MEMBERS PRESENT: Ms. Marino (arrived late), Mr. Stiffler, Mr. Lynch, Mr. Garrett (arrived late), Mr. Draughn, Mr. Gehman, Mr. Wolniewicz

OTHERS PRESENT: Ashley Gaver, Linda Menerey, Bobb Alloway, Connie Godwin, Craig Metz, Brad Kaplan, Jason Goodwin, Kathy Young, Oliver Holtzberry, Tom Stephens

APPROVAL OF THE MINUTES: November 13, 2019 meeting minutes were approved as submitted.

CITIZEN COMMENTS:

OLD BUSINESS:


   Oliver Holtzberry presented three different options of lighting on the sign: A) one made the letters on the sign light up, B) has either goose neck lights or a bar light shining on the sign, and C) has the sign on a white backer panel to minimize drill holes with the same light options from option B. The business would prefer option A.

   Motion By: Mr. Draughn 6-0 (Mr. Garrett refrained from voting, not present for presentation)  Conditions: Approved with conditions

NEW BUSINESS:

2. Exterior Plan/Landscape Plan: An Application for proposed building renovations to convert the existing Honda Motorsports to ‘Pre-Owned Car Sales & Services’ located at 630 Coleman’s Crossing Blvd in the SD1 (Special District One) zoning district.

   Jason Goodwin presented the application to the board. The major changes to the building will be all the red colors to black and different signage. Existing building is stucco and metal paneling. Applicant is considering either replacing paneling or painting over existing paneling. There are two driveway entrances that come into the campus, a section of green space will be removed to connect the driveways further back on the property.

   Motion By: Mr. Wolniewicz 7-0 Conditions: Approved
3. **Exterior Plan/Landscape Plan**: An application for a proposed new 14 acre multi-family development (Residences at Bethel Woods) located at parcel# 2900190800020 off West 5th Avenue behind roger Marketplace in a PUD (Planned Unit Development) zoning district.

Linda Menerey presented the application to the board. Epcon offers multi-family residence geared toward empty nesters that are downsizing. There are 2 products; detached homes and town homes. This is a one entry complex and has been working with fire department regarding fire access. There will be a path connecting to Macivor Woods park path. There are sidewalks on one side of the street, the internal loop. The HOA handles all snow removal of streets and sidewalks. There will be signage at the entrance of the gated community. The board would like to see a little more variety of trees throughout the community. Air-conditioning units at the entrance will be screened. There will be white vinyl fencing in between the town home units. They will have community mailboxes toward the entrance. The exterior architecture will have a European County design theme, with 4 different color schemes. There is some concern on the town homes with the garages being one after another, possible consider switching the layout of the two end units to break up the monotony.

**Motion By: Mr. Draughn  7-0  Conditions: Approved with conditions**

4. **Exterior Plan/Landscape Plan**: An application for a proposed expansion to the existing manufactured mobile home park (Hillcrest) located at 14200 Industrial Pkwy in the R-5 (High Density Multi-Family District) zoning district.

Brad Kaplan is presenting the application to the board. He has been working with city staff and the adjoining Nissin property on access management. Landscape plan will have ornamental, shade and evergreen trees staggered along the north end of the property line. The board asks for the complex to add 50-60 trees throughout the home park. Each lot will have two parking spots plus an additional 40 spots throughout the park for overflow parking. Lighting will have no effect on surrounding areas. Mailboxes are centrally located by the clubhouse. There will be no additional signage for the complex. Lot development will proceed as lots are rented.

**Motion By: Mr. Garrett  7-0  Conditions: Approved with conditions**

**DISCUSSION ITEMS:**

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

**ADJOURNMENT: 8:05 p.m.**