

**SITE PLAN COMMITTEE
NOVEMBER 26, 2002**

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, and Michael Crowley. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting. Sam Engel, Jr. was absent.

2. APPROVAL OF MINUTES: October 22, 2002

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve the minutes of October 22, 2002. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

3.1 SP 2-1-02, Bob Roth's New River Groves, 5690 Griffin Road (Griffin Road Corridor, East Gateway Zone)

Gus Khavanin, representing the petitioner, was present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration).

Mr. Khavanin indicated that he concurred with the findings in the planning report. There were a few questions regarding the parking lot. Mr. Khavanin answered questions for the Committee's clarification.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve. 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 - absent. **(Motion carried 4-0)**

3.2 SP 9-1-02, Office Building for Easter, Inc., 2924 Davie Road (B-2)

Joe Handley and Mark Engel, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with conditions).

A discussion ensued regarding the conditions noted in the planning report.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to increasing the height of the Viburnum hedge, which surrounded the dumpster, to 36 inches. 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 - absent. **(Motion carried 4-0)**

3.3 SP 10-10-02, Char Hut Ridge Plaza, 9000 West State Road 84 (B-3)

Mark Engel and Ron Hartley, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with conditions).

A lengthy discussion ensued regarding each of the staff's recommendations and how the petitioner resolved those issues. Unresolved was the issue of having windows installed in the south wall of the building. Mr. Hartley explained his quandary as the walk-in cooler, meter room and restrooms were located on the interior side against that south wall. Ms. Nolan contended that a window was necessary to provide natural surveillance into the parking lot of the shopping center and she could not acquiesce.

**SITE PLAN COMMITTEE
NOVEMBER 26, 2002**

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to staff's recommendations; to add an Oak tree to the empty landscape area at the south end of the building; and to outline the entrance feature on the sidewalk with paint or "cool deck" or some kind of concrete textured pattern. 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 - absent. **(Motion carried 4-0)**

4. OLD BUSINESS

Vice-Chair Aucamp updated the Committee on his efforts to work with the landscapers to improve the landscaping plan of the Black Hawk project. Ms. Nolan indicated that the Town Council had affirmed the Committee's recommendations and had recommended additional landscaping improvements. She added that staff would follow-up with the upgrades which were recommended by Council and it was up to the Committee to decide if the applicant needed to come back before the Committee to present the revised plans and amend the site plan. After further discussion, Chair Evans recommended that the applicant work with staff and that Vice-Chair Aucamp be an "outside source" and see if he felt it would be necessary for the applicant to come before the Committee again.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

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

Date Approved: _____

Chair/Committee Member