

SITE PLAN COMMITTEE
NOVEMBER 27, 2012

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, Casey Lee, and Harry Venis. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: June 26, 2012
July 24, 2012
September 25, 2012

Later in the meeting, Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve all three sets of minutes. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

Modifications

3.1 SPM 12-139 Panera Bread, 2699 South University Drive (B-2)

Damon Ricks, representing the petitioner, was present. He had no objection to waiving the quasi-judicial proceedings. Chair Crowley ascertained that no one in the audience wanted to be declared an intervenor.

Ms. Bazinet summarized the planning report.

Mr. Breslau had it clarified by staff that the signage was not part of this review.

Ms. Lee questioned why a backflow preventer was placed in a parking island which should contain only landscaping. Ms. Bazinet explained that it was approved by the Landscape Division and would require a permit.

Mr. Breslau commented on the inconsistency of the proposed design variation and Ms. Bazinet responded that the Code allowed an “anchor” business more variation within a shopping center. Mr. Breslau stated that his concern was that a shopping center would end up with a “patchwork of elevations” based on anchor stores’ non-conformance.

Mr. Breslau made a motion, seconded by Mr. Venis, to approve. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

3.2 SPM 12-140 Davie Travel Center, 2705 Burriss Road (TS)

Earlier in the meeting, Chair Crowley advised that the petitioner had requested to table this item to January 8, 2013.

Mr. Venis made a motion, seconded by Mr. Khavanin, to table this item to January 8, 2013. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.3 SPM 12-247 Rick Case Volkswagen, 3550 Weston Road (B-3)

Rick Case, and Chris Miller, representing the petitioner, was present. Mr. Case had no objection to waiving the quasi-judicial proceedings. Chair Crowley ascertained that no one in the audience wanted to be declared an intervenor.

Mr. Breslau advised that he would abstain from voting on this item as his company was the architect and construction company of this building.

Mr. Abramson summarized the planning report.

**SITE PLAN COMMITTEE
NOVEMBER 27, 2012**

Mr. Case provided background information to describe how the project evolved. Mr. Miller expanded on the details of the proposal. Renderings were provided for a better understanding.

Mr. Case assured Ms. Lee that any landscaping which was disturbed or destroyed along I-75 would be replaced after construction.

A discussion ensued regarding staff's recommendation number four, which required a creeping vine on the building to cover the elevation of the parking garage which would face I-75. Mr. Abramson agreed with the petitioner that a creeping vine would not be necessary because of the abundance of landscaping on the eastern wall. Staff's recommendation number three, which regarded the lighting for the parking garage levels to be on timers which would turn off daily by 11:00 p.m., was agreed to by the petitioner. The remaining recommendations had been addressed and resolved by the petitioner prior to the meeting.

Ms. Lee made a motion, seconded by Mr. Venis, to approve subject to staff's recommendation number three being adhered to. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – abstained; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 4-0 with Mr. Breslau abstaining.)**

Design Variation

3.4 DV 12-204 Tower Shops, 1904 South University Drive (BP)

As the applicant was not present, Mr. Abramson recommended that the item be tabled to the next meeting.

Mr. Venis made a motion, seconded by Vice-Chair Khavanin to table this item to the next meeting (December 11, 2012). In a voice vote, all voted in favor. **(Motion carried 5-0)**

Although this item was tabled, Mr. Breslau had the impression that the applicant was asking for the ability to use any style sign, any color, and with any lighting. Ms. Bazinet clarified that the applicant was asking for the color variation and to be more creative in the signage. Mr. Quigley explained that the Code was amended to narrowly allow this signage flexibility only to shopping centers and industrial parks. Mr. Breslau contended that all one had to do was look across the street from the Tower Shops to see how badly not regulating signage appeared.

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

5.1 December Meeting Schedule

The Committee discussed cancelling the second meeting in December.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to cancel the second meeting in December, 2012. In a voice vote, all voted in favor. **(Motion carried 5-0)**

6. COMMENTS AND/OR SUGGESTIONS

Mr. Breslau had a safety issue regarding a residential project on Hiatus Road known as Scarborough. The wall surrounding the property was being uplifted by all the trees and it appeared that it was ready to fall on the public sidewalk. He asked that staff look into the situation since someone could be seriously injured and it posed a liability for the Town.

**SITE PLAN COMMITTEE
NOVEMBER 27, 2012**

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:39 p.m.

Date Approved: _____

Chair/Committee Member