

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
June 1, 2005**

*APPROVED*

**Attendees:**

**Committee Members:** David Stoneback, Arthur Alterson, James Wolinski, David Jennings, Rajeev Dahal, Paul D'Agostino, James Edwards, Brian Barnes, Carolyn Brzezinski (Chair), John Burke, Arlova Jackson, Jill Chambers, Sat Nagar, Dennis Marino

**Design Professionals:** Tad Cook

**Other Staff:** Walter Hallen, Frank Aguado, Sally Lufkin, Susan Guderley, Tracy Norfleet

**Chair Brzezinski determined that a quorum existed and began the meeting. Meeting notes from May 25, 2005 were approved as amended.**

**Projects Reviewed:**

**SPAARC                      1800 Ridge Avenue                      Preliminary and Final**  
*Addition and remodeling for thirty-four (34) condominium dwelling units.*

PROJECT REPRESENTED BY: Thomas Engel (Owner & General Contractor),  
James Murray (Attorney)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. Murray stated that this project has received approval from City Council and referenced the ordinance. A site plan and material samples were presented. Circulation and lighting were described (a photometric study has been done). Mr. Dahal asked if there will be planters on the front sidewalk, and there will not because it is too narrow. Instead, there will be planters in the recesses.

Mr. Nagar asked about detention. Mr. Engel stated that they have been meeting with the City for six weeks and did not know until yesterday's meeting that retention was needed for this adaptive reuse project. He could not get the information in time for today's meeting but committed to providing it to Mr. Nagar as soon as it is available.

Chair Brzezinski suggested that the fence along the parking lot be wrought iron instead of board-on-board. The applicants stated that the Preservation Commission has purview over the lot and during their review of the project, they took testimony from neighbors who wanted

the board-on-board fence to screen headlights. Mr. Murray thought the fence issue was incorporated into the ordinance.

Discussion followed on ingress/egress from Ridge and whether the existing median should be extended. Chair Brzezinski was concerned that southbound traffic on Ridge would miss the turn-in and suggested that the sign for this site be illuminated.

Mr. Engel presented the landscape plan. Chair Brzezinski was concerned about maintenance and asked about watering. There will not be sprinklers, but hose locations were discussed. Mr. Aguado asked if there will be a problem with trees overhanging on the adjacent property, but the species selected grow more upward than outward.

Mr. Engle presented elevations. Windows, balconies, and the green screen were discussed. Mr. Aguado noted on the drawings the brick infill areas on the alley view and asked if this is a change since the ordinance was passed. The applicants stated that it is, and Mr. Hallen stated that it was triggered by a code issue (% open area). Mr. Alterson asked about the fill material, which will be brick to match the existing building. Chair Brzezinski asked about condensers. Mr. Engel stated that they will be on the roof behind the parapet and can be further screened if needed. Chair Brzezinski suggested putting condensers on a vibration isolation pad.

Mr. Stoneback provided information on water and sanitary sewer lines. He recommended looking at the sewer line, and Mr. Engel agreed to do this. Discussion followed on whether an existing manhole on the site is private or the City's.

**ACTION:**

Mr. Marino motioned approval subject to an approved landscape plan. Mr. D'Agostino seconded, and the vote was unanimous.

**SPAARC                      Sherman Plaza                      Revisions to Final**

*Consider architectural changes to a city parking garage.*

PROJECT REPRESENTED BY: Max Rubin

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. Rubin presented elevations and drawings for the garage portion of Sherman Plaza, as well as material samples (brick, concrete, perforated panels, glass, lobby tile). Photos of light fixtures were available, and Mr. Rubin stated that the same ones will be used as the Maple Garage. Changes since the project last appeared before SPAARC include: the base will be black granite all around, and textured paint will not be used on the alley side. He noted that full mock-ups are available at the Maple Garage.

Mr. Rubin described the layout of the panels on the garage exterior and noted that images can be printed on the panels. Mr. Marino asked who will decide what images will go on the panels. Mr. Rubin stated that the committee is to be determined. Mr. Marino suggested that Mr. Hallen be on that committee.

**ACTION:**

Chair Brzezinski stated that a motion could be made for preliminary and final approval for the garage and noted that approval at the last meeting was for the foundation only. Mr. Marino motioned approval subject to Mr. Hallen being involved with the committee that will decide panel images. The motion was not seconded. Mr. Jennings motioned approval as presented. Mr. Burke seconded, and the motion passed with Chair Brzezinski, Ms. Jackson, and Mr. Cook opposed.

**SPAARC                      2636-2638 Green Bay Road                      Preliminary and Final**  
*Interior and exterior alterations to building for "Enterprise Rent-a-Car".*

PROJECT REPRESENTED BY: Greg Toste and Gina Frizzo (Enterprise Representatives)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Ms. Frizzo presented photos of the existing building. Chair Brzezinski asked about changes to the parking lot. It will be resurfaced, striped, and one ADA parking space will be provided (Members indicated that this will suffice since the lot contains less than 25 spaces).

Mr. Toste presented a site plan and elevations. He described changes to the storefronts, including new windows and brick at the base. There will be two entries. Mr. Barnes noted that the existing front entry has a step and asked if this will change. Mr. Toste stated that it will for ADA compliance. Chair Brzezinski asked about the sign, which will remain and be cleaned up. Discussion followed on landscaping and the driveway configuration.

**ACTION:**

Mr. Marino motioned approval, Mr. D'Agostino seconded, and the vote was unanimous.

**SPAARC                      2535-2541 Prairie Avenue                      Recommendation to ZBA**  
*Recommendation to the ZBA for a Building Lot Coverage variation.*

PROJECT REPRESENTED BY: Drew Heindel (Architect) and Jim Laukkanen (Owner)

**GENERAL PROJECT PRESENTATION:**

Mr. Heindel stated that this condo conversion proposal has been here previously. It is back because they are proposing to demolish the existing rear garage and instead provide an uncovered rear parking area. This change, plus the previously reviewed porches, require a lot coverage variation. Photos, elevations, a site plan, and floor plans were provided.

**DISCUSSION:**

Mr. Marino asked about porch materials, which are expected to be metal columns and railings with wood infill. Chair Brzezinski asked why the garage is being torn down. Mr. Laukkanen stated that it is functionally obsolete because it is narrow and hard to get in/out. Mr. Heindel added that it is also in poor condition. Mr. Laukkanen noted the tradeoff in losing marketable covered parking with getting more open space and eyes on the alley from the rear porches. Mr. Hallen asked about the garbage area, and it will remain.

Mr. Marino asked if there are standards for what can be put on the porches. He was concerned that residents would use the porches for storage, and this would be visible from the nearby business district. He asked if clutter on the porches could be a fire safety issue. Mr. Alterson noted that these are balconies, not stairs. Mr. Marino asked the applicants if they would consider a covenant limiting what can be put on the balconies, and Mr. Laukkanen agreed.

**ACTION:**

Mr. Marino motioned approval subject to the condo documents reflecting limitations to what can go on the porches. Mr. D'Agostino seconded, but the motion failed to pass. Ms. Jackson motioned approval as presented, Mr. Dahal seconded, and the motion passed with Mr. Marino and Mr. D'Agostino opposed.

Respectfully submitted,

Tracy Norfleet  
General Planner