

Present:

Present at the meeting: Bob Mitall, Ed Patrick, Zachary Kansler, Bill Yant, Hayley Welsh - Municipal Planner, and Tony Spadaro, Council Liaison

Absent: John Bosetti, Frank Muzika, Jayne Hoy

Pledge of Allegiance

Minutes: Mr. Yant moved to approve the February 19th minutes. Mr. Patrick seconded. All present voted aye. Motion approved.

Public Comment: None.

Old Business: None.

New Business: S-2-19, Sturm Subdivision Plan 2, 3390 Meadowbrook Road, 22.44 acres, R-2 Zoning

Brian Almeter of Fahringer, McCarty, Grey explained that the request is for a subdivision of Lot 2 in the original Sturm Plan of Lots, Tax Parcel 49-13-00-0-041, which is zoned R-2. The entire lot consists of 22.44 acres and the request is to break out Lot 3, which contains about 1.9 acres of ground out of the original Lot 2 for a future house. Mr. Almeter said he received staff comments, which have been addressed. Utilities are available on the property. Mr. Mitall asked what the topography was like on proposed Lot 3. Mr. Almeter said there is a small area adjacent to Meadowbrook that is about 70' deep/200' long, which is where the house would be going. Mr. Yant asked if the sewer line was gravity and where it was located. Mr. Almeter said it comes off Meadowbrook and, because of the way the topography falls, he believes they can slide it down. Mr. Yant asked for confirmation that the lot would be accessed off Meadowbrook Road. Mr. Almeter said that is correct. There were no further questions or discussion. Mr. Mitall moved to recommend the plan for approval, seconded by Mr. Patrick. All present voted aye. Motion approved.

SP-3-19, Blue Spruce Shoppes Retail Infill, Blue Spruce Shoppes (East), B Zoning

John Frydrych of raSmith Civil Engineering Consultants, representing Blue Spruce Shoppes, explained that the parcel in question was formerly the 3,000 sf bank parcel which was converted to First Watch Restaurant. The request is to enclose or infill the drive-through space that was 3 egress lanes in regards to circulation around what was to be the bank. Mr. Frydrych presented a drawing of the site and explained there would be outdoor seating on the east side of the building/restaurant, maintaining a drive around and rear access one-way loop around the rear of Retail East and West. The opening to be enclosed is 35' wide/81' deep. He further explained that the second story of Retail East goes over the drive-through and connects to the top of the bank parcel; the addition is 2,800 sf of retail space. The overall parking to date is 450 spaces provided on site; the required parking is 391. There is no addition to site plan improvements and Mr. Frydrych explained the striping of parking spaces formerly designated as egress lanes. Mr. Patrick asked if there was an elevation difference

between the two sides. Mr. Frydrych said the bank/First Watch section is 886 and the next adjoining space heading in a westward direction is 884.75, but the infill space would match the finished floor of First Watch. An ADA standard ramp will be added, which will be similar to the one at the retail space on the west side of Retail East, which would match the existing condition with the grade differential and a ramp with two railings. Mr. Yant asked about handicap parking spaces. Mr. Frydrych indicated one van-accessible space currently marked, with two additional van-accessible spaces proposed to the west side of the egress end. There were no further questions. Mr. Kansler moved to approve the plan to Council; seconded by Mr. Patrick. All present voted aye. Motion approved.

With nothing further on the agenda, Mr. Mitall asked Ms. Welsh what was coming up next. She advised that she would be sending to the members the final conditions for the Titan Well Pad. She had just received the final comments earlier and couldn't provide that information for tonight's meeting. It is the intention to have this on the March 19 meeting agenda. Mr. Yant said he would not be present for the meeting on the 19th so wanted to make sure he had ample time to review the comments. Mr. Yant said he could be available by phone. Mr. Mitall asked Ms. Welsh to inquire as to how many people can attend by phone since there are going to be a few members absent from the meeting on the 19th.

Other Business: None.

Adjournment:

Mr. Patrick: Moved to adjourn at 7:15 p.m.

Mr. Yant: Seconded

Motion Approved: 4-0