

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
May 24, 2006**

APPROVED

Attendees:

Committee Members: Paul D'Agostino, Brian Barnes, Carolyn Brzezinski (Chair), John Burke, Jeff Cory, Rajeev Dahal, James Edwards, Arlova Jackson, Sat Nagar, Jim Wolinski

Other Staff: Jill Chambers, Jeff Cory, Walter Hallen, Bobbie Newman, Carlos Ruiz, Morris Robinson,

Chair Brzezinski began the meeting at 2:35 p.m.

Projects Reviewed:

SPAARC	2423 Cowper	Reccommendation to ZBA
<i>Construct a second story addition, two-car detached garage, new front porch and install A/C condensing unit.</i>		

PROJECT REPRESENTED BY: Brad C. Horia Owner
Walt Dohrmann Architech

GENERAL PROJECT PRESENTATION / DISCUSSION:

At a previous meeting, SPAARC recommended that Mr. Horia build a porch. Photos showed the porch he built. There had been concern about windows along wall adjacent to neighbor. The windows have been removed (closets put in). Ms. Arlova suggested Mr. Horia talk to his neighbors about their concern for light-blocking issue of a second story. It was agreed that Mr. Horia should acknowledge and have a response for neighbor's concern about light. Minimum requirement for an A/C condenser is to be 5 feet from property line. His previously constructed house is 2.6 feet from line. He is asking the Zoning Board for this variance.

ACTION:

Committee voted unanimously to recommend Mr. Horia's project to the Zoning Board.

Minor streetscape changes at Sherman Plaza.

PROJECT REPRESENTED BY: Justin Pelej Focus
Dave Colling Developer

GENERAL PROJECT PRESENTATION:

- Mr. Pelej showed elevation of building illustrating where planters had been previously proposed, explaining that they would have obstructed pedestrian traffic patterns and have been removed from the plan. The goal to be consistent with the look of the planters is to remove previously proposed ground-level beds.
- Mr. Pelej showed a change in proposed plan: 2 Doorways from the original plan have been moved over a few feet. Consequently, 2 trees were blocking the view of the doorways. The two trees have been moved over a few feet to accommodate the new doorway locations.
- There is to be a sign in front of the building.

DISCUSSION:

There was discussion as to how to have maximum “green” in a practical way for maintenance. Chair Brzezinski suggested putting 2 planters on either side of the doors which swing out, and 2 more spaced evenly on either side. Mr. Ruiz suggested that the revised streetscape plans will have flower beds pushed back towards the doors (towards the east) to maximize the green. New landscaping plans are to be submitted, adding as much “green” as possible.

Brian Barnes pointed out that any permanent directional signage must also be in braille. In acknowledgement of disabled accessibility issues, Mr. Colling said the doors to the retail spaces are automatic.

Mr. Colling mentioned that the garage will be open next week. (week of May 29th). Mr. Cory mentioned that there is a sculpture contest in process for the 9’ X 14’ area in the plaza area at Sherman Plaza.

Outside lighting plans are in process.

ACTION:

The Committee voted unanimously for 2 planters to be placed on each side of the doors that swing out. Chair Brzezinski added that Mr. Colling should see Mr. D’Agostino when the material to be put in the planters is determined.

Create two open parking spaces in the rear yard.

PROJECT REPRESENTED BY: Robert Taylor Owner
Mark Sargis Attorney

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Taylor wants to add two parking spaces, to be covered with a durable grass product called "Grasspave²."

Mr. Taylor showed a pamphlet illustrating where "Grasspave²" has been used in a similar climate to ours. Chair Brzezinski insisted that the 3-foot area between the two spaces be paved or have pavers put in to define a walkway. Responsibility for snow removal was discussed, which is to be split between Robert Taylor building and building next door.

ACTION:

Committee voted unanimously to recommend to the Zoning Board on the conditions that if it does not meet water-retention code or does not work for any reason, it must be replaced.

SPAARC 2400 Main Street Pre-Application Conference

Construct a one-story Financial Institution (Fifth Third Bank) with drive-through facility.

PROJECT REPRESENTED BY: **Steve Engleman Attorney**
Jeff Cutchie Architect
Laura Johnson Fifth Third Bank Owner

GENERAL PROJECT PRESENTATION:

Mr. Cutchie showed a site plan for Fifth Third Bank site in the Sam's Club/Food 4 Less Mall parking lot and showed how traffic patterns would not be affected. He also showed the elevation of the proposed colonial-style bank building.

DISCUSSION:

Committee discussed access, architectural style, windows, materials and colors to be used on bank building. According to Ms. Johnson, Fifth Third has different style options within their corporate identity from which to choose.

Location of pedestrian crossing and adding a left turn lane to Main Street were discussed. Mr. Engleman will be pursuing having a left turn lane added for traffic entering the mall from the east on Main Street.

Signage was discussed: There are unified business center signs in this area.

ACTION:

Committee decided Ms. Johnson should show photos of the 2400 Main Street area to the Fifth Third Bank's architects to choose a more contemporary style that will be more compatible with the surrounding buildings, before it can be recommended to the Zoning Board. Mr. Engleman will be returning with proposed landscaping and lighting plans. Mr. Engleman will be seeing Mr. Burke for guidelines for traffic, lighting, and signs. No action taken, as pre-application conferences do not require a vote.

Respectfully submitted,

Bobbie Newman
Exec. Sec., Planning Division