

October 27, 2011

## Planning Commission

- Cedar Center – Site Plan Review

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Andre Reynolds, Ron Sabransky, Jennifer West and Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner and Andrew Blackley, City Engineer.

Cedar Center - Site Plan Review – Judd Klein, Jeff Epstein and Dan Neff of Neff & Associates were present. Chairman Goddard asked Mr. Blackley to go over the comments in his report dated October 26<sup>th</sup>. Mr. Blackley stated that his comments addressed minor and technical issues that can be dealt with easily. He discussed each of the issues and answered questions from the commissioners. Mr. Kowalczyk addressed the October 6<sup>th</sup> report from Traffic Commissioner Bob Abele. Mr. Kowalczyk stated that the comments will be resolved. The restaurants that are planned for Cedar Center are: Chipotle, Panera, Jimmy Johns, Five Guys, China Gate Restaurant, a Coffee Shop and an Italian Restaurant. Chairman Goddard asked questions about the size of the sign that is proposed to be placed on top of the building. A discussion took place regarding signage. Mr. Klein stated that the objective in designing the buildings was to break up the façade into smaller sections with projected masonry elements and pilasters projecting out of the building. Different types of materials in different colors and tower elements will add variety and character while separating the buildings. Accent elements were added to the backs of the buildings also. Mr. Klein displayed the masonry materials in different colors and two different metal panels. The parking lot lights will be different from the architectural accent lights that will be installed along the boulevard. The landscape plan and the drive-thru restaurant traffic pattern and stacking issues were discussed. Chairman Goddard asked the commissioners to study the site-plan and think of any questions they would like to ask at the next meeting on November 3<sup>rd</sup>.

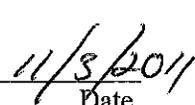
Chairman Goddard made a motion to approve the minutes from the August 11, 2011 meeting. Seconded by Mr. Sabransky. All ayes. Minutes approved. (3-0-0) (Mr. Reynolds was unable to vote because he was absent at that meeting. Ms. Zamiska was excused to leave before the vote.)

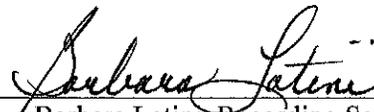
Chairman Goddard made a motion to approve the minutes from the September 8, 2011 meeting. Seconded by Ms. West. All ayes. Minutes approved. (4-0-0)

Chairman Goddard made a motion to approve the minutes from the October 13, 2011 meeting. Seconded by Mr. Reynolds. All ayes. Minutes approved. (4-0-0)

Chairman Goddard adjourned the meeting at 9:15 PM.

  
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Arthur Goddard, Chairman

  
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Date

  
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Barbara Latini, Recording Secretary