

June 9, 2011

**Planning Commission**

- Cedar Center Site Plan Review
- Parking Ordinance

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Ron Sobransky and Tracie Zamiska. Jennifer West and Andre Reynolds informed Art that they would not be present for the meeting. No secretary was present for this meeting. Keith Benjamin was present for the administration.

Chairman Goddard mentioned that he spoke with Andy Blackley, City Engineer and that there is a change to have 3 lanes at each of the entrances off of Cedar Road. Formal documentation has not yet been presented but is forthcoming. Mr. Goddard mentioned that he spoke with Paul Kowalczyk and Building 1C (currently shown as 60' in depth) may change in dimension along its depth to accommodate a larger footprint. Peter Rubin stated that at this time, no lease is signed for Building 1C and should that building need to get deeper than 60', the Coral Company would submit a plan change. The developer should focus on the vista caused by the entry drives and create pavement changes to highlight this vista. Chairman Goddard would like to investigate a change in the pavement at those parking spaces adjacent to the civic space. Thought needs to be put into the open space adjacent to Building 1A. It is difficult to determine the exact plan for that space not knowing what is going to occur in Phase II. Ms. Zamiska mentioned that this space should be flexible and not fully designed until future uses are known.

The Planning Commission wants the following items to be investigated:

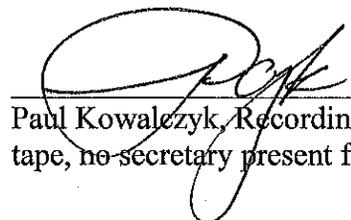
- The amount of pavement to be stamped, the Commission would like the developer to consider the entire drive area between Buildings 1A and 1D. Peter Rubin stated that the specialty paving will be in certain locations but not along the front of the buildings.
- Sidewalk crossings needs to be a material, not striping so that pedestrian ways are clearly identified
- How will the space behind the buildings (+/- 7800 sf) really be utilized? How will a buffer be created from the residential properties?

The members reviewed and discussed some of the changes to the parking ordinance.

Chairman Goddard made a motion to adjourn the meeting.

  
Arthur Goddard, Chairman

7/14/2011  
Date

  
Paul Kowalczyk, Recording Secretary (from  
tape, no secretary present for the meeting)