



Mr. Zarzycki – Bob Zarzycki, Zarzycki Malik Architects.

Mr. Petros – Manny Petros, Owner of Gill's Beverage.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Zarzycki – I was trying to maintain the character of the building. It is relatively contemporary and what we tried to do is, they needed 800 SF more and display space and storage so it is almost identical to the storage that they had in their existing building. The storage is the same and it is just a new location and bigger business. It is a general addition just picking up on what was there in the first place and extending it out. In order to make that addition there, we didn't change the parking lot location. The parking lot is still in the perimeter, identical to where it was. Where there was parking before along here we before we pushed this out and took that parking out of there but the curb line is still in the same place. We added a few parking spaces here to pick up what we lost. We are in pretty good shape I think. Brick will match the existing, I have samples if you want. The glass is tinted brown glass. Everything is going to match exactly what is there.

Mr. Serne– Tony.

Mr. Biondillo – From a building standpoint, any rooftop equipment you put in has to be screened. Other than that I don't have a whole lot. The plans are in approvable form as far as I am concerned. You submitted a photometric plan that meets the criteria and the intent. It is a relatively simple building, for a 2B, 4,500 SF we don't have to be suppressed or anything else. You have an existing trash enclosure there. You have some pretty good opportunity for signage on that with that being a corner lot too. You are allowed for your overall square footage area is based on your frontage along Pearl so that calculates out to 102 SF for your east facing sign, if you want signage on the south side, that would be 40% of that 102 SF allowable signage plus you are allowed to put a ground sign up to 50 SF in area.

Mr. Zarzycki – We are going to have to come back for signage. We really haven't thought through that.

Mr. Biondillo – I just thought I would let you know that. Other than that I am good.

Mr. Serne– Ken.

Mr. Mikula – So I have a little site plan for Engineering review so that is about it other than that.

Mr. Serne – Jennifer.

Mrs. Milbrandt – For the landscaping I have reviewed everything. The trees that you have listed for proposed to remain, some of them don't look like they are in good health. The fir trees so you might want to consider having them removed and replaced. Also I believe that Carol gave you the Pearl Road Corridor Requirements. That is for the very front on Pearl Road and I think that the landscaping that you already have there existing will be fine you just have to incorporate the fence.

Mr. Serne – George.

Mr. Smerigan – I am good with the building, you are matching the materials, you are matching the brick, and you are matching the windows so that from that standpoint it is fine. The addition fits in with the rest of the building. The setback and the parking is fine. I am good with the building materials. I would just echo what Jennifer said in terms of that we need the fencing along the Pearl Road frontage to meet with the City's policy there. Other than that I am fine with it. I don't want to delay them moving forward. I am okay with them approving the fencing at Planning Commission as opposed to them coming back here again.

Mr. Serne- Matching the brick is nice and there was really a fairly nondescript building but you are making the most out of it and it is a great location. I think it will work fine. If there are no other questions or comments I will entertain a motion for Gill's Beverage.

Mrs. Milbrandt – I motion to accept the Recommendation of colors, materials, landscape and lighting, including the Pearl Road Corridor improvements for the proposed Gill's Beverage to be located at 11654 Pearl Road, PPN 392-26-002 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – When will you have your engineering plans complete?

Mr. Zarzycki – Probably in a couple of weeks.

Mrs. Oprea – When you are ready to get those in to Lori for her review I will place you on the next Planning Commission Agenda after that. She needs at least 2 weeks for review.

Mr. Zarzycki – Okay.

**DR. GAEBELEIN DDS/ LS Architects, Agent**

Recommendation of colors, materials, landscape and lighting for the proposed 633 SF addition to the current Dr. Gaebelein DDS building located at 17075 Pearl Road, PPN 397-10-003 zoned General Business.

Mr. Serne– Item Number Two, Gaebelein DDS. There was no representative present.

Mr. Smerigan – I am okay with the building but he needs to add the Pearl Road Corridor stuff.

Mr. Serne - We will just Table this until the next meeting. Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

*Dale Serne* /s/

Dale Serne, Chairman

*Carol M. Oprea* /s/

Carol M. Oprea, Administrative  
Assistant, Boards & Commissions

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Approved