

MINUTES  
SITE PLAN REVIEW BOARD  
FEBRUARY 11, 2010

Call to order: 5:30 PM

**Members Present:**

Jay Carollo  
Tom Curley, Chair  
David Schulze, Vice-Chair

**Members Absent:**

Jane Bauer  
Claudia Flathers

Adjournment: 6:05 PM

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**1. Review and approval of minutes from 1/28/2010**

Approved as distributed

**2. 17 N. 1<sup>st</sup> St Sign**

**Motion to remove item from table:** Carollo 2<sup>nd</sup>: Schulze

**Motion Approved:** 3-0

**Motion to approve sign without guy wires:** Carollo

Carollo said he wanted this over-hanging sign to be supported fully by a wall-mounted bracket without guy wires. Schulze said the guy wires were not for vertical pressure but rather side pressure from the wind and unless the substrate was built for projecting signs it would not hold. Gordon Miller from Nagle Signs said the guy wires were also for side support and not gravity support. Carollo removed his motion.

**Motion to approve as presented:** Schulz 2<sup>nd</sup>: Curley

**Motion approved:** 2-1, with Carollo dissenting

**3. Discuss JBS site plan**

Staff showed the most recent site plan for the JBS freezer/warehouse addition. Schulze noted how this site plan was much more detailed than the last plan and was satisfied with the additions, including parking areas, defined earth berms, and fence. Staff asked about the Eastern sidewalk as required by code. Carollo said a sidewalk was not needed along the East property line because of the nature of the business and there was an intact sidewalk along the other side of the street.

Schulze said this change was acceptable because the Board of Adjustment has given final approval to the Board for this very reason. Staff told JBS they could remove half of the required fire lane if they provided adequate turn around but George McDonough from JBS said there was not enough space to do so. Current code requires all lanes to be paved and it would be up to P&Z to change that requirement. Staff noted JBS could pave the lane or construct it of permeable materials to blend in with the earth.

**Motion to approve as presented: Schulze 2<sup>nd</sup>: Carollo**

**Motion approved: 3-0**

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Roll call start: Carollo

**With no further business the Board adjourned.**

Respectfully submitted,

Stephen Troskey  
City Planner