

LAKESIDE DESIGN REVIEW BOARD

Minutes of February 8, 2017

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

Public Present: 14

1. Chairman F. Hilliker called the meeting to order at 6:02 PM.

2. **Open Forum:** J. Bugbee- Bus company is painting red curbs where they wish.

B. Sesko- Will be sending a letter to the Planning Commission regarding reinstating Lakeside's parking space requirements.

3. **Approval of minutes:** J. Bugbee made a motion to approve the minutes of January 11, 2017, seconded by S. Stockwell. The vote was 6-Yes, 0-No, 0-Abstain.

D. Dubbs arrived 6:09pm.

4. Administrative / Announcements:

Letter sent to county PDS; no response what's next ? J. Shackelford is authorized to address the Planning Commission regarding our review of Bostonia area site plans.

5. Site Plans:

a. PDS2017-STP-17-001 Recycling center located at 7907 Cajon Rd.

Previously approved 2012 site plan expired without any site improvements completed as required for operating the recycling center. Applicant assured the Board this site plan will be implemented. The U-Haul trucks have been moved to a neighboring residential parcel but are being brought through this site through a gap in the eastern wall.

D. Dubbs made a motion to recommend approval of the site plan with three conditions:

1. Building's skirting shall match the building's siding material and color.

2. There shall be a solid masonry wall on the entire eastern property line.

3. Add wheel stops to the new parking spaces at the southeast corner of the building.

Second by B. Sesko. The vote was 5-Yes, 1-No (J. Shackelford), 1-Abstain (J. Bugbee).

b. (PDS# Not available should have by Wed) PDS2017-STP-17-005 Six unit apartment complex located at 12330 Lakeshore Dr.

Front landscaping is only 15 ft depth. Inadequate turnaround area, residents using the rear parking spaces will have to back up the entire length of the project to the street, ~130 ft.

Group useable area combined with children's play area, 920 sq ft instead of 1000 sq ft.

J. Shackelford made a motion to recommend denial as presented and ask the applicant to return with a design that does not require residents to back out the entire length of the parcel.

Second by J. Bugbee. The vote was 7-Yes, 0-No, 0-Abstain.

6. Site Plan Exemption Requests:

a. Waiver request add signage to existing Mobil located at 14309

Old Highway 80. New signage to be added to pumps, all non-illuminated. D. Dubbs made a motion to recommend approval of the waiver request, second by F. Hilliker. The vote was 7-Yes, 0-No, 0-Abstain.

b. Waiver request to add offices, construction yard and storage to Kirk Paving located at 8722 Winter Gardens Blvd. Applicant was not sure why he was sent to design review, he is just continuing his use of the site, activity continuing since 2001. Zoning was changed on the site to M54 without notification. Portion of the site may have been residential, he is expanding into it. Some confusion whether a grading plan is a site plan. Business owner across the street states there has been no change in use or noise.

Residents neighboring the site- there is an expansion of use close to their residence, asphalt fumes and noise impacts from equipment, breaking up asphalt/concrete, and late night noise. Would like screening or the activity to be moved away from them.

Board discussion of how to handle the application, what is being requested for waiver, noting our Guidelines for screening of industrial storage yards.

Motion by B. Sesko- can continue to operate on the former C37 area, if they expand to the area that was residential, then would need a site plan. Motion died for lack of a second.

Motion by J. Shackelford- to deny the waiver and request a site plan. Motion died for lack of a second.

Motion by D. Dubbs- to approve the waiver with requirement for screening of the residential property that is required per our guidelines, second J. Bugbee. After discussion pointing out we usually ask for the plans to show screening/landscaping, the motion was withdrawn.

Motion by R. Rodvold to deny the waiver request and ask the applicant to bring back plans for a waiver that shows screening of the property to the south, including walls, fences, landscaping per our guidelines. Second J. Shackelford. The vote was 7-Yes, 0-No, 0-Abstain.

7. Presentation / Discussion: None.

8. The meeting was adjourned at 8:34 pm.

Submitted by,

Janis Shackelford, Secretary.