

**SITE PLAN AND ARCHITECTURAL  
REVIEW COMMITTEE SPECIAL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, MAY 11, 2011  
MINUTES**

**1. CALL TO ORDER / ROLL CALL**

The Regular Site Plan and Architectural Review Committee meeting of May 11, 2011 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Kirst, Slater, Stafford and Chair Kiser

Absent: Committee Members None

Also Present: Associate Planner Immanuel Bereket

**2. MINUTES**

a) March 9, 2011 minutes approved unanimously, motion by Slater, second by Stafford.

**3. REVIEW ITEMS**

a) Request for Site Plan and Architectural Review Committee approval to construct a new 10,275-square-foot industrial/warehouse building at 101 Hansen Drive. (Applicant, Herb Prezler Construction. File # 11-SP-04).

Associate Planner Bereket presented and briefly described the project. He provided background on the project. He stated that the Municipal Code mandates all nonresidential buildings proposed for construction in M-1 zoning district which abut upon areas zoned C-2 zones are subject to site plan and architectural (SPARC) review and approval. He stated the project site abuts C-2 zoning district. He stated that the applicant is proposing to construct a pre-engineered, two-story metal building at 101 North Hansen Drive. He described the overall site layout and building design of the building. Mr. Bereket stated that the west elevation should receive further architectural treatments.

After staff's presentation, the Committee asked a few questions about the project. SPARC Member Mr. Slater stated that he does not feel the west elevation needs signification treatment. He stated wall-mounted light fixtures would suffice. He pointed out that the west elevation is partially concealed from public view by an existing building. Mr. Kiser agreed but stated the west elevation appears massive and should receive some kind of treatment. Mr. Slater asked if the proposed landscape and plant species selected meet the City's standards. Mr. Bereket stated conditions of approval mandate that plant spices be selected from City approved plans, which are mostly drought tolerant type of species. Mr. Kiser asked if handicap parking stalls are provided. Mr. Bereket pointed to the location of the parking stalls and added that the number of stalls provided meet the City requirements. Mr. Slater requested to see the northern elevation. Mr. Bereket displayed the northern elevation and stated that the north elevation would be visible from adjacent Oak Street.

Herb Prezler, project representative, spoke on behalf of the project. He stated his objection to window or door openings on the western elevation as it serves no purpose. However, agreed with Mr. Slater that the applicant would provide wall-mounted light fixtures throughout the site to further soften the mass appearance. Mr. Prezler stated that the applicant has limited time schedule to construct and occupy this building. Mr. Kiser asked if Giuffra's Party Supply would move into this new location and what would happen with their existing location. Mr. Prezler stated that Giuffra's Party Supply has a lease at their existing location and their lease expires at

the end of the year. He further stated that the property owner has already rented out their current space to another business. Mr. Stafford asked if he has read the conditions. Mr. Preszler stated they agree with the conditions excepts his client do not feel there should be any opening on the western elevation. Mr. Stafford asked if his clients would re-start their catering business. Mr. Preszler stated he has no information to answer one way or another.

There being no more questions, the Chair asked for any motion to approve the project.

**MOTION / VOTE:**

On motion of SPARC Member Kirst, second by SPARC Member Slater, approved the request of Herb Preszler to construct an industrial/warehouse building at 101 Hansen Drive, subject to the SPARC Common Design Requirements and Supplemental Conditions. The vote was as follows:

Ayes: Kirst, Slater, Stafford and Chair Kiser

Noes: None

Absent: None

**3. COMMENTS BY THE PUBLIC**

No Comments.

**4. COMMENTS BY THE PUBLIC**

No Comments.

**5. COMMENTS BY SPARC MEMBERS AND STAFF**

No Comments.

**6. ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:50p.m.

ATTEST:

Immanuel Bereket  
Associate Planner