

May 12, 2011

Planning Commission

- Cedar Center – Site Plan Presentation

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Jennifer West, Tracie Zamiska and Ron Sobransky. Andre Reynolds arrived at 7:05 P.M. Also present: Paul Kowalczyk, Building Commissioner.

Chairman Arthur Goddard discussed his telephone conversation with Andy Blackley, City Engineer regarding the elimination of the third lane on the east entry drive into Cedar Center. It was mentioned by the City Engineer that the third lane in the eastern entry drive may not be necessary and also recommended that the third lane is not added to the western entry drive. Mr. Blackley recommended Mike Swigert to look at the Cedar Center plan since he has done a study on the area for Oakwood Commons. Mr. Blackley will coordinate a meeting to discuss the entry drives at Cedar Center.

Peter Rubin from the Coral Company explained some of the proposed changes to the site since the last meeting on April 28th. It is anticipated that there will be trees and landscaping along the masonry wall at the north property line. The existing concrete sidewalk that abuts the masonry wall would be removed and the existing curb line would be altered to increase the landscaped areas along that part of the site. Currently, 40% of the proposed tenants in Phase I are food services. The area designated as the civic space will include no curbs so that the lawn area on each side of the drive is on the same plane. This area could be closed off from traffic and used for various events at the center. Once closed off, the area would be approximately 80' wide by 120' long not including the promenade area in front of building 1D which is 30' in depth by 150' in width.

The Commission would like to see the same landscaped/service drive treatment occur at the west entrance drive (in front of the smaller civic space next to building 1A) so that both entry drive areas are constructed in the same manner. The east/west drive area that connects the two north/south entry drives in front of buildings 1A, 1B and 1C will have stamped concrete as well.

The Commission would like the developer to investigate and create an east/west pedestrian path through the site just north of buildings 1F and 1G. The areas for vehicular traffic through the site are very defined but the pedestrian pattern through the site is still lacking and needs further development.

The question was raised regarding the meaning of the requirement for the minimum landscaped open space. Does this landscaped area necessarily mean planting and grass or could it include hardscaped materials within the public areas?

The Coral Company will consider the topics and ideas discussed at the meeting and will come back at the next meeting.

There is still some more work to be done on the landscaping ordinance. City Council had a committee meeting and has made more changes so this legislation will come back to the Planning Commission for their review.

Chairman Goddard made a motion to adjourn the meeting. Seconded by Andre Reynolds. All ayes. The meeting adjourned at 8:38 P.M.



Arthur Goddard, Chairman

5/26/11

Date



Paul Kowalczyk, Recording Secretary