

June 8, 2015

Mr. Roger Friedmann – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Tom Kronenberger – Member
Ms. Anne Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Alternate

Item 1. – Meeting called to Order

Mr. Friedmann called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, June 8, 2015

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Barrick, Mr. Friedmann, Mr. Kronenberger, Mr. Mees and Mr. Roos

Staff Present: Greg Bickford, Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the April 13, 2015 meeting minutes.

Mr. Friedmann asked for any corrections to the April 13, 2015 minutes.

Mr. Friedmann entertained a motion to approve the April 13, 2015 meeting minutes.

Mr. Kronenberger moved to approve the April 13, 2015 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Item 4. – New Business

2015-13MA
Phillips Edison
5901 E. Galbraith Road
Major Adjustment to a PUD

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford said the property in question had a previously approved PUD and LASR Appeal when it was originally approved as Kenwood Towne Place. The office tower for Kenwood Collection was approved in case 2014-04MA for an additional floor, then was actually built to the original approved height with changes to the roof.

The proposal before the Board tonight includes a request to modify the architecture, including the materials used and a reduction in the size of the retail space by 7,500 square feet in order to allow for a new plaza design. Two future anchors will occupy the former Kroger/LA Fitness spaces. The proposed plaza would include green space, a fire pit and outdoor seating areas.

Mr. Bickford said the second part of the submittal includes proposals for free standing signs. Mr. Bickford showed the Board the original design of Kenwood Towne Place signs and then the proposed signs for

Kenwood Collection. He noted the original LASR Appeal approved the height of the free standing signs but not the exact size of the signs. Mr. Bickford explained in detail the locations and designs of the proposed signs. He noted the signs would have white backlit lettering with no logos. The applicant's submittal includes directional signage, which they may have as of right, and a building sign for the office tower. He noted the existing tenants would keep their signs as they are today and the new tenants would be permitted building signs according to the approval for the former anchor tenants.

Mr. Friedmann asked if the applicant was present and wished to speak.

David Birdsall, of Phillips Edison, the applicant, addressed the board saying he was available to answer questions.

Mr. Barrick asked if the upper level retail tenants would be exposed.

Mr. Birdsall answered yes.

Mr. Friedmann asked Mr. Bickford to point out the exact location of the proposed office tower building sign.

Mr. Bickford pointed out the location.

Mr. Friedmann asked if anyone from the public wished to comment. No response.

Mr. Friedmann entertained a motion.

Mr. Barrick made a motion to consider case 2015-13MA as submitted.

Mr. Flanagan seconded.

The Board agreed that the proposal was tasteful and the developer had done a good job.

Mr. Mees called roll.

Mr. Barrick – AYE

Mr. Roos – AYE

Mr. Friedmann – AYE

Mr. Kronenberger – AYE

Mr. Mees - AYE

Mr. Bickford noted the case would be heard by the Board of Trustees on July 2, 2015 at a time to be determined.

Item 5. – Trustees Report

Mr. Bickford reported the Township had received five RFQ submittals for updating the Zoning Resolution and Land Use Plan. He said the Township has asked three of the companies who submitted RFQ's, McBride Dale Clarion, Jacobs and Revelry, to meet with staff, Trustee Cliff Bishop and resident Tom Crowthers. He stated one of the Zoning Commission members is invited to sit in on the meetings and asked the Board members to let him know if interested in doing so.

Mr. Friedmann noted the date of the next meeting is July 13th and asked if there would be anything on the agenda. Mr. Bickford said there will be a zone change application on the agenda for LaRosa's.

