

**SITE PLAN COMMITTEE**  
**APRIL 23, 2002**

**1. ROLL CALL**

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Marcie Nolan and Board Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES:** May 22, 2001  
April 9, 2002

Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve the minutes of May 22, 2001. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - no; Mr. Engel - yes. **(Motion carried 4-1)**

Mr. Crowley made a motion, seconded by Mr. Engel, to approve the minutes of April 9, 2002. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

**3. SITE PLAN**

**3.1 SP 3-7-02, 441 Park of Commerce, 5031, 5041, 5051, 5061, 5071, 5081 State Road 7 (M-2) (tabled from April 9, 2002)**

Mario Zacco, the petitioner, was present. As this was a tabled item, the Committee agreed that it was not necessary for Ms. Nolan to read the planning report. However, on behalf of the Committee, Chair Evans expressed their dissatisfaction at not having received the revised plans along with the agenda packets, especially since reviewing the revised plans had been the purpose for tabling this item. At Mr. Crowley's inquiry, Ms. Nolan explained how the agenda was distributed without including the revised plans. Chair Evans indicated that in the future, if the plans could not be included in the packet, the item should be tabled. The Committee agreed.

Mr. Zacco stated that the plans and the renderings had just been completed by the architect and apologized for not being able to distribute them sooner. He explained that the plans were redrawn to show domes on buildings four through ten.

A lengthy discussion ensued during which Mr. Engel recommended that building three be flipped so that the office would be at the opposite end and more accessible. Mr. Zacco concurred with Mr. Engel's recommendation and indicated that he would implement the change to make it more functional. Also discussed were the landscaping plans, building signage, building material colors, that the appropriate seals were to be indicated in the "title block" of the revised plans, and that the aforementioned conditions were to be completed prior to the issuance of a building permit. Ms. Nolan indicated that she would see that these comments were addressed by the petitioner and reviewed by staff prior to the issuance of a building permit.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve based on staff's recommendations and adding that four Alexander palms, "14 foot doubles," were to be installed, two between each arched element of building three, east elevation; all signs were to be at the lower elevation just above the awnings; plans were to be reviewed by staff prior to going to the Building Division for permits; plans were to have a "title block" as well as being signed and sealed as staff had recommended; and the colors are to be: awnings - black, arched elements - gray, base elements - cream, trim - white, panels with rounded medallions - gray,

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medallions - white. In a roll call vote, the vote was as follows: Chair Evans - abstained; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0.)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

Mr. Engel spoke of two places in the Town where businesses had changed their paint colors after having received approval from the Committee for other colors. He suggested that some thought go into creating a way to maintain control over this problem.

Ms. Nolan indicated that one of the sites was located in the Forman district; however, she would follow up on the other site to see if it was the same as had been proposed.

**6. COMMENTS AND/OR SUGGESTIONS**

Ms. Nolan advised of two Town Council workshops that were scheduled for May 6th and May 14th, which the Committee members may be interested in attending.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:15 p.m.

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

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