

**SITE PLAN COMMITTEE**  
**MAY 27, 2009**

**1. ROLL CALL**

The meeting was called to order at 4:35 p.m. Committee members present were Chair Harry Venis, Sam Engel, Jr., and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Chief Landscape Inspector Chris Richter, and Secretary Janet Gale recording the meeting. Vice-Chair Casey Lee and Bob Breslau were absent.

**2. APPROVAL OF MINUTES: May 12, 2009**

Mr. Evans made a motion, seconded by Mr. Engel, to approve the minutes of May 12, 2009. In a voice vote, with Vice-Chair Lee and Mr. Breslau being absent, all voted in favor. **(Motion carried 3-0)**

**3. SITE PLAN**

3.1 SP 6-2-08, Bank of America – West Stirling, 6300 Stirling Road (B-2, Business)

Gary Resnick, Andrew DeLosSantos, Stanley Hill and Howard Linderman, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Resnick concurred with the staff's report.

Mr. Engel suggested that although compact spaces were allowed for the project, would the developer consider losing a few compact spaces and designate all the compact parking spaces as "full size." Later in the meeting, Mr. Hill agreed to reduce the number of parking spaces in order to convert all the compact parking to full size.

Regarding the architecture of the building, Mr. Engel noted that some corners had quoins and some did not. He and Mr. Evans believed that the quoins did not go with the style of the building and suggested that they be removed. Mr. Linderman agreed to remove the quoins.

Mr. Evans asked if the developer agreed with staff's recommendation to place stone facing on all the columns up to the bottom of the arches. Mr. Linderman responded affirmatively. Mr. Evans noted that the turning radius at the entrance and exit for the first lane of the drive-thru would be difficult. He wondered if the radius could be increased both at the entrance and the exit in order to avoid vehicles from running onto the curb. Mr. Hill responded that other sites with the same conditions worked fine.

Mr. Evans indicated that the proposed lighting fixtures probably met the night sky ordinance. He asked Ms. Richter if she had been satisfied with the landscape plans as submitted. Ms. Richter responded that the developer had been flexible and that the trees had to be field adjusted due to not being able to plant them in the dry retention area. She had a concern with losing the compact parking spaces since the larger spaces would create more of an overhang that would probably affect the trees. Since the developer had been flexible and willing to make field adjustments, Ms. Richter responded that she would be willing to work with them towards meeting all the requirements. Committee members indicated that they understood the situation in having to deal with the dry retention.

Chair Venis asked if the developer would be willing to comply with the night sky ordinance since they were probably close to having achieved it. Mr. Quigley offered to work with the developer and Mr. Hill responded affirmatively.

Mr. Evans made a motion, seconded by Mr. Engel, 1) to approve based on the planning report and the recommendations therein; 2) to increase the turning radius at the curve lines of the entrance and exit at the first lane of the drive-thru; 3) change the compact parking by reducing the number of parking spaces and have all the parking as standard spaces; 4) on the elevations, eliminate the quoin stucco at the corners;

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and 5) review the night sky ordinance and meet the terms of that ordinance by the time of Council's review. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**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 5:01 p.m.

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

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Chair/Committee Member