

LAKESIDE DESIGN REVIEW BOARD

Minutes of July 8, 2020

Members Present: Frank Hilliker, Steve Stockwell, Janis Shackelford, Lisa Anderson, Russ Rodvold, Brian Sesko

Member Excused: Duane Dubbs

Public Present: 16

Zoom Meeting

1. **Call to Order** Chair F. Hilliker called the meeting to order at 6:05 PM.

2. **Open Forum:** None

3. **Approval of minutes:**

Motion to approve the minutes of March 11, 2020 by L. Anderson, second by R. Rodvold. The vote was 5-Yes, 0-No, 0-Abstain.

4. **Administrative / Announcements:** Appointment of S. Stockwell.

Motion to recommend S. Stockwell be appointed for seat #6 by L. Anderson, second by B. Sesko. The vote was 5-Yes, 0-No, 0-Abstain.

S. Stockwell logged on at 6:10PM.

5. **Action Items:**

a. PDS2020-STP-20-005 is for two apartments, a duplex and triplex, located at 8324 Winter Gardens Blvd. Site is accessed off of Golden Ridge Rd. Applicant answered various questions from the Board, clarifying that a sliding door will access the patio areas. Motion to recommend approval of the site plan with the following conditions by J. Shackelford.

1. Replace Palo Verde trees in patio areas with a child-friendly tree. (no thorns)
2. Correct plans that seem to show a door at the top of the staircases.
3. In the 2-unit building correct door swing in garage so it does not interfere with parking.
4. Do parking spaces on the west side meet the Parking Design Manual Standards for backing? Second by L. Anderson. The vote was 5-Yes, 1-No, (B. Sesko), 0-Abstain.

b. Request for Exemption located at 9827 River St. Applicant is proposing a 1400 SF storage building and light for an existing office. Applicant did not provide plans as requested in March, instead asked the Board to indicate their approval of the building before making the plans. He has added siding and windows to the metal building. Chair F. Hilliker stated the Board could not do that. Pictures of the building were acceptable, but we need a plot plan and elevations. J. Shackelford stated the parking in front of the building was not consistent with the guidelines. Other members asked for landscaping as well. The item was tabled until the next meeting.

c. PDS2020-STP-20-15 Site plan for a Gas Station and a convenience store located at Riverford Rd. and North Woodside. Applicant responded to comments and included complete plans by screen sharing. The drainage easement prohibits structures but does allow

landscaping and trees. Motion to recommend approval of the site plan with the following conditions by B. Sesko.

1. Signage program to come back to the LDRB.
2. The 4-way lights (wal-pac) to be shielded, and downwardly directed.

Motion seconded by L. Anderson. The vote was 5-Yes, 0-No, 1-Abstain (F. Hilliker).

d. PDS2020-TM-5640 Tentative Map which includes retail and restaurants located at 8445 Los Coches Rd & Ora Bell Ln. The project includes a site plan, and MUP for a car wash. The LDRB did not receive plans for the buildings or landscaping. Plans include a 7/Eleven, a large car wash with many vacuum stations, two drive-through restaurants, and an automotive store. This site is an entrance to the community and the Board asked the applicant to look at the building design at East County Square. Neighboring residents were concerned with the grading, noise, and potential odors from a trash enclosure for the restaurants, noise from the drive-through. The slope above the neighboring subdivision will be increased 4 to 7 feet with a retaining wall. A traffic signal will be installed.

Motion by J. Shackelford to request revised plans addressing the following concerns:

1. Building design; 2. lighting plans; 3. landscaping plans include showing every parking space is within 30 ft of the trunk of a tree, is there 15 ft of front landscaping; 4. consider combining the two restaurants into one; 5. move trash enclosure; 6. consider and resolve neighboring residential concerns.

Motion seconded by B. Sesko. The vote was 6-Yes, 0-No, 0-Abstain.

e. Site Plan Exemption located at 9760 Winter Gardens Blvd. Replace AT&T signs with Jersey Mikes. Motion to recommend approval of the site plan exemption by F. Hilliker, second S. Stockwell. The vote was 6-Yes, 00-No, 0-Abstain.

6. Presentation / Discussion: none

7. Meeting adjourned at 8:59 PM.

Submitted by,
Janis Shackelford