

LAKESIDE DESIGN REVIEW BOARD

Minutes of September 10, 2014

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

Member Excused: Lynn Carlson,

Public Present: 12

1. Chairman F. Hilliker called the meeting to order at 6:30 PM.

2. **Open Forum:** None

3. **Approval of minutes:** Motion to approve the minutes of August 13, 2014 by D. Dubbs, motion seconded by R. Rodvold. The vote was 6-Yes, 0-No, 0-Abstain.

4. **Administrative / Announcements:**
None

5. **Site Plans:**

a. **PDS2014-STP-14-019, PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-5590** Large shopping center located at Olde Highway 80 and Lake Jennings Park Rd. Project has reduced the square footage of buildings from plans previously reviewed in 2000 and added areas for onsite bioretention. Smaller market proposed.

J. Shackelford noted there are no landscape plans, asked for details of the bioretention areas. There is no lighting plan, the plans call out high wattage LED lights instead of LPS, which may exceed lighting ordinance standards. Signage plan is inconsistent with the design guidelines, 35 foot tall internally illuminated pylon sign, building sign area, and internally illuminated signage. The previous plans had monument signage, and external illumination.

Motion by J. Shackelford to request a revised site plan with the following details:

1. Landscaping plan that includes details for the bioretention areas.
2. Lighting plan, LED lights vs LPS lighting.
3. Revised signage plan that is consistent with the Lakeside Design Guidelines.

Second by D. Dubbs. The vote was 6-Yes, 0-No, 0-Abstain.

b. **PDS-2014-STP-14-017** Apartment building located on Lakeshore Ave. between Channel and River. 11360 Lakeshore Dr. Applicant has a lapsed Site Plan. Was directed by staff to ask for an exemption to site plan requirements, given a checklist form but not filled out. The Board was very confused as to what was being requested - not a waiver, not a site plan, no checklist provided. Motion by D. Dubbs for the Chairman to contact staff and determine what is going on, obtain a checklist if available. Second by F. Hilliker. The vote was 6-Yes, 0-No, 0-Abstain.

c. **PDS2014-TM-5584** Marilla Drive Rows. Revised site plan for 7 detached row homes located at 9679 Marilla Drive. Added to agenda at request of applicant, provided missing detail for the bioretention areas reviewed at the August meeting. Bioretention added at rear of project, pervious pavement in driveway, and front landscape area now designated for bioretention. J. Shackelford- concern front landscaping lacks trees, replaced by bioretention basin. Motion by R. Rodvold to recommend approval of the site plan for TM 5584, second by S. Stockwell. The vote was 5-Yes, 1-No (J. Shackelford), 0-Abstain.

6. Waiver Requests:

a. Beverage container recycling center located at 13739 Highway 8 Business. Discussion of where the recycling storage containers should be on the site relative to the residences to the south. F. Hilliker made a motion to recommend approval of the waiver request with the plans to show moving the storage containers away from the rear and the neighboring trailer park. We encourage the applicant to decorate the street frontage (plants in pots). Second by D. Dubbs. The vote was 5-Yes, 1-No (J. Shackelford), 0-Abstain.

7. Presentation / Discussion:

a. Trailer sales yard located on Riverford Rd., behind A1 Storage. There was a previously approved site plan for an RV sales business, never constructed. Applicant desires to move a new trailer sales yard to the site, following the details of the previous site plan for landscaping and building design. Will need to request an off-premise sign since the parcel is hidden behind the A1 storage building. Board members had no opposition to the request or proposal.

8. The meeting was adjourned at 7:54 PM.

Submitted by,
Janis Shackelford, Secretary.