

**City of Brighton  
Planning Commission  
Minutes  
February 28, 2011**

**1. Call to Order/Roll Call**

Chairman Met called the meeting to order at 7:30pm

AWith  
Larry Shillinger  
William Ryan  
Jim Wells  
Sae Vrat  
Matt Smith  
David Mare  
Dae Patrick  
Bob Pawlowski

Absent were Amy Ober, Brad Myers, and Patty Thomas

**2. Call to the Public**

The call to the public was held at 7:31pm with no response.

**3. Approval of the January 24, 2011 Minutes**

Moved by Wells, second by Smith, to approve the January 24, 2011 minutes as presented. The motion carried unanimously.

**4. Approval of the February 28, 2011 Agenda**

Moved by Smith, second by Ryan, to approve tonight's agenda as presented. The motion carried unanimously.

**Old Business**

**5. Award Presentations:**

Siford Area, LLC, 835 W. Gardner River, Drive Thru Addition

Chairman Met presented a plaque for Patricia Beck with the Siford Area for their addition of their drive thru. Ms. Beck thanks the Planning Commission

**New Business**

**6. Site Plan Extension – Northridge Ponds #11-002**

Mr. Ober stated that the applicant is requesting a year extension for this site plan. The original extension in February of 2010 also.

The applicant was present at the Planning Commission for the extension. They have three units in their current development to finish and they will be moving into Northridge Park.

Moved by Wells, second by Shillinger, to recommend that the City Council approve a year extension for Northridge Park site plan, which was originally approved on November 3, 2005. Sheets 1-12, L1, L2, L3, Job #5241, dated 1-2009 prepared by Desire, Inc. and Sheets A1&A6, Job #5241, dated 6-2005 prepared by Lindhout Associates, and Sheet 14 prepared by Cooper Architects, Inc. This recommended approval is conditional upon the following:

1. All conditions of the previous approvals remain in effect.
2. The developer seek a variance from the Zoning Board of Appeals for the construction of units that have a height over 30 feet.

The motion carried unanimously.

## 7. Site Plan – Fifth Third Bank – Exterior and Site Improvements #11-003

Mr. O'Neil stated the applicant will be doing site and building improvements, such as removing two of the four cubicles on North Street, landscape and parking lot improvements, and changes to the façade.

Mr. Thomas Director of Bus Engineering, and Mr. Jason Rodriguez, the architect for the project, were present this evening. They distributed colored renderings of the building and reviewed the proposed changes.

Mr. Director stated they will be eliminating the two western cubicles on North Street and then removing the two remaining drive ways. They have also added four parking spaces on North Street. They have added landscape screening walls for the parking lot on North Street and also additional landscape and ground treatment site, including screening the electrical pads.

Mr. Rodriguez reviewed the proposed changes to the building. He showed a sample of the building material. They will be retaining the existing concrete brick to a red brick color. They will be upgrading the window trim and other accent material. Also, per the request of the City, they will be doing the necessary changes to the Dumpster enclosure.

Commissioner Macapagal asked the applicant's relation of the number of cubicles to this site.

Moved by With, second by Bryan, to recommend that the City Council approve the site plan for Fifth Third Bank, 300 North Street #11003 as depicted on plans prepared by Bus Engineering, Job #628, Sheets 10B, last dated 2-11-11 and plans prepared by AEC, Project #1007, Sheets A3.11 & A3.41, last dated 2-10-11. This recommended approval is conditional upon the following:

1. All signage comply with applicable Ordinance or variances be obtained.
2. City Council grant a variance from the transparency requirement due to the "Special architectural features" of the façade.
3. Right of way Permit be obtained from the Department of Public Services for work within the right of way.

4. ~~Te applicant work with the City to propose changes to existing ordinance.~~
5. ~~An additional tree is added to the site plan of the parking lot islands as required by the Ordinance.~~

**The motion carried unanimously.**

### **Other Business**

#### **8. Staff Updates**

~~No.~~

#### **9. Call to the Public**

~~The call to the public was held at 7:48pm with no response.~~

#### **10. Conduct closed session regarding a written attorney-client privilege Communication from the City Attorney**

~~Moved by Schillinger, second by Smith, to go into closed session regarding a written attorney-client privilege communication from the City Attorney. The motion carried unanimously with a roll-call vote (Wirth – yes; Schillinger – yes; Bryan – yes; Wells – yes; Monet – yes; Smith – yes; McLane – yes; Petrak – yes; Pawlowski – yes).~~

~~The Planning Commission reconvened into closed session at 7:49pm~~

~~The Planning Commission reconvened into regular meeting at 8:47pm~~

#### **11. Adjournment**

~~Moved by Smith, second by Pawlowski, to adjourn meeting at 8:48pm. The motion carried unanimously.~~

---

*John Wells, Secretary*

---

*Patty Thomas, Recording Secretary*