

7:00 o'clock p.m. Chairperson Martinek called the meeting of the Planning Commission to order.

**MEMBERS PRESENT:** Baron, Bland, Buechler, Crawford, Martinek

**MEMBERS ABSENT:** Mills, Rossow

**ALSO PRESENT:** Ken Montgomery, Kristy Jones

**VISITORS:** Emily Bernahl, Maureen Wegener, William Shanahan

Motion by Baron, supported by Martinek, to approve the agenda as printed and posted.  
Vote, Unanimous **MOTION APPROVED**

Motion by Bland, supported by Martinek, to approve the minutes from 6/10/14 as printed and posted.  
Vote, Unanimous **MOTION APPROVED**

**REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:** Crawford reports:

We just had a very successful Blue Water Cruise Weekend in the Township. Bike path repairs have been done as well as the Tennis Courts at North River Road have been resurfaced. The basement has been put in on the construction of the new Municipal Center. Keewahdin sanitary sewer project has begun. August 5<sup>th</sup> is a Primary election.

**REPORT FROM ZBA REPRESENTATIVE:** Buechler reports:

At the June 17<sup>th</sup> meeting a variance and a Class A designation for 5820 Lakeshore was on the agenda but tabled because the applicant was not present. Starbucks requested a sign variance but was denied. 3015 Sylvan was granted a 3ft side yard variance.

**CITIZENS WISHING TO ADDRESS THE BOARD**

NONE

**NEW BUSINESS:**

**ITEM #1: SITE PLAN APPROVAL, 4350 24<sup>th</sup> Avenue / 74-20-022-1001-030**

**APPLICANT:** Brian DeBenedittis, Rouse Properties, Inc., 1114 Avenue of the Americas, Suite 2800, New York, NY 10036-7703

**PROJECT:** Texas Roadhouse Restaurant

**REQUEST:** Site Plan Approval

**LOCATION:** Vacant Outlot of 4350 24<sup>th</sup> Avenue/Parcel between mall entrance & Red Lobster

**PARCEL #:** 74-20-022-1001-030

**APPLICANT PRESENTATION:**

Maureen Wegener, engineer for c2ae, representing Rouse Properties, reported that the prints before them have been reviewed by BMJ and have been recommended for approval.

Emily Bernahl, representing Greenberg Farrow, Architect Firm for Texas Roadhouse, said the look of the building and branding of the Texas Roadhouse is very important. The issues that were left to the Planning Commission to decide from Montgomery's report concerned LED lighting around the sign, which is part of the trademark look. As well as only having 30% front brick (the ordinance requires 50%), however, with the use of cedar, brick and metal again lead to the trademark look of Texas Roadhouse.

Ken Montgomery addressed his recommendations, there were twelve. The most notable, was the use of LED strip accent bands on the building near the sign.

**BOARD DISCUSSION:** Discussion and resolution revolved around the 12 items noted in Montgomery’s report (dated 7/2/14).

1. Connecting Sidewalk; Planning Commission concluded it should be labeled 6ft in width on the construction plans.
2. Exterior Building Lighting; Planning Commission concluded this lighting will be minimal and is acceptable on presented site plan.
3. Loading Zone; Planning Commission concluded its location on the presented site plan is acceptable.
4. Dumpster Enclosure; Planning Commission concluded the materials that will be used on the presented site plan is acceptable.
5. Screening of Mechanical Equipment; Planning Commission concluded that the line of sight and screening on the presented site plan is acceptable.
6. Signage; Planning Commission concluded the use of LED strip lighting around the sign on the presented site plan is acceptable.
7. Exterior Wall Building Materials; Planning Commission concluded that despite being only 30% brick (instead of 50% brick as our ordinance states) the use of cedar and brick is a “trademark” look for the chain and was acceptable on presented site plan.
8. Landscaping; Planning Commission concluded proper labeling be done on the final plans submitted.
9. Landscaping Easement; Planning Commission concluded this should be done before final plans are submitted.
10. Township Engineer will review and approve all utility, grading, drainage, and paving plans.
11. Irrigation Plan and Landscape Maintenance Plan; Planning Commission concluded that this plan and language should be provided on the final plans submitted.
12. Performance Guarantee; Planning Commission concluded this should be provided in full before construction begins.

Motion by Crawford, supported by Baron, to approve with conditions of Montgomery’s recommended action in his report dated 7/2/14 the site plan for Vacant Outlot of 4350 24<sup>th</sup> Avenue/Parcel between mall entrance & Red Lobster, (Texas Roadhouse Restaurant, 74-20-022-1001-030)

Roll Call Vote 5 / 0

Vote, Unanimous **MOTION APPROVED**

Motion by Baron, supported by Martinek, to adjourn. Time, 7:55 P.M.

Vote, Unanimous **MOTION APPROVED**