

April 28, 2011

Planning Commission

- Cedar Center – Site Plan Presentation
- Parking Ordinance

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Jennifer West and Tracie Zamiska. Ron Sobransky was not able to attend the meeting. Andre Reynolds arrived at 7:05 P.M. Also present: Paul Kowalczyk, Building Commissioner.

Building Commissioner Paul Kowalczyk made the introduction to the Commission for the Cedar Center Site plan that was going to be discussed that evening. Individuals present to speak on the proposed site plan were Peter Rubin and Jeff Epstein of The Coral Company, Rod Bennett from Herschman Architects, and Dan Neff of Neff and Associates.

Peter Rubin introduced the preliminary site plan and discussed the goals for the site of being walkable, the marketability of the site, and be compatibly and work with the development in University Heights. The overall plan consists 65,000 square feet of building footprint with 2/3rds of the space already committed to tenants. Phase I is comprised of 7 ¾ acres with four buildings; (3) buildings along Cedar Road and (1) main building along the back of the site comprised of multiple tenants. On the site access, there is a provision for separate service traffic from user traffic. On site parking, there is no area greater than (10) parking spaces long and each parking stall is always (5) spaces away from a tree.

Tracie Zamiska raised many concerns about the site layout and the lack of open public space that was discussed during a charette with residents and the developer held last year. The proposed civic space on the plan was located away from the promenade created by the building. Andre Reynolds voiced some concerns with the layout. Mr. Rubin explained that this is the first plan presented to the commission and all comments addressed will be reviewed and the plan to be revised to address the concerns raised by the Planning Commission. Chairman Goddard mentioned that the vehicular paths within the site were established and it was clear which way vehicles moved through the site. It was not clear how pedestrian traffic moved through the site. He requested the developer to provide a plan that would highlight the pedestrian paths through the site that connected the buildings and uses.

Chairman Goddard presented the revised Parking Ordinance (Revision 4) and reviewed some of the initial changes he made along with comments by Paul Kowalczyk. The members need to review this latest draft and begin to make final comments on the ordinance.

Chairman Goddard raised the ideas for future meetings on the Cedar Center site plan review. The Commission will compile a list of discussion topics that need to be addressed. These topics include: circulation plan, building space, civic space, and landscaping. It was agreed that if members of the public are in attendance at the meetings, the administration will provide comment cards that could be filled out with questions pertaining to the site plan. There would be a 10 minute period set aside at the conclusion of the meeting to address any questions that the public might raise.

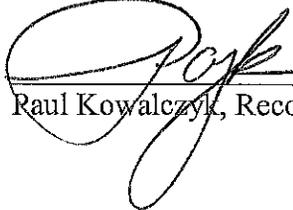
Chairman Goddard made a motion to adjourn the meeting. Seconded by Ms. Zamiska. All ayes. The meeting adjourned at 8:58 P.M.



Arthur Goddard, Chairman

5/26/2011

Date



Raul Kowalczyk, Recording Secretary

5/26/2011