

SITE PLAN COMMITTEE
MAY 22, 2012

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Michael Crowley, Bob Breslau, and Harry Venis. Also present were Mayor Judy Paul, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Chief Landscape Inspector Chris Richter, and Secretary Janet Gale recording the meeting. Vice-Chair Gus Khavanin and Casey Lee were absent.

2. APPROVAL OF MINUTES: April 24, 2012 (under separate cover)

Mr. Venis made a motion, seconded by Mr. Breslau, to approve the minutes of April 24, 2012. In a voice vote, with Vice-Chair Khavanin and Ms. Lee being absent, all voted in favor. **(Motion carried 3-0)**

Chair Crowley asked if there were any objections to taking item 3.2 as the first item. There were no objections.

3.2 SPM 12-96, Summit Questa Montessori School, 5451 Southwest 64th Avenue (CF)

Chair Crowley advised of the quasi-judicial proceedings and asked if anyone wished to declare one self as an intervenor. No one made a declaration and all parties agreed to waive the quasi-judicial proceedings.

Marcie Nolan, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Ms. Nolan provided background information. She indicated that the request was to make a permanent structure of a modular building. Ms. Nolan advised that a new roof, upgrading the floor, improved landscaping, and screening on the west side of the building, would enhance the structure and make it permanent.

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 – absent; Mr. Breslau – yes; Ms. Lee – absent; Mr. Venis - yes. **(Motion carried 3-0)**

3. SITE PLAN

Modifications

3.1 SPM 12-70, Davie Costco, 1890 South University Drive (B-3, Planned Business Center District)

Chair Crowley advised of the quasi-judicial proceedings and asked if anyone wished to declare one self as an intervenor. No one made a declaration and all parties agreed to waive the quasi-judicial proceedings.

Scott Backman, Michael Grosswirth, and Michael Troxell, representing the petitioner, were present. Mr. Abramson summarized the planning report which contained two staff recommendations.

Mr. Backman indicated that he was in full agreement with the staff's report. Using graphics, he conveyed the plans for the installation of a fuel gas station in the northeast corner of the Costco parking lot. Through the course of the discussion, Mr. Backman provided close-up detail drawings to supplement the site plan packet and which were referenced as exhibits A, B, and C. Besides the geographical aspects of the project, he advised of the day-to-day schedule and operating functions for the proposed fuel station.

Mr. Breslau acknowledged that the supplements addressed a "good chunk" of the concerns expressed by staff. He pointed out traffic movement areas which posed concern for refueling gas tanker trucks leaving the site and proposed that the solution for the problem was to eliminate refueling during business hours. Mr. Breslau felt that this was a critical point and asked that the petitioner agree not to have fuel deliveries when the store was opened.

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Mr. Backman indicated that the condition was reasonable and made sense; however, he suggested that it be made a condition of approval since he did not have the authority to make that commitment for Costco as the time.

Mr. Troxell agreed that he would rework the radius for the curbing which Mr. Breslau had pointed out and which was necessary to adjust in order for the large fuel trucks to turn and exit the site.

Mr. Breslau asked that the columns at the gas station be wrapped in stone or brick as had been done for other Costco gas stations. Mr. Backman agreed that he would pass the request along.

Chair Crowley agreed with Mr. Breslau's recommendations and reiterated that the parking lot was already challenging if not dangerous.

Mr. Breslau was reminded about his shopping cart concerns because they were being stored at the end of driving aisles.

Mr. Venis asked staff if there were any ordinances regarding noise pertaining to nightly deliveries. Mr. Abramson responded that there was not a general ordinance regarding noise from deliveries although there had been cases when restrictions had been made during site plan review when the project was neighboring residential communities. In this circumstance, residences were distant and it was not an issue.

Mr. Backman advised the Committee of the variance requests for which they had applied.

Mr. Breslau made a motion, seconded by Mr. Venis, to approve subject to staff's recommendations numbers one and two, and additionally: 1) the applicant had agreed and provided a drawing referenced as Exhibit 'A' which indicated a concrete median with curbing on the east entrance driveway adjacent to the new parking field which was south of the Costco building; 2) that the applicant has agreed that there would be no loading of fuel by any trucks during the normal business hours of the main store; 3) that the applicant would revise the radius of the curbing in the area where the gas trucks leave to head west on the island which was on the south side of the pumps and further shown in the drawing provided by the applicant and labeled Exhibit 'B'; and 4) that the columns supporting the canopy would be wrapped with brick or natural stone, or similar materials of the applicant's choice to be coordinated with staff and would be called Exhibit 'C.' In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – absent; Mr. Breslau – yes; Ms. Lee – absent; Mr. Venis - yes. **(Motion carried 3-0)**

4. OLD BUSINESS

Mr. Quigley advised that staff was in process of formalizing a landscaping materials list.

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 4:44 p.m.

Date Approved: _____

Chair/Committee Member