

**PLANNING & DESIGN COMMISSION
CITY OF NORTH OLMSTED
MINUTES FOR JANUARY 11, 2012**

ROLL CALL

Ms. Meredith called the meeting to order at 7:00 p.m. in Council Caucus Room.

Present: Melissa Meredith, Greg Malone, Don Rerko, Julie Nader, Mark Mahoney

Absent: Robert Parry, Ralph Bohlmann

Staff: Planning & Development Director Kimberly Wenger, Assistant Law Director Bryan O'Malley, City Engineer Pete DiFranco, Clerk of Commissions Donna Rote

REVIEW AND CORRECTION OF MINUTES

Ms. Meredith moved, seconded by Mr. Malone, to approve the Planning and Design Commission minutes of December 7, 2011 which passed 5-0.

NEW BUSINESS

CMS11-25 Burlington Coat Factory; Great Northern Plaza South:

Representative: Phillip Badalamenti, Herschman Architects

Ms. Wenger said the proposal consists of façade renovations and site improvements to the area of the plaza south of Best Buy for Burlington Coat Factory and future retail tenants. Roughly 2,592 square feet will be added to the building through infill of the existing building recess and a small addition at the southeast corner. The façade will primarily be a combination of split face CMU, brick CMU and various colors of EIFS with cast stone accents and decorative lighting. A significant amount of landscaping is being added to the storefront area to break up building massing and along Country Club Boulevard in the area of Victoria Lane east to the front of the building. Parking is sufficient and landscape parking lot islands were added. Efforts were made to coordinate some of the landscape selections from the streetscape plan. Other site work includes sidewalk improvements and softening the drive radius at the southeast corner of the building. She noted signage shown on the plans was conceptual only and would be submitted separately. A special permit is required to add to a non-conforming building as well as a front yard setback variance due to the addition. A variance for enlarging a non-conforming use without meeting required setbacks is also required. The variances are minimal.

Mr. Badalamenti reviewed previous uses of the area involved and said the goal was to meet Burlington's building requirements while blending into the architectural style of the center. The infill will include a new front entrance for Burlington which provides a covered entryway and more sidewalk area which allowed landscaping beds to be added along the front of the building. Plantings chosen were designed to provide colorful beds throughout the seasons. There are evergreens as well as trees to provide greenery throughout the year. A rendered landscape plan and photo of the building materials were submitted. Sconce lights are at the entries of each of the tenant spaces. The elements above each entrance and along the southern wall will be lower than the existing entry element.

Mr. Rerko said he felt the applicant did a good job incorporating pre-submission recommendations and looked forward to seeing the finished product. His only concern is the conceptual signage shown is excessive. Mr. Malone said the landscape enhancements are well designed as are the plantings chosen. The pinched centers of the beds flanking the entrance of the front should have Stella D'Oro Daylilies in lieu of the reed grass. The southwest Norway spruce near the building should be replaced with a honey locust which will do better in that size planting bed. Ms. Meredith read Mr. Parry's email which said he was in favor of the variances as the building modifications enhance the area as does the landscaping. Mr. Mahoney said he welcomed the additions and the fact the area is being redeveloped. Ms. Nader said she enjoyed seeing the larger landscape islands and plant sizes as well as landscaping along the roadway. The commission felt the 3 ft. 3 in. variance for front yard setback was minimal and the special permit should be granted as the redevelopment enhances not only the mall area but the roadway as well. The commission questioned the anticipated opening and Mr. Badalamenti said they were hoping to turn the building over in May or June of 2012.

Ms. Meredith moved, seconded by Mr. Rerko, to recommend the BZA grant CMS11-25 Burlington Coat Factory of Great Northern Plaza South a special permit and variances as required as they are minimal, which passed 5-0.

Ms. Meredith moved, seconded Mr. Rerko, to approve the development plan for CMS11-25 Burlington Coat Factory of Great Northern Plaza South incorporating Mr. Malone's two landscaping changes, which passed 5-0.

Elect Chair and Vice Chair

Mr. Malone moved, seconded by Mr. Rerko, to appoint Melissa Meredith as the 2012 chairperson which passed 4-0. Ms. Meredith abstained.

Ms. Meredith moved, seconded by Mr. Mahoney, to appoint Mr. Malone as the 2012 vice chairperson which passed 4-0. Mr. Malone abstained.


Ms. Meredith moved, seconded by Mr. Malone, to excuse Mr. Parry and Mr. Bohlmann, which passed 5-0.

ADJOURNMENT


With no further business, the meeting was adjourned at 7:45 p.m.



Melissa Meredith, Chair



Donna Rote, Clerk of Commissions



Approved