

**SITE PLAN COMMITTEE**  
**APRIL 26, 2005**

**1. ROLL CALL**

The meeting was called to order at 4:00 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken, Jim Aucamp, Jr., and Sam Engel, Jr. Also present were Planner David Abramson and Secretary Janet Gale recording the meeting. Jeff Evans was absent.

**2. APPROVAL OF MINUTES: April 12, 2005**

Vice-Chair Aitken made a motion, seconded by Mr. Engel, to approve the minutes of April 12, 2005. In a voice vote, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLAN**

**3.1 SP 11-2-04, Wachovia-Lakeside, 5700 South University Drive (UC) (tabled from April 12, 2005)**

David Roberts, Jay Matteson and Brian Gates, representing the petitioner, were present. Mr. Abrams indicated that the petitioner had made the changes to meet the criteria stated at the last meeting and that the only item left was the architectural character.

Using black-line elevations, Mr. Roberts specified the changes that had been made to satisfy the recommendations made by the Committee at the previous meeting. During the course of the discussion, Chair Breslau indicated that he would abstain from voting as he had a conflict. After Mr. Roberts completed his presentation, it was the consensus of the Committee that there should be a structure of some kind over the entrance doors which would provide protection from inclement weather.

A lengthy discussion ensued in a joint effort to figure out a way of architecturally achieving this cover which was ultimately decided to be six feet in length from the doors to the roof's drip line. As Mr. Roberts understood the technicalities of the plans as well as this specific recommendation, it was the Committee's suggestion to have him provide the modification by whatever means as he deemed necessary.

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to the staff's comments and that the front entrance doors would have six-feet from the doors to the edge of the "drip line" of the front roof, and that it be done by whatever means the petitioner needed to do it. In a roll call vote, the vote was as follows: Chair Breslau – abstained; Vice-Chair Aitken – yes; Mr. Aucamp – yes; Mr. Engel – yes; Mr. Evans – absent. **(Motion carried 3-0)**

**4. OLD BUSINESS**

Mr. Engel commented on the Town's overall landscaping appearance and the substandard maintenance throughout the municipality. Committee members agreed a problem was evident. Mr. Aucamp spoke of his efforts in the past to try to affect a change. He explained that in the long run, it was far more costly to repair the landscape than it was to provide healthy upkeep.

A lengthy discussion ensued in an effort to achieve a solution. Chair Breslau advised of his company's contracts to provide maintenance services in Weston and of how mutually successful the venture was with no increase in costs to the city. He thought outsourcing may help with this issue because if the contractor did not perform, they could be fired.

Chair Breslau mentioned a successful procedure which had been implemented in other municipalities which required that when an occupational license was up for renewal, an inspection was made of the premises to be sure that the landscape had not been changed and was properly maintained.

This policy as well as other options were mulled over at length and the Committee thought it may be beneficial to invite the Town Administrator and/or the Development Services Director to have a discussion on the subject. They asked that staff make the arrangements and that it be on the agenda as a discussion item at the beginning of a meeting and at the convenience of the invited guests. Mr. Abramson indicated that he would advise his manager of the request as soon as possible.

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**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:03 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member