

- Oakwood Commons Lot Split, Parcel A-1
- Oakwood Commons Lot Split, Parcel A-3
- Oakwood Commons, Site Modification
- Zoning Text Amendment, Ordinance 42-12

Chairwoman Tracie Zamiska called the meeting to order at 7:05 p.m. Members present: Arthur Goddard, Ron Sabransky and Jennifer West. Andre Reynolds' vacated seat has not yet been filled. Also present: Paul Kowalczyk, Building Commissioner

Mitch Schneider, President of First Interstate LLC and Chris Goodrich, Vice-President, were present. Mr. Schneider asked to present the proposed educational signage and the monument sign to receive feedback from the commissioners before the discussion of the lot split application. He displayed the site plan for the Oakwood Commons signage and the educational sign boards that are proposed to be installed throughout the site along the paths. The signs will identify native plants, wetlands, etc. The proposed monument sign for retail signage will reflect the features of the Oakwood Commons development and will include an architectural element. Mr. Schneider discussed the possibilities for the monument sign. He would rather install one larger sign with an architectural feature than to install three monument signs for every 80 feet which is allowed by the Code. The commissioners discussed the possibilities however more discussion is needed.

Oakwood Commons, Lot split, Parcel A-1 – Mr. Schneider stated that the application is to split parcel A-1 into two parcels: Parcel A-1-A, 1.2399 acres & Parcel A-1-B, 1.4166 acres. Mr. Kowalczyk asked Mr. Goodrich to make sure that all requirements for space around the building and setbacks would meet the Code. After some discussion, Mr. Goddard made a motion to approve the lot split of Parcel A-1, known as P.P. 704-27-002, at Oakwood Commons into two parcels; A-1-A and A-1-B with the condition that Andy Blackley, City Engineer sends a favorable report. Seconded by Mr. Sabransky. All ayes. Motion approved. (4-0-0)

Oakwood Commons, Lot split, Parcel A-3 – Mr. Schneider stated that the application is to split off 1.0843 acres from parcel A-3, known as P.P.704-27-003, into two parcels: Parcel A-3-A & Parcel A-3-B. Mr. Sabransky made a motion to approve the lot split of Parcel A-3, known as P.P. 704.27.003, at Oakwood Commons into two parcels: Parcel A-3-A & Parcel A-3-B with the condition that Andy Blackley, City Engineer sends a favorable report. Seconded by Ms. West. All ayes. Motion approved. (4-0-0)

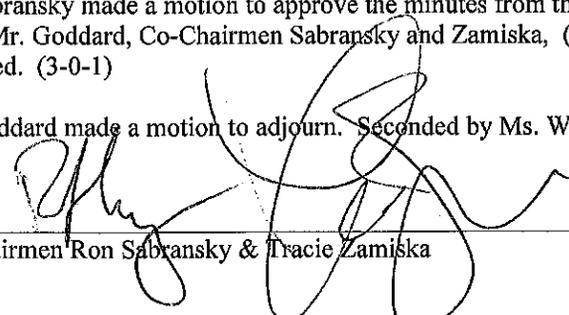
Oakwood Commons, Site modification - Josh Lyons, GPD Engineering, was present to answer any questions. Mr. Schneider stated that approval was previously received for the location for an 8000 square foot building. The tenant, Jack in the Box, needs 5400 square feet less and a reduction of 20 parking spaces. Chairwoman Zamiska questioned the safety of the traffic pattern for the drive-thru site. A discussion ensued regarding the stacking of cars at the Jack in the Box and the issue of traffic safety. Traffic Commissioner Bob Abele will be asked to review the site modification and give his recommendations.

Organizational meeting – Mr. Goddard made a motion to elect Ms. Zamiska and Mr. Sabransky as Co-Chairmen. Seconded by Ms. West. All ayes. Motion approved. (4-0-0)

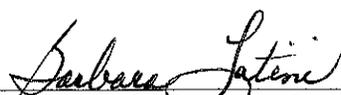
Zoning Text Amendment, Ordinance 42-12 - The zoning text amendment was referred to the Planning Commission. Co-Chairman Zamiska took exception to the proposed amendment and opined that the Planning Commission is required to review signage and still should. After discussion of the possibilities of action that could be taken, she tabled discussion.

Mr. Sabransky made a motion to approve the minutes from the December 20, 2012 meeting. Seconded by Mr. Goddard. Ayes: Mr. Goddard, Co-Chairmen Sabransky and Zamiska, (Ms. West was absent at the Dec. 20<sup>th</sup> meeting.) Minutes approved. (3-0-1)

Mr. Goddard made a motion to adjourn. Seconded by Ms. West. All ayes. Meeting adjourned at 8:30 p.m.

  
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 Co-Chairmen Ron Sabransky & Tracie Zamiska

1/24/13  
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 Date

  
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 Barbara Latini, Recording Secretary