

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
March 28, 2007**

**Attendees:**

**Committee Members:** Carolyn Brzezinski, Jeff Cory, Kerry Demski,  
Dale Fochs, Arlova Jackson, Sat Nagar,

**Other Staff:** Brian Barnes, Ingrid Eckersberg, Walter Hallen,  
Bobbie Newman, Ann Stuart

Ms. Brzezinski called the meeting to order at 2:37 p.m.

**Projects Reviewed:**

**SPAARC 825 Church Street Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for a Type I restaurant "Dixie Kitchen"*

APPLICATION PRESENTED BY: Brad Pirrello

**AND**

**SPAARC 711 Church Street Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for a Type II restaurant "Chipotle Mexican Grill"*

APPLICATION PRESENTED BY: Peter Delgado

**AND**

**SPAARC 706 Main Street Recommendation for Sidewalk Café (Liquor)**  
*Review application for sidewalk café with liquor for a Type I restaurant "Trattoria D.O.C."*

APPLICATION PRESENTED BY: Lucia Mazzecchotti Owner

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Ms. Brzezinski reviewed checklist with applicants:

- Liquor can only be served with a full meal
- Liquor can only be served until 9:30 p.m. on weekdays, 10:00 p.m. on weekends
- Business is responsible for removing litter within a 250' radius of business
- A notice must be posted to notify neighbors of sidewalk café opening
- Mr. Barnes advised the applicants:
  - Service animals are allowed in the sidewalk café area



- The project coordinates with renovation of surgical and ICU departments
- Elevators will support activities exclusive to staff and patients and move sterile items to surgical area from Central Sterility area in basement.
- Surgical area to be expanded
- Intensive Care Unit to be moved up one floor
- 2 new chillers to be placed on roof
- Materials: to match existing building:
  - Limestone pre-cast trim
  - Matching existing brick

**ACTION:**

The Committee voted unanimously to approve preliminary and final plans.

*Interior/exterior remodeling for proposed condo conversion*

PROJECT PRESENTED BY: Jeff Scliesmann Architect

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Scliesmann presented plans for proposed condo conversion. The following was discussed:

- Replacing windows:
  - Double hung
  - Dual pane
  - Must substantiate that windows are to be “low e:”
- Adding AC Units to one bedroom of each apartment
  - Must substantiate that they are Energy Star-rated energy efficient
- Landscape plan to be submitted
- Propose 1 parking space per unit
- Lighting will be directed down in parking area
- Downspouts are not in need of replacement
  - Applicant must verify to Mr. Nagar that they go to a perimeter drain system
- Verification of parking pad drainage to be submitted to Mr. Nagar
- Parking area is to be striped
- Parking area plan to be approved by Traffic Dept. before occupancy is allowed

**ACTION:**

The Committee voted to approve preliminary plan only. The applicant is to submit for approval:

- Landscape plans to Parks and Forestry Departments
- Downspouts to Public Works
- Light fixture cut
- Photo of Property/Parking plan

***Increase parking from 5 to 12 open spaces in tandem configuration***

PROJECT PRESENTED BY: David Weislogel Owner/Developer

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Weislogel presented revised plans according to the advice given him at his last SPAARC meeting appearance. The following was discussed:

- Revised parking area has a 5' buffer for ingress and egress:
- Mr. Nagar has approved the 5' buffer revision
- Revised parking area is pushed 5' into back yard area
- Mr. Weislogel agreed to use pervious pavers at 4 times the expense of original plan
- Revised plans include a walkway on both east and west of backyard
- Ms. Brzezinski suggested he add a 3' wide walkway along length of parking area to get to walkway to building, to be made of same pervious pavers
- Ms. Brzezinski suggested, in the interest of greening consciousness, Mr. Weislogel make the parking area and walkway with the pervious pavers also
- Zoning analysis is to be re-done
- Ms. Newman argued that the following hardships necessitate Mr. Weislogel's need for the City to grant the variance:
  - 100' from Ryan Field causes limited street parking
  - Parking not allowed on street after 6:30 a.m.
  - Other multi-family buildings adjacent to building
  - Mr. Weislogel originally developed the property with the intention of staying within the zoning ordinance.
  - Mr. Weislogel has had the (6) 3 bedroom, 2 bath condos on the market since May of 2006 with no sales.
  - The consensus of the prospective buyers was that the parking was not adequate
  - Mr. Weislogel is complying with every suggestion made by the SPAARC Committee

**ACTION:**

The Committee was tied 3 in favor, 3 not in favor of approval of revised parking lot plan with the following condition:

- The developer will install permeable pavers instead of providing the detention for the parking lot expansion

**Other Business:**

The Committee voted by majority with one abstaining to approve the meeting notes of the March 21, 2007 meeting.

The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Bobbie Newman  
Exec. Sec., Planning Division