Chairman James Comeau called the meeting to order at 7:05 p.m. with a quorum of 9 members present.

B. The Minutes for the Meeting October 28, 2014 were corrected and approved.

Vote: Aye: 8 No: 0 Abstain: 0 Absent: 2 Vacant: 4

C. Public Communication:

1. John Nagel is concerned about cars parking on driveway against Fire Department regulations at 2560 Bancroft Dr.

2. Jennifer Teitlbaum. Librarian at Spring Valley Library is requesting that the SVCPG hold a meeting at the Spring Valley Library.

D. Action Items:


   Motion made by Cunningham/Eugenio to approve STP-13-014 pre-manufactured structure location.

   Vote: Aye: 6 No: 0 Abstain: 2 (Comeau/Lowes) Absent 2 Vacant: 4

   Motion Failed.


   1. Building frontage is 81 feet, west lighted sign is proposed at 65 square feet, north lighted sign is proposed at 90 square feet.

   Motion made by Lowes/Eble to reduce letter size on frontage signage to 21 inch large letters, and 18 inch small letters. North facing signage large letter should be reduced to 18 inches rather than 31 inch letters and small letters be reduced to 15 inches. The reduction of letter size would reduce the overall square footage and signage would be in sync with other business signage within the business complex.
2. Building exterior paint is to match existing business complex paint scheme, and blue trim is to be eliminated.

3. Trim trees and brush adjacent to building

4. Modify north side drive thru area, with the possibility of turning this area into a lunch zone.

Motion made by Lowes/Eble to approve with suggested conditions 1 through 4.

Vote: Ayes: 8 No: 0 Abstain: 0 Absent: 2 Vacant: 4

Motion Passed.

5. Information Presentation, Public Storage. 1247 Sweetwater Road. Jim Fitzpatrick and Rose Bacinski presented their proposed application on expanding the current facility, including the purchase of two adjacent lots.

6. Information Presentation, Shea Homes Prospective Purchase of Lambden Property, Mall at intersection of Sweetwater Springs Boulevard and Austin Drive. Shea Homes representative Paul Barnes and Sarah Morrell presented Shea Homes concept. If successful in purchasing the property, Shea Homes would like to build 101 single family homes.

7. Vacancy Notice: There are four vacant seats on the SVCPG. Interested Spring Valley resident registered voters should attend a meeting for additional information on how to become members.

E. Group Business:

1. Announcements:
   a. November 25, 2014 SVCPG meeting cancelled due to holidays and board members being out of town.
   b. By-law changes to be reviewed at January 2015 meeting.
   c. Ed Woodruff to present slate of new officers for 2015.

2. Projects:

3. Meetings: Next SVCPG meeting December 9, 2014, at 7:00 p.m.

F. Adjournment 9:00 p.m.

Disclaimer Language

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