

**DRAFT
VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 15, 2005
EVENDALE MUNICIPAL BUILDING**

The regular November meeting of the Evendale Planning Commission was called to order by Chairperson Jim Guthrie at 6 PM on November 15, 2005 with the following persons present:

Susan VanAmerongen
Michael Schwartzman
Chris Schaefer, Council Representative
Dick Shaffer, Secretary
Jim Guthrie, Chairperson

Village Staff member present were Jack Cameron, Assistant to the Mayor, and James Jeffers, Village Engineer. A list of residents and interested parties will be attached to the final minutes as will the list of residents contiguous to the School property who were invited to attend. Ralph Terbruggen from the Village Architectural Review Board was also present.

NEW BUSINESS

1) Evendale Elementary School, 3940 Glendale Milford Road

Attending and representing the School presentation were Robin Wiley, Principal and Jeff Dodge from Cole Russell and Fanning Howey, Architects. Craig Abercrombie, Civil Engineer supported the Architects' presentation.

The plans submitted at this meeting were almost identical to those presented at the October 2004 EPC meeting during which the EPC granted a preliminary site review approval contingent upon resolution of several issues. The Project was suspended by the Princeton School District until this meeting where approval was requested.

The plan for construction, which will be on the existing property west of the current facility, will begin after bid out early next year with a completion date prior to the beginning of the '07 school year. As such students, who now number approximately 280, will not be displaced during construction.

There was considerable discussion regarding drainage of water from the property, saving existing trees were practical, the new entrance, disposition of the old entrance property, as well as other items. The new school plan calls for a single floor building with a roof height of 30 ft. and grade to top of the cupola of 49 ft. Parking spaces for approximately 120 vehicles at 10 ft. width parking spaces will be provided. The Applicant showed the materials to be used for the new building, including the brick color and roof shingles, which have a 40 yr. Warranty. Ms. Wiley stated that the number of buses supporting the School daily is 8 which is the current number. Only two of the buses currently use the Thornview entrance and these will most likely be rerouted so that all 8 buses enter from Glendale Milford. An estimated 30-50 cars enter the School property on a typical school

day. The new entrance will be west of the current one and will have a single lane entrance with two lanes for exit, of which one

will be right turn only. It was suggested that the traffic coming from the east travelling west have as much of a gradual right turn into the School as possible given existing properties. The entrance will be divided with a landscaped median. It was also suggested that school warning signs be utilized where possible to warn motorists and help the school buses' ingress and egress.

One of the comments from the Village architectural representative was a strong request to eliminate any Poplar trees from the plan and substitute something more substantial, like Red Sunset Maple. The Applicant agreed. The existing tornado warning siren will be retained on the property.

Jim Guthrie brought up Zoning Code issues of interest:

- a) Fencing---current fence is non-conforming due to chain link fences not being permitted in residential zoning. Since the exiting fencing will be retained where possible and new fencing will be minimal, it was agreed that the Village Staff will decide on this issue of permissible fencing.
- b) Outdoor recreation---this is a continuation of a non-conforming use.
- c) Entrance Sign---Village Zoning allows only a 9 sq. ft. size of sign instead of the 32 sq. ft. currently shown. This will have to be submitted to the Sign Variance Committee for recommended approval to Council.

On a motion by Chris Schaefer and second from Susan VanAmerongen the EPC recommended approval of the site plan for the new Evendale Elementary School by a 5 to zero vote subject to the Applicant satisfying the following conditions:

- + Submittal of a final site plan incorporating traffic routing layout, drainage, etc.
- + Landscaping details agreed to by the EPC (Village Architectural Review Board).
- + Incorporating existing trees, where practical, especially along adjacent property owners to the property, including the new entrance.
- + Moving the proposed trees in the entrance median to the sides to facilitate safety and maintenance concerns.
- + Obtaining a variance for the entrance sign from the Village.

The Applicant is hopeful of getting final approvals from the Village this year to begin the bidding process.

INTERNAL BUSINESS

The October 18 EPC draft minutes were approved on a motion by Michael Schwartzman and second by Chris Schaefer with a 5 vote yes to zero no votes.

Chris Schaefer made a motion to adjourn the meeting which was seconded by Dick Shaffer. The motion carried by a vote of 5 to zero and the meeting adjourned at 7:30 PM.

Jim Guthrie
Chairperson, Evendale Planning Commission

Attest:
Dick Shaffer
Secretary, Evendale Planning Commission