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- a) Recommendation of the site, elevations, colors, materials, lighting and landscaping for Camden Woods, located on Prospect and Royalton Road, PPN's 393-15-008, 009, 010, 012, 013, 014, 002, 003, 004, 005, 006, 007 zoned R1-75.
- b) Recommendation of a 5' x 12' externally illuminated Ground Sign having black background and white copy for property located on Prospect and Royalton Road, PPN's 393-15-008, 009, 010, 012, 013, 014, 002, 003, 004, 005, 006, 007 zoned R1-75.

Mr. Serne– Item Number One, Camden Woods.

Mr. Hudak – Brendan Hudak with Adok.

Mr. Konczos – Kyle Konczos with Camden Woods.

Mr. Krebo – David Krebo with Adok.

Mr. Catan – Mike Catan.

Mr. Krebo – The proposal that we are working on right now is 82 units on the property. We will be having two entrances onto the property, one off of Rt. 82 and one off of Prospect. The corner lot is a commercial piece that will not be developed as part of this and right now we are proposing to have 6.4 acres of conservancy area, which is down along the creek area that runs along the bottom and another 4 acres of an undisturbed area that is going to come up into the property and the goal, it is a beautiful piece of property with the woods in the back and the terrain that comes down through her will make a very beautiful setting for the project. Coming in off the entrance drive here, we will come in with a cul de sac with units here and the drive will come all the way around and then a second cul de sac comes around to the end units here. One of the reasons we did that is it will also let the existing landscape come up into the property. The units are ranging in sizes and the images that we gave you typically we would want to go with a white siding with black trim and with some accent pieces, brick accents that come in around the front areas and the materials that we will be looking to use; the windows will be metal, the white brick will be this brick, the material for the trim itself would be painted black and our siding material will be this product here and it will basically be done vertical like a board and batten product that has a nice thickness to it. We do have a little bit of white trim in here as well as the front entrance sign with this brick with white lettering, white metal lettering on the black on the entrance sign.

Mr. Smerigan – So all the units will be exact same color scheme?

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Mr. Krebo – Yes, just varied in terms of the gable ends and the shakes there. On the units we have two-unit modules and three-unit modules so they vary in sizes as well as the larger and smaller gables.

Mr. Smerigan – What about your site lighting plan?

Mr. Krebo – The site lighting right now, we have lighting coming off of the garages and the buildings. So that is where we had our foot candle counts were just using the lights that were going to be mounted on the sides here, all the way through the units.

Mr. Smerigan – In your one photometric you show those foot candles going down to zero at the street but this is a public street, we can't have people on the sidewalk in the dark on a public street. If this were a private trail on private property that is one thing but I don't think you can do that with a public street. I think you are going to need some sort of lighting to make sure that those sidewalks are safe and I think we can do it with decorative poles or something other than conventional street lights. Conventional street lights will be ugly. I think you could do something that would be nice but I think you need something other than just the lights on the garage, I don't think you are going to get enough light for that being . . . like I said, if this was a private street it might be different but from the public street I think you are going to need something a little bit better than that.

Mr. Catan – We talked last time about coming off the garage, remember you mentioned that, but that doesn't work because it is zero, got it.

Mr. Smerigan – Yes, I don't think we are getting enough light is what the problem is.

Mr. Serne – People walking on the sidewalks.

Mr. Catan – And we don't want that so he will fix that.

Mr. Smerigan – It is just that the photometric shows it coming to zero at the street. Which means if I am walking on the sidewalk I've got nothing.

Mr. Catan – I understand.

Mr. Krebo – We wanted to make sure that there was no spillage.

Mr. Smerigan – I understand and it is always a problem. As soon as you put the lights in the people over here are going to complain. It is hard to win because you are going to get beaten both ways, but I think it is kind of critical for us that since it is a public street that the sidewalk be safe and it be lit. If you can do that with the coach lights that is fine

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but I don't know if you can without making them so bright that it gets to be silly at some point.

Mr. Krebo – We will go back and check, we erred on the side of trying to keep them down. But we can go back and look at that.

Mr. Smerigan – I understand but I think some sort of maybe, like I said, maybe its short but more decorative poles or maybe it is some sort of bollard lights that light the sidewalk, I don't care, I think it needs to be something though.

Mrs. Daley – Especially towards some of your open areas where you have the guest parking or the mailboxes.

Mr. Smerigan – I am okay with the way you are doing the entrance landscaping, I am okay with the landscaping around the clubhouse and in that area, I don't have any problem with that. I don't even have a problem with the foundation plantings. The one thing I didn't see in the plan was the buffer for Rt. 82 and I think that is kind of critical.

Mr. Catan – What we are trying to do there is not make it a big mound like a Ryan development. We are trying to figure out and we talked at the last meeting about what trees stay and go and once we know that then incorporate that. You may see a mound and a clump of big trees.

Mr. Smerigan – I don't think one big long mound necessarily is the way to go, I agree with you.

Mr. Catan – We didn't design it yet because we don't know what is coming and what is going. We want to save a lot of those.

Mrs. Milbrandt – What I would like to do is, before you apply for your tree clearing permit, I know you've already done your survey but I don't know exactly where your preservation areas are in that so once you come up with that we can look at it. Just be aware that once you start keeping groups, its better to keep them in larger groups of trees because you don't want to get the wind load because they don't have the root systems of trees that grow up in the open.

Mr. Catan – We will show you that. To me if you woke up you would have large groups of trees that would be in a landscape bed around it and make it look really cool instead of junk and then we have a few mounds somewhere, we just don't know where they are going yet.

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Mrs. Milbrandt – If you are going to do that I would highly recommend you come up with some kind of protection zone around the trees with fencing to minimize any type of running over or compaction and grading.

Mr. Smerigan – Are you going to do these little patios in the front? On your renderings you show them but on these plans you don't? I like them.

Mrs. Milbrandt – I like them too.

Mr. Serne – Yes.

Mr. Konczos – We did like them; the question is whether the budget can do them all too but they were basically taking that pad and marking that pad a little bit.

Mr. Smerigan – Well the thing I like about it quite frankly is, you have garage forward and you minimize that with our design and I appreciate that because I hate those projects where it is all garage forward and you pull in and all you see is garage doors all the way up and down the street. You've mitigated that some and I like that but I think having some of those would extend that softening of those garage fronts.

Mr. Krebo – We did work hard, we widened out the units, the wider you go instead of the units being narrower and only being the garage door and garage.

Mr. Smerigan – We appreciate that, I applaud you for that because I hate those ones that just have, all you see is the garage snouts all the way down the street. So you have softened that and I like that but there was just a discrepancy between the two.

Mr. Catan – So if we did that I don't think you could do every one. Would you be happy with 20% of them that had that?

Mr. Smerigan – Yes but I think it helps soften it

Mr. Catan – I agree.

Mr. Krebo – We were thinking about doing in sets of threes. Three-unit modules just to break up that piece..

Mr. Smerigan – I am okay with that.

Mr. Serne – It gives a little bit of distinction between the modules.

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Mr. Catan – The last thing we want is a Redwood project.

Mr. Smerigan – Exactly, that is what I am talking about.

Mr. Catan – You will not get one.

Mr. Smerigan – If you are going to do the whole thing black and white I have a little concern about doing the whole 80 some units identical and not having any variation. I am good with your design but I mean just in terms of it is kind of monotone in terms of the color.

Mr. Krebo – The vision behind that was, that is a very pretty site and we are trying to concentrate on the landscape as being that whole conservancy of that area and that land on there, even the buffers around it as being green with this simple thing sitting in the greenery.

Mr. Serne – When you drive down the road all you see is black and white. There are no trees out front, bushes.

Mr. Smerigan – The black brick, you are only using on the sign?

Mr. Krebo – Just on the sign.

Mr. Smerigan – I guess I would be a little more comfortable with the black and white if you do the patios out front because it creates some visual interest and some distinction between the units, so that they don't all just look identical. That is my only concern.

Mr. Catan – Have you done the same color scheme before somewhere that you could get pictures to these guys?

Mr. Krebo – You have to do the black trim on it, not necessarily. That is kind of its own look a little bit with black garage doors.

Mr. Smerigan – I like doing the black garage doors because it again makes recede and I think that is helpful.

Mr. Krebo – It has been a little while since I have been in there but Westfield has a garden home and those are all white, might have green shutters or something like that but it was very elegant.

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Mr. Catan – This is all you see in Florida now. Black and white, grey and white. So what is his marching order on that?

Mr. Smerigan – I am more comfortable with it if we do the front patios I am okay with the color scheme that creates the difference so I am good with your materials and colors including some of these front patios to generate that interest. I think you need to do something with some sort of decorative lighting besides just the garage lights and I think you need to work with Jennifer on what you are going to do with that . . .

Mr. Catan – We like your input on that. The buffer on Rt. 82 we want to be awesome.

Mr. Smerigan – I would like to see something cool there too. I am with you on that.

Mr. Catan – We've got a bunch of pictures of things that we want to do.

Mr. Smerigan – Another 6-foot mound is just another 6-foot mound.

Mr. Catan – We may have a few mounds somewhere.

Ms. Daley – Drainage problems and maintenance.

Mr. Smerigan – There are some things that people have done that are pretty cool. There is one in Beachwood where they did some little segments of fence with landscaping and the way I look at it is that it varies.

Mr. Catan – I don't know what it is going to be yet but we'll include everybody in. You hit it right on the head, it is not one big long mound with fences on the top and two pine trees.

Mr. Smerigan – I don't want to see that.

Mr. Catan – You are not going to see that.

Mr. Serne – You do have some color on the front, the doors are a different color.

Mr. Krebo – Yes, we are looking to try to bring in a wood tone on the doors.

Mr. Serne – I think bringing the patio up front softens it up a lot. Anything else?

Mr. Smerigan – No.

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Mrs. Daley – Anything on the sign? Just that you need to make sure your sign is 10 feet off the right-of-way on your site plan. I didn't notice anyone with any comments on the sign.

Mr. Smerigan – I didn't have any issues with it.

Mrs. Daley – I think it looks good, I like it.

Mrs. Milbrandt – That looks nice.

Mr. Smerigan – I think it looks nice, again you are doing the black and white thing. You are using the black brick and putting the white lettering on it but you are doing the reverse of the units. I think it is elegant the way it looks, it is nicely understated. I like the way you landscaped it too. I am fine with the clubhouse too.

Mrs. Milbrandt – My only concerns with the landscaping are your buffer zones are the sides were the buffer zones. You have some opportunities to plant some big trees but depending on how close, what you are going to keep and not going to keep is the biggest thing. It is a matter of you setting up the protection zone that is the biggest thing.

Mr. Smerigan – Each side of the cul de sac, what are you doing with that?

Mr. Krebo – They will have landscape too but we done that.

Mr. Catan – I thought we were doing some pavers inside so that the trucks . . .

Mr. Smerigan – I would recommend you do at least a little bit of pavers.

Mrs. Daley – Yes we talked about that, they will get rutted up.

Mrs. Milbrandt – Instead of landscape planting in there.

Mrs. Daley – At least 2 feet on the outside and then if you have room for landscape I would not have any problem with that.

Mrs. Milbrandt – My only comment is, I know going into some of our older developments and I am in there now, with the snow storms we've been having they have been mounding all the snow in the cul de sac so that usually gets ruined. So it would be ideal to put it around the perimeter.

Mr. Krebo – Leave landscape around there and leave that one.

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Mrs. Milbrandt – I hate seeing it not having anything but.

Mr. Catan – You could do one big maple in the center.

Mr. Smerigan – I am okay with that, I only ask because it was not addressed on the drawings. I agree with Jennifer they tend to get beaten up pretty good.

Mr. Catan – Well if there is anything that happens there will be more landscaping then what is on the plan once we figure it out.

Mrs. Milbrandt – Just make sure when you put your permit in for tree clearing you show me the preservation areas too.

Mr. Krebo – Will do.

Mr. Catan – So on the tree clearing, when can we do that?

Mrs. Milbrandt – After you get Planning Commission approval. You have to wait until the first week of October.

Mrs. Daley – We will work through that but you definitely have to wait until at least October just because of the Army Corp. Permit.

Mr. Catan – We talked just trying to clean it up.

Mrs. Daley – Yep.

Mr. Catan – Because we are going to tear all those houses down and at the same time we would like to clean it up a little bit, not clear the whole site.

Mrs. Daley – We will work together with that. We are coming up on to that in October anyway.

Mr. Catan – No problem, I forgot what we talked about.

Mr. Smerigan – You can get demo permits for those houses that is for sure.

Mr. Catan – Oh ya we will everyone should be out. What is the status of that?

Mr. Konczos – Ya there were a couple more that just closed a couple of days ago. I would say we are more than 50%.

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Mr. Serne – With the changes we made I think it makes a lot of sense, it will soften it up a little bit, specifically the fronts.

Mr. Smerigan – So we can table this and give them an opportunity to supplement the plans.

Mr. Catan – The only thing we are looking for sooner than later is some type of letter saying at least the streets are where they are going so that we can get this Army Corp thing going. If you say today that the streets are alright then we can overlay it.

Mrs. Daley – Ya and I have no problem with the site layout, I like the layout and where the drives are. We have been working with Davey on that one.

Mr. Smerigan – I don't see the street locations changing.

Mrs. Daley – I don't see that changing at all.

Mr. Krebo – Correct and that is the biggest thing is making sure that.

Mr. Catan – Once we submit it we can't change them. It would be a mess. Are we okay to do that?

Mrs. Daley – I don't see any reason why.

Mr. Catan – Do we need a letter? So now they can do that.

Mrs. Daley – We like the layout.

Mr. Smerigan – They can do their environmental, the roads aren't going to move.

Mr. Catan – Okay, we can submit that. That is a big thing

Mr. Krebo – Yes, that is a 4 to 6 months once it is submitted to getting all the approvals so we want to submit it.

Mrs. Daley – You can't throw a wrench in that half way through. I get it.

Mr. Catan – We will take your verbal approval instead of a letter.

Mr. Smerigan – I don't see any reason why it would.

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Mr. Catan – All kidding aside we have to get that going. Otherwise we will wait another month for this group.

Mr. Krebo – There are various wetlands around here and we are trying to minimize the impact to all that. With this layout working with the various consultants this is what works out best for the whole site.

Mrs. Daley – We ran it past the Fire Department and they looked at it, made some comments.

Mr. Catan – That is a big thing for us timing wise. Once we demo the houses we will come back and work on the tree clearing.

Mr. Smerigan – If there is nothing coming out of the administration that would require some adjustment to the streets, I don't see Planning Commission moving the street.

Mr. Catan – To your point, once we submit this it would be a kiss of death.

Mrs. Daley – Yes.

Mrs. Milbrandt – No additional comments. Are we going to table it?

Ms. Brill – You will not vote on it if you are going to table it.

Mr. Catan – Can you approve it based on him making the changes?

Mr. Smerigan – Well the issue is we don't have anything for the lighting so I don't know what we are approving. I think we have an understanding. I think for your protection too we should have something so that if someone says is this what you approved, she can go to her file and find it. The buffering I understand is going to be a little fluid.

Mr. Catan – So the open issue is the lighting.

Mr. Smerigan – The lighting and obviously you agreed to do some of these patios in various locations and you can at some point just shoot something the Carol that says these are the ones that we are going to do the front patio so that she has something.

Mr. Catan – And a lighting plan.

Mr. Smerigan – And a lighting plan.

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Mr. Krebo – Is there a foot candle that you would typically use for a sidewalk? Parking lot is like at 2 but usually a 1 or 2.

Mr. Smerigan – That way at least if you are coming back with some kind of decorative light we are seeing what that decorative light is. Obviously no way to do that here today but if you do the supplemental submission I don't know that you need to, we are not going to go through the whole again.

Mr. Catan – He will get you how many units have the patio and the new lighting with the new fixtures.

Mr. Konczos – The biggest thing and I want to make sure that he was clear on the foot candles for that lighting. The general lighting, I did not want it to be 10 when obviously we were shooting for 2 then we know where we need to be.

Mr. Krebo – Are you comfortable with 2?

Mr. Smerigan – I think so.

Ms. Brill – Is there a way to get something as far as a buffer plan? So that at Planning Commission if somebody is really concerned about it and we have had a lot of feedback on the site so that we can say we have addressed the buffering.

Mr. Smerigan – Again, we aren't trying to hold your feet to the fire here but you need to end up with something that is going to work for everybody.

Mr. Catan – What Carol is saying is that she is going to get beat up by all these residents because there is no plan, so let's put something on paper.

Mr. Smerigan – So let's table it for today and then we will let you supplement what you have given us and we will act on it. I think you understand where we are at.

Mr. Catan – Absolutely.

Mr. Smerigan – You should have a certain comfort coming out of today's meeting and we are not looking for any major changes.

Mr. Serne – Anything else? 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. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved