



ACTION REPORT
DESIGN REVIEW BOARD
FEBRUARY 2, 2010
6:00PM

- 1) Call to order and Pledge
- 2) Introduction of Board Members
 - Members present: James Brown, Kathy Cook, Vince Pisano, Mark Mekes
- 3) Election of new officers
 - Deferred till March meeting due to Chair's absence
- 4) Approval of January action minutes
 - Deferred—not enough voting members present
- 5) **Building permit review:** 13000 Deerfield Parkway, Excide Technologies, solar panel installation
 - **Comments/discussion:**
 - Can the solar panels be seen from the street? No, but the tenant wants them to be visible from the interior parking lot for marketing purposes.
 - Highest point?—10'
 - Member : Feels that allowing the panels to be visible will set a bad precedent.
 - Member: Torn. How do we become a green city in a responsible way? The subject needs more interpretation.
 - Member: We should not start allowing these panels to be visible for marketing purposes which meets the definition of a sign, conveying a message or product. Roof signs are not permitted and of course the panels would exceed the allowable signage.
 - Applicant: A lot of value comes from marketing this product. Does it add or subtract from the aesthetic of the building.
 - Motion to defer vote until March meeting, Vince Pisano
 - 2nd: Jim Brown
 - Vote :4-0
 - Motion passed
- 6) **Courtesy review:** RZ10-01/VC10-01, 3105 Bethany Bend, Nathan Hendricks III
 - Request: To rezone from AG-1 (Agricultural) and C-1 (Community Business) to C-1 (Community Business) to develop a 2,400 square foot gas station with 5 pump islands at a density of 2,755.45 square feet per acre. The applicant is also requesting a concurrent variance to reduce the 20-foot landscape strip to 10 feet along Bethany Bend (Section 64-1090(a)).
 - Board's comments:
 - Screening dumpster. Applicant stated that he will extend the brick façade wall to 8' so it will parallel Highway 9.

- Roof canopy over pump islands should be pitched. Applicant stated that might be difficult with a non symmetrical canopy.
 - Did you consider an alternate design? The applicant stated that the canopy does not have to adhere to building setback, but the building does. The building would not fit into the setbacks.
 - This appears to be a remnant piece leftover from road improvements and the development does not fit on the property size.
- Staff received 10 emails from concerned Milton residents. See attached.

7) **Courtesy review:** V10-001, 13695 Highway 9, Christian City Church, Steve Bullen

- Request: To allow a reduction in the number of parking spaces required for a church (Article 18, Section 18.2.1).
 - No aesthetic changes to site.
 - Currently no weekly services; Sunday at 10:30-12:30
 - Approximately 150 members
 - Adjacent properties support using their lots for overflow parking
- Board's comments:
 - Traffic engineer worth its weight in gold; should be able to get some pretty good info from traffic study (time of use)
 - Possibly condition variance to time of use

8) Other business

9) Adjournment