

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

September 7, 2005

7:00 PM

Present:	Dan Castle, Chairperson	Code Enforcement Officer, Bill Kramer
	Carol Smith	Deputy Clerk Treasurer Joyce Jezewski
	Randolph West	Eric Recoon, Benderson
	Daniel Bermingham	Melvin Rushing
	Michael Croft	

Absent: Mary Jo Crone
Lowell Dewey

Chairman Dan Castle called the meeting to order at 7:05 PM.

Motion was made by Carol Smith to approve the minutes of August 3, 2005 as amended.
Seconded by Daniel Bermingham and passed unanimously.

Starbucks, 160 Main Street

Melvin Rushing, representing Starbucks and Eric Recoon from Benderson Development reviewed their proposed changes on the development plan. Signage plans drawn to scale, along with the site concept plan were submitted to the planning commission for review (and as requested).

- The patio has been re-located
- There will be one sign on the south side of the building with illuminated letters
- An interior illuminated Starbuck's logo sign will be located under the clock
- A second interior illuminated Starbuck's logo sign will be located on the east side near the entry door.
- No signage will be facing the parking lot
- Signage will be in compliance with Village Code

Motion made by Carol Smith to approve the development plan and special permit application as amended and submitted to the planning commission on this date.

Seconded by Daniel Bermingham with Michael Croft voting Nay.

In support of their recommendation, the planning commission found:

- Revised plans were submitted without a drive through
- Position of patio was re-located as requested and seating is limited to 12
- Signage meets village code; number and size of signs were reduced

In opposition to the proposed plan, Mike Croft noted

- Concerns for limited parking over the long term for the plaza
- Trip generation numbers for fast food restaurants may not have been adequately accounted for

Based on the building departments calculations, there will be 33 available spaces left for the plaza for 11,147 square feet of unoccupied building retail space. The Village Board should note that this number is insufficient for build out of the remainder of the Plaza under the standard retail/professional office-parking ratio (1 space per 300 square feet). The lot is 5 spaces short of the required number for that development scenario. This requires that Benderson commit to development of a least some of the remaining space in the plaza as, for example, furniture store, which has a lower ratio (1 per 750 square feet).

Further, the Village Board should note that the Planning Commission has not performed a similar analysis of trip generation rates. No comparison has been made between the rates accepted for the revised site development plan and those that will be generated by the tenants so far proposed.

Proposed Light Law

The planning commission agreed that a lighting law needs to be in place to better assist in the review of development plan applications. However, the proposed law appeared to be vague in some areas. It was suggested that the light law be referred to the Village Attorney for review to determine applicability and ensure its enforceability.

Other Business

Discussions to change the planning commission meeting date from the 1st Wednesday of the month to the 2nd Wednesday of the month was tabled until all planning commission members are present.

The planning commission requested a meeting with the Village Board to discuss issues outlined in Kim LaMarche's memo of July 19th as it relates to parking and special permits as well as other items of general interest between the two boards.

Adjourn

Motion made by Carol Smith to adjourn the meeting at 9:15 p.m. Seconded by Mike Croft and unanimously carried.

Respectfully submitted,

Joyce M. Jezewski, CMC
Deputy Clerk Treasurer