

**SITE PLAN COMMITTEE**  
**JULY 24, 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, and Bob Breslau. Also present were Mayor Judy Paul, Senior Operations Manager Matt Mlodzinski, Chief Landscape Inspector Chris Richter, Planning and Zoning Manager David Quigley, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting. Casey Lee and Harry Venis were absent.

**2. APPROVAL OF MINUTES:** June 26, 2012 (under separate cover)

There were no minutes prepared for approval.

**3. SITE PLAN**

*Modifications*

**3.1 SPM 12-68, Regency Square Shopping Center, 4995 Southwest 148th Avenue (B-3)**

Wayne Vensel, representing the petitioner, was present. Chair Crowley established that the petitioner waived the quasi-judicial procedure and no member of the public declared their intent to become an intervenor. Mr. Quigley summarized the planning report.

Vice-Chair Khavanin clarified a few technical points with Mr. Vensel and the color selection was confirmed to be CP-2734.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve subject to the color being designated as CP-2734. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – absent; Mr. Venis - absent. **(Motion carried 3-0)**

**3.2 SPM 12-82, Davie Shopping Center, 4599 South University Drive (B-2)**

Kent Hamilton and Jeff Scott, representing the petitioner, were present. He waived the quasi-judicial procedure. Chair Crowley established that no member of the public declared their intent to become an intervenor. Mr. Quigley summarized the planning report.

Vice-Chair Khavanin asked staff if the reduction in parking spaces in order to accommodate the retention area as well as the additional seating would have an overall negative impact on the parking. Mr. Quigley responded that he would have to look into the possibility.

Vice-Chair Khavanin pointed out an inconsistency between sheets S-11 of 1 and A-1 and Mr. Hamilton understood where the correction needed to be made. There was no interior floor plan and it was clarified that the applicant would be back before the Site Plan Committee before building permits were issued for the interior renovations.

Mr. Breslau asked about the kitchen vents and proper screening. Mr. Hamilton explained that the tenant would be required to provide all the screening for kitchen equipment and that any roof penetrations would be on the south side of the roof ridge. It was agreed that all the mechanicals on the western wall would be painted the same color of the building in order to blend in and be less obvious.

Chair Crowley asked about the landscaping improvements which were proposed since 2005 and not completed. A discussion ensued and Mr. Scott suggested that the landscaping around the building and along Griffin Road would be completed with this “shell building renovation.” Ms. Richter indicated that she was under the impression that all the landscaping would be completed for the entire shopping center with the renovation. Mr. Scott contended that he was able to do phase one landscaping now; however, the second phase would be done at a later time.

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Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve subject to following comments: 1) on page S-11 of 1, the sodded areas should be paved pursuant to the A-1 drawing; 2) that all new roof vents should be on the south side of the roof ridge and should be visually screened when installed if necessary; 3) on the west elevation, all equipment that would be attached to the wall, such as electrical panels, air conditioning risers, gas line equipment, should be painted the same color as the building color; and 4) the landscape plan portion associated with the restaurant, would be completed with the shell renovation pursuant to page LP-1 of 3. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – absent; Mr. Venis - absent. **(Motion carried 3-0)**

**3.3 SPM 12-125, Summit Questa Montessori School, 5451 Southwest 64th Avenue (CF)**

Mark Engel, representing the petitioner, was present. He waived the quasi-judicial procedure. As there were no members of the public present, no one declared being an intervenor when Chair Crowley inquired. Mr. Quigley summarized the planning report.

There were no questions of staff or the applicant.

Vice-Chair Khavanin made a motion, seconded by Mr. Breslau, to approve. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – absent; Mr. Venis - absent. **(Motion carried 3-0)**

**3.4 SPM 12-152, Gandhi Square, 14900 Stirling Road (PUD-5)**

Babu Varghese, representing the petitioner, was present. He waived the quasi-judicial procedure. As there were no members of the public present, no one declared being an intervenor when Chair Crowley inquired. Mr. Quigley summarized the planning report and advised of the staff's recommendations regarding the project.

Mr. Mlodzinski suggested that some kind of tabs be installed into the top of the wall design in order to discourage skateboarding on it.

Mr. Varghese advised that the most current site plan contained a design to discourage skateboarding. He addressed the staff's comments individually and explained his rationale for disagreeing about the wall openings. The Committee discussed the recommendation with staff and decided that the current design did not have to be changed since the skateboarding element had been resolved.

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

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**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 4:35 p.m.

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

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