

LAKESIDE DESIGN REVIEW BOARD

Minutes of August 12, 2015

Members Present: Frank Hilliker, Duane Dubbs, Janis Shackelford,
Russ Rodvold, Brian Sesko, Julie Bugbee
Member Excused: Steve Stockwell
Public Present: 9

1. Chairman F. Hilliker called the meeting to order at 6:00 PM.

2. **Open Forum:** Request from P. Bixby to post the LDRB agenda on the LCPG website. She will be emailed a copy of the agenda.

3. **Approval of minutes:** Motion to approve the minutes of July 8, 2015 by D. Dubbs, second by B. Sesko. The vote was 4-Yes, 0-No, 1-Abstain (J. Shackelford).

R. Rodvold arrived.

4. **Administrative / Announcements:**

A. None

5. **Site Plans:**

A. PDS 2014-STP-14-013 Winter Gardens Apartments located at 9208 - 9224 Winter Gardens Blvd. Applicant has just submitted replacement plans to PDS. The plans sent for our review by email are not current and the new plans reviewed this evening are not stamped. Discussion- desire for more parking spaces for this project with 3 and 4 bedroom apartments, tot lot has been eliminated, a member was concerned with the impact of the northern high retaining wall and fencing on existing residences. Buildings are very plain.

D. Dubbs made a motion to request the applicant to return with stamped plans:

1. Resolve the tot lot location.

2. Do the parking lot and spaces meet the required standards.

Second by F. Hilliker. The vote was 4-Yes, 0-No, 1-Abstain (J. Shackelford).

B. PDS 2015-TM 5598 Peacock Hill, Sixty four unit apartment complex located at 13586 Highway 8 Business. Discussion on the number of parking spaces and desire/need for more on the site, choice of street tree, is the private area for the ground floor units really private. J. Shackelford made a motion to recommend approval of the site plan with the following conditions:

1. Recommend the street tree to be an oak species, or the black locust.

2. Clearly indicate the covered entries are truly private.

3. Try to add parking spaces along the rear northern property line by removing the seating area and reducing the northeastern corner planting area.

Second by D. Dubbs. The vote was 5-Yes, 1-No (B. Sesko), 0-Abstain.

F. Hilliker stepped down from the LDRB.

C. PDS2015-STP-15-007 Del Rio Plaza. One fast food restaurant located at 9854 Riverford Road. Applicant has just submitted plans to the County and the plans for our review are not stamped. The applicant is just seeking our comments at this time. Site has been reduced in size due to roads right-of-way requirements, only one restaurant proposed now. Discussion of parking space requirement, noted two sheets have different details for parking spaces and trash enclosures. Concern with the patio area adjacent to the drivethru, effect of engine exhaust on the customers. No action taken on the site plan.

F. Hilliker returned to the Board.

6. Waiver Requests:

A. None

7. Presentation / Discussion:

None

8. The meeting was adjourned at 8:03 PM.

Submitted by,
Janis Shackelford, Secretary.