

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
March 26, 2008**

**Attendees:**

**Committee Members:** Frank Aguado, John Burke, Jeff Cory, Paul D'Agostino, Rajeev Dahal, Kerry Demski, Dale Fochs, James Wolinski

**Other Staff:** Brian Barnes, Donna Brody, Jill Chambers, Ingrid Eckersberg, Bobbie Newman, Ann Stuart

**Presiding Member:** Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:32 p.m.

**Projects Reviewed:**

**SPAARC      2020 Greenwood      Preliminary**  
*Create a 20,700 sq.ft. roofed area (open on the sides) for storage and install materials silo on concrete slab*

PROJECT PRESENTED BY:      Dave Passarelli      Spartech  
   Sam Mokhtarian      SDS Property (Property Owner)

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Mokhtarian presented photos of the site. The following was discussed:

- Company is moving out of 1900 Greenwood; need more space
- Currently they have 33,000 sq. ft.
- Spartek manufactures plastic sheeting on site
- They cut to size, make roll stock and plastic for skylights and signs
- Employ approximately 100 people
- Spartech is a green company; they recycle everything: (recycle re-grinds)
- Spartech uses its re-pelletized materials (flake into pellets)
- Also need to store the recycled material in a 4<sup>th</sup>, smaller silo
- Silo is enclosed with a vent at the top; material is pulled off bottom
- The materials to be stored under roofed area and will not blow around
- There is 27,000 sq. ft. of vacant land on the new premises
- They had been renting space which was expensive and they had to buy a truck to move material from the rented space to the factory
- Propose to build a fence to shield the open storage space from the street
- Mr. Hallen alerted them that they will need lighting and that it must not spill into neighbors' property
- Spartech has been there for 30-40 years

- A zoning analysis has been done: the project is in compliance
- Factory is in an I2 Zoning district; manufacturing
- Propose to place silo on concrete slab and have a slab in the roofed area
- Concrete slab will diminish pervious surface; Applicants' civil engineer is to meet with the Public Works Dept. to discuss storm water detention
- Storm water detention plan must be included in application for permit
- Applicants will obtain permit for silo first
- There is direct access to the roofed storage area from the factory

**ACTION:**

The Committee voted unanimously to approve the preliminary.

**SPAARC 930 Church Street Recommendation for Sidewalk Café (Liquor)**

*Review Application for Sidewalk Café with liquor for a Type 2 restaurant "Noodles & Company"*

APPLICANT: Jason Snipes

**SPAARC 825 Church Street Recommendation for Sidewalk Café (Liquor)**

*Review Application for Sidewalk Café with liquor for a Type I restaurant "Dixie Kitchen"*

APPLICANT: Brad Pirrello

**AND**

**SPAARC 1709 Benson Avenue Recommendation for Sidewalk Café (Liquor)**

*Review Application for Sidewalk Café with liquor for a Type I restaurant "Bat 17"*

APPLICANT: James Pomerantz

**GENERAL DISCUSSION:**

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés. The applicants of the above three restaurants agreed to abide:

- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals only allowed within the café area
- Customers are not left unattended
- An unobstructed walkway of 6' must be open
- Sidewalk café can't be open when the inside restaurant is closed
- If permit is revoked, can't serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Maintain litter pickup within a 250' radius of the restaurant
- Must serve food with liquor
- No liquor after 9:30 p.m. on weekdays, 10:30 p.m. Fridays and Saturdays

- Liquor must be cleared from outside tables at 10:00 p.m. weekdays and 11:00 p.m. weekends
- Ms. Demski offered the applicants a \$50 course free of charge on 4/17/08 on serving alcohol beverages, fake I.D.'s, etc. (this course is offered for a limited time)

**ACTION:**

The Committee voted by unanimously to approve sidewalk café licenses for the above three restaurants, agreeing that they will not cause a disruption or negative impact on the community.

**Other Business:**

The Committee voted unanimously to approve the SPAARC meeting notes of the March 19, 2008 SPAARC meeting.

The meeting adjourned at 3:07 p.m. The next SPAARC meeting will be held on Wednesday, April 2, 2008, unless otherwise notified.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division