



MEETING MINUTES – SITE REVIEW COMMITTEE

Date/Time: Wednesday December 19th 2018 (5:30 P.M.)

Location: Village Office

ROUTINE ITEMS TO BE ACTED UPON:

- 1. Call to order/Roll Call.** The meeting was called to order by David Dillenburg at 5:30pm. Roll call: M. Ambrosius, D. Baranczyk, D. Dillenburg, R. Nuetzel, D. Schumacher, T. Tengowski, M. Zimmer present.
- 2. Certification of the open meeting law agenda requirements and approval of the agenda.** Motion made by D. Schumacher second by D. Baranczyk to approve the agenda. The motion passed unanimously.
- 3. Approve Minutes of the November 20th 2018 meeting.** Motion made by Debbie Schumacher second by T. Tengowski, to approve the minutes. The motion passed unanimously.
- 4. Public Comment on Non-Agenda Items.** None.

ACTION ITEMS:

5. DISCUSSION AND ACTION – Arvada Apartment Complex (1281-1298 Lear Lane):

Applicant: Katie Meacham/ Meacham Development
Address/Parcel: 1280-1299 Lear Lane., HB-L159 and HB-L159-2
Zoning: PDD#2: Orlando/Packerland Planned Development District
Use: Multi-Family Residential

Meacham Development, the developer is seeking to make minor changes to the previously-approved Site Plan. Removal of one garage and the addition of 19 surface parking stalls. In addition to the 19 stalls, there will be 15 new surface parking stalls constructed at two other locations within the complex. To help with screening the parking and overall development from the neighboring single-family properties, to the west, the applicant has agreed to install some vinyl privacy fencing in front of the 19 new surface parking stalls and then relocate the trees/plantings in those areas to other areas along to the same property line to make it a little denser. During discussions, the property owners and Ms. Debbie Meacham talked about placing the fencing along the length of the property from the remaining garage to the north and then 9' past the last parking stall. To offset some of the cost of the fence, there will be a reduction in the plantings, but there will be some canopy trees.

Motion made by David Dillenburg, second by Mike Ambrosius to approve the fencing to run the length of the property from remaining garage at the north to 9' past the last parking stall. The fence is to be 4' tall white vinyl privacy fencing. 5-canopy trees are to be spaced along the fencing. Between the end garage and the dumpster, Meacham's will screen with plantings per the original plan.

6. DISCUSSION AND ACTION – River Valley Industries (1296 Camber Court): Applicant seeks approval for a new development consisting of a total of 71,320 sf in 8 separate buildings, readied for multiple tenant occupancy or self-storage.

Applicant: Robert E. Lee & Associates, Inc. (River Valley Industries)
Address/Parcel: 1296 Camber Ct., Part of HB-950-2
Zoning: I-1: Limited Industrial
Use: Industrial / Self-Storage Buildings for Lease.

Section 3, Site Plan Approval:

- A. Zoning:** I-1: Limited Industrial
Green Space: 25.0% green space (compliant with 25% minimum).
- B. Setbacks:** Compliant with the Limited Industrial district requirements (minimum 40' front, 15' side, 20' rear)
- C. Parking:** 31 spaces proposed (includes 2 handicapped accessible). Staff will inform the applicant a zoning review and approval is required prior to occupancy of any of tenant spaces to verify parking compliance along with any other aspects addressed by the zoning ordinance. Meaning, while the proposed parking count is compliant based on building space, a review based on occupant needs and employee count is required. There is additional paved surface available for parking between buildings if needed.
- D. Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
- E. Storm Water:** This site will discharge to the regional detention ponds currently being constructed and modified as part of the Village's Camber Ct. construction along with the dry detention pond being constructed on site along the east property line for storm water volume and peak flow reductions. Reference REL Project Summary.
- F. Refuse Collection:** No information provided. No outdoor collection area proposed at this time, but may be needed in the future depending on the future tenant's needs. If a refuse/recycling enclosure is constructed in the future, it would be located in the open area between buildings #2 and #3. Prior to construction the refuse collection area must be approved by the village.

Section 4, Architectural Plan Approval :

A. Exterior Construction Information:

- 1. Materials:** Wood Frame Buildings.
- 2. Exterior Materials:** Metal wall panels on all elevations of all eight buildings, minimum of 35% masonry on the street elevations of buildings #1 (front/south elevation) and #2 (side/south elevation). Metal wall panels are required to employ semi-concealed fasteners on all building elevations. Proposed roofing is metal sheathing employing exposed fasteners. Committee agrees to the semi-concealed fasteners on South side of buildings #1 and #2 elevations facing the street.
- 3. Height:** 28' peak height.

Section 5, Landscaping Plan:

Reference REL sheet 3, showing 9 trees being planted along the front property line (Camber Ct.) of American Sentry Linden and Ivory Silk Lilac. This quantity exceeds the 7-tree minimum requirement.

Section 6, Lighting:

Building wall pack lighting only, will consist of 62 LED wall packs with full cut off and ambient diffusers. (7 – 22-watt fixtures mounted on the south elevation of building #1, and 55 – 14-watt fixtures on the remainder of the other 7 buildings).

Section 7, Signage:

No signage proposed at this time. Signage was discussed and it was determined that the signs need to be uniform in appearance and will have to come back to the committee for approval

Section 8, Driveway-Curb Cut:

The proposed driveways consist of 27' in width with 35' curb cuts, both meet Village requirements.

Motion made by R. Nuetzel, second by Merlin Zimmer, to approve the 1396 Camber Court River Valley Industries development as shown, with the 5-conditions for all 8- buildings. The motion passed unanimously.

1. Semi-concealed fasteners on South side of buildings #1 and #2 on the building elevation facing the street.
2. If ever constructed, secure approval of the refuse/recycling enclosure from Staff prior to construction.
3. Implementation of soil erosion matting/soil stabilization methods shall be installed until vegetation is established wherever storm water runoff is concentrated across green space areas.
4. Signage must be uniform and approved by committee.
5. Any exterior hearing / cooling equipment must be on the north side of the building.

7. ADJOURN: Motion made by Debbie Schumacher, second by Tom Tengowski to adjourn. The motion passed unanimously. Meeting adjourned at 7:45pm.