

SITE PLAN COMMITTEE
SEPTEMBER 7, 2010

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Bob Breslau, Sam Engel, Jr., Casey Lee, and Harry Venis. Also present were Planner Lise Bazinet, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: August 10, 2010

Ms. Lee made a motion, seconded by Mr. Venis, to approve the minutes of August 10, 2010. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

3.1 SP 8-1-08, Vietnamese Buddhist Cultural Center, 2321 SW 127 Avenue (CF)

Mr. Engel advised that he would abstain from voting on this item; however, he offered to answer questions as he was the architect for this project.

Ken Nolan, representing the petitioner, was present. Ms. Bazinet summarized the planning report.

Chair Crowley noted that the title name was in error and asked that it be corrected before going to Town Council. Ms. Bazinet assured that the correction would be made.

Vice-Chair Breslau noted that the public participation meetings took place over two years ago and asked if someone would have moved into the area a year ago, would they have been notified. Ms. Bazinet responded negatively and he, therefore, indicated that it would be brought up later in the meeting.

Vice-Chair Breslau questioned why the majority of parking spaces were on stabilized sod and he did not know what percentage was allowed by Code. Ms. Bazinet advised that it was a condition of the Town Council as well as the Planning and Zoning Advisory Board. Mr. Engel interjected that for drainage purposes, there would be less pavement and more green area.

Mr. Nolan provided a color board and a rendering for better accuracy.

Ms. Lee pointed out that on the landscaping plans, there was no indication that the parking area was stabilized sod and suggested that it be revised. She recommended a couple of changes such as replacing the Pigeon Plums in front with canopy trees such as Live Oaks, and that two more clusters of Slash Pines be added to the south side of the property. Mr. Nolan had no objections.

Chair Crowley recalled this item two years ago and indicated that Council's intent was to have pervious parking. A discussion ensued regarding other methods used with sod that hold up better and still provide drainage.

Mr. Venis encouraged that the applicant have a current public participation meeting before the item went forward to Council. Mr. Engel agreed that if Council requested one, it would be done.

Vice-Chair Breslau made a motion, seconded by Mr. Venis, to approve subject to the following conditions: 1) that on the plans and further documentation it would be named correctly as the Vietnamese Buddhist Cultural Center; 2) on the landscape plan, an additional note would show that stabilized sod areas were to be noted; 3) on the landscape plan, Pigeon Plums would be removed and replaced with canopy trees such as Live Oaks; 4) the applicant would add two more Slash Pines to make a total of seven on the south side of the property; 5) it was noted that anywhere on the plans that indicated "stabilized sod," that was to be construed as lattice concrete pavers in lieu of stabilized sod wherever there was parking, but not necessarily on the emergency vehicle areas; and 6) advise Town Council that the public participation meetings were nearly two years old and that may be something Council would want to consider when making their vote. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – yes; Mr. Engel– abstained; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 4-0)**

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3.2 SP 3-1-10, Chick-fil-A, 15990 SW 41 Street (BP, Business Park District)

Craig McDonald, Andrew Witkin and Truman Gee, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. McDonald provided color samples. He pointed out a correction that needed to be made regarding the store front which was to be an aluminum color as in the rendering rather than bronze.

Ms. Lee commented that the landscaping was a great plan and she liked the species selected. She emphasized her concern that they follow the details for preserving the existing trees.

Vice-Chair Breslau commented on the volume of business that he noticed at the Chick-fil-A establishments. He asked about the parking arrangement and was told about an agreement that had been made with the Town.

Vice-Chair Breslau was concerned about the “stacking” arrangements for vehicles at the drive-thru window. Using the plans, he pointed to several locations which he thought could be dangerous and had a lengthy discussion with Mr. McDonald regarding the situation. They conferred over the plans in an attempt to find a solution which resulted in a recommendation for the installation of a “type D” curb at the drive aisle. Vice-Chair Breslau asked that Mr. McDonald re-look at the geometry of the 25-foot widths of the drive-aisles in order to provide a solid concrete separation between the drive aisle and the queue aisle. Mr. McDonald understood the rationale; however, the curbing would prevent an escape route which was required. Observing that point, Vice-Chair Breslau reconfigured where the curbing should start and showed it to Mr. McDonald for his understanding. After further discussion, it was decided that a “mountable curb” would be a fair compromise along with a “right-out only” sign at the end of the drive-thru. They agreed on other impediments to be placed at the end of the drive-thru in order to prevent a vehicle from turning left.

Vice-Chair Breslau asked about the dumpster location and the 140-foot distance which an employee would have to cart the trash across the parking area. Mr. McDonald explained why it had to be placed where it was. For the safety of employees, Mr. McDonald showed where the sidewalk could be “tied-in” to define a pathway to the dumpster.

Vice-Chair Breslau requested that the petitioner place the same veneer stonework on the dumpster walls to match the building or since it sat in the middle of the parking lot, he was offered the choice to lavishly landscape it with mature, taller shrubs. Mr. McDonald agreed to increase the landscaping around the dumpster walls. Ms. Lee recommended that the hedge be 15-gallon size plant material.

Chair Crowley noticed that the monument sign was placed out of the property line and in the right-of-way. Mr. McDonald stated that it would be shifted back to the right location within the property line.

Vice-Chair Breslau made a motion, seconded by Mr. Engel, to approve subject to the following changes to the plans: 1) the applicant would absolutely follow the tree protection plan as required and shown on their drawings; 2) that a mountable curb delineating the driveway drive aisle from the queuing line with a separation for the walkway and the escape area as shown by car number seven on the site plan, should be added to the site plan; 3) a “right-out only” out of the drive-thru lane on the south side of the building should be added with a landscape island and landscaping so all cars coming out of the drive-thru would be forced to go south into the main parking field, not into the front drive aisle adjacent to the building and the entrances; 4) the applicant would add a sidewalk to tie into the existing sidewalk coming out of the employee exit at the rear of the building; 5) that the hedge material on the dumpster enclosure would be increased to 15-gallon plant material; and 6) that the identification (monument) sign shown as number 35 on plan C-2.0 should be moved and placed inside the property line, not in the right-of-way. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – yes; Mr. Engel – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 5-0)**

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4. OLD BUSINESS

Vice-Chair Breslau spoke about a violation of a condition of approval that was happening at the K-Mart store located on University Drive. Although the store had initially complied with the recommendations made at the Site Plan Committee meeting, it had subsequently permitted an unsightly condition to exist for more than six months. He suggested that the Town should enforce what had been approved by the Committee and Town Council because it was really unsightly. Ms. Lee commented that it was one of the first “gateway sights” upon entering the Town along University Drive

Chair Crowley commented that by including the remarks in the minutes, it would give Council the opportunity to read about it and transfer something to Code Enforcement.

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 5:06 p.m.

Date Approved: _____

Chair/Committee Member