

SITE PLAN COMMITTEE
SEPTEMBER 11, 2012

1. ROLL CALL

The meeting was called to order at 4:01 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, and Casey Lee. Also present were Councilmember Susan Starkey (arrived 4:08 p.m. and departed 4:17 p.m.), Planning and Zoning Manager David Quigley (arrived 4:10 p.m.), Deputy Planning and Zoning Manager David Abramson, and Secretary Janet Gale recording the meeting. Bob Breslau and Harry Venis were absent.

2. SITE PLAN

Modification

2.1 SPM 12-145, Pine Island Shopping Center, 8800 State Road 84 (B-2A County)

Pete Mancinelli and William Romberg, representing the petitioner, were present. Mr. Abramson summarized the planning report. He advised that a previous condition of approval was for the shopping center to improve the landscaping and bring it to the original site plan approval plans; however, those plans were not found. The petitioner, therefore, worked with the Landscaping Division to improve landscaping around the subject building.

The applicant had no objections to waiving the quasi-judicial proceedings.

Mr. Mancinelli indicated that the landscaping was upgraded throughout the entire shopping center. Chair Crowley acknowledged that it was a big improvement.

Ms. Lee agreed that there was a big improvement; however, she believed there was still room for improvement and pointed out where additional landscaping was needed. As the petitioner indicated that those areas were not included in their budget, it would be difficult to accomplish at this time. Ms. Lee believed that the effort should be made and that the tenants would “get more bang for their buck.” A brief debate ensued regarding the perimeter of the shopping center.

Mr. Romberg advised that the condition of the perimeter should be addressed by the management company which was responsible for maintenance. Chair Crowley recommended that the issue should become a condition of approval to go before Town Council for a decision.

Vice-Chair Khavanin asked about the paint color for the gutters and downspouts. The petitioner agreed they would be the same colors as the building background walls. Samples of the brick and background were provided.

Vice-Chair Khavanin made a motion to approve subject to improvement for landscaping along the perimeter.

Ms. Lee acknowledged that if she voted this down, there would be a problem as a unanimous vote was needed with three members present. She asked staff that if this item were to move forward, could it become a code violation. Mr. Abramson advised that this modification was “administrative” and would not be going before Council. He added that any landscaping items which were determined to be missing, could end up a code violation. The options were discussed. Chair Crowley hoped that the item could be resolved.

Vice-Chair Khavanin repeated his motion to approve subject to enhancing and improving the landscaping of the perimeters and painting of the gutters to match the base colors of the walls. The motion was seconded by Chair Crowley. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 3-0)**

3. OLD BUSINESS

There was no old business discussed.

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4. NEW BUSINESS

There was no new business discussed.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:22 p.m.

Date Approved: _____

Chair/Committee Member