Section 153.204 (B) for Conditional Uses and determine the request to be consistent with the following Standards:

- 1) The Conditional Use is consistent with the spirit, purpose, and intent of the comprehensive plan and will not negatively affect or harm the appropriate use of neighboring property.
- 2) The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this section.
- 3) The use complies with all applicable use-specific provisions established in Sections 153.252 (E): Public and Institutional Use-Specific Regulations and 153.253 (D): Non-Residential Use-Specific Regulations.
- 4) The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse pick-up, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 5) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Commission in the approved Conditional Use.
- 6) The proposed use will be harmonious with the existing or intended character of the area, will not be hazardous or have a negative impact on adjacent properties, and will not be detrimental to property values or the economic welfare of the general vicinity.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operations, including but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not compatible to the uses permitted in the base zoning district.
- 8) The proposed use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in the district.

Modifications to Zoning Code Requirements:

Additionally, per Section 153.257 (I) (3), Planning Commission will need to find that the strict application of the following Code Sections are inapplicable due to unusual conditions of the development area or the nature and quality of the proposed design:

- 1) Relief from Section 153.460:

(B) (5): Only one electronic sign is allowed per parcel/development. The applicant is proposing electronic fuel price signs on both ground mounted signs and the pole sign.

2) Relief from Section 153.460:

(D) (1): A pole sign associated with gasoline sales may include electronic fuel pricers provided they do not exceed 40% of the sign area. In no case shall the fuel price display exceed 40 square feet. The electronic fuel pricer on the pole sign contains 74.75 square feet and accounts for 65% of the sign area.

3) Relief from Section 153.460:

(D) (6): When electronic fuel price displays are being utilized on a development, no additional electronic signage shall be allowed on the development. The applicant is proposing a total of three electronic signs on the development to be used.

Considerations:

Conditional Use:

- 1) Planning Commission determine that the inclusion of electronic signs as a part of the Wawa development is appropriate, and that the applicant and its proposal meet the Standards for Conditional Use contained in Section 153.204 (B).

Modifications to Code Requirements:

Planning Commission determine that due to unusual conditions of the development area or nature and quality of the design, the following modifications to Code requirements are appropriate:

- 1) A total of three electronic signs be permitted on the property where only one electronic sign is permitted per Section 153.460 (B) (5) and (D) (6).
- 2) The electronic sign to be located on the pole sign can contain 74.75 square feet which is 65% of the proposed sign area where a maximum of 40 square feet and 40% of the proposed sign area is permitted per Section 153.460 (D) (6).

Submitted By:

Anne F. McBride, FAICP
City Planner