

SITE PLAN COMMITTEE
JULY 13, 2004

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Vice-Chair Jeff Evans, Julie Aitken, Robert Breslau and Sam Engel, Jr. Also present were Planners Annie Feng and Chris Gratz, and Secretary Janet Gale recording the meeting. Chair James Aucamp, Jr. was absent.

2. APPROVAL OF MINUTES: November 25, 2003

Mr. Breslau made a motion, seconded by Mr. Engel, to approve the minutes of November 25, 2003. In a voice vote, with Chair Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

3. SELECTION OF CHAIR

Mr. Engel nominated Mr. Breslau, seconded by Ms. Aitken. There were no other nominations. In a voice vote, with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

4. SELECTION OF VICE-CHAIR

Mr. Engel nominated Ms. Aitken, seconded by Chair Breslau. There were no other nominations. In a voice vote, with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

5. SITE PLANS

5.1 SP 5-7-04, Stonebrook Estates, 3400 West Stonebrook Circle (E-Estates)

Randy Paigo, representing the applicant, was present. Ms. Feng summarized the planning report.

Mr. Paigo explained that the new design was what his clients were requesting and purchasing and, therefore, was a matter of supply and demand. Board members endeavored to critique the plans which lacked architectural detail for the side and rear elevations. It was decided that the item should be tabled in order for the plans to be redone properly.

Mr. Evans made a motion, seconded by Mr. Engel, to table to July 27, 2004. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - absent; Mr. Engel - yes; Mr. Evans - yes. **(Motion carried 4-0)**

5.2 SP 5-12-04, Blackhawk Ranches, 11113 Blackhawk Boulevard (A-1)

Randy Paigo, representing the applicant, was present. Mr. Gratz summarized the planning report and indicated that this model had previously been reviewed. He pointed out a few of the recommendations which the Board had made and which ones had been complied with and which had not. Those that had not been complied with were made a condition of approval by staff in support of this Board's recommendations.

Mr. Paigo explained that the outdoor and rural lifestyle features were options made available to the customers; however, they were not selecting those options. Again there were architectural features that needed to be designated or improved upon and Board members took the time to enlighten the applicant who indicated that he understood what the Board recommended.

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Mr. Evans made a motion, seconded by Vice-Chair Aitken, to table to July 27, 2004. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - absent; Mr. Engel - yes; Mr. Evans - yes. **(Motion carried 4-0)**

6. OLD BUSINESS

There was no old business discussed.

7. NEW BUSINESS

Mr. Gratz introduced Planner Erin Degutis who provided professional background information.

8. COMMENTS AND/OR SUGGESTIONS

Mr. Engel reminded Board members that on July 17th, a workshop was scheduled to discuss the State Road 7/US 441 Corridor from I-595 south to Stirling Road. He provided handouts to Board members.

Mr. Engel advised that he would miss the next three meetings due to having surgery on his knees.

9. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:00 p.m.

Date Approved: _____

Chair/Committee Member