

Mr. Allen asked about the staircase leading to Beachcliff Market Square on the east side of the property. He would like to reconcile what is at the top of the steps as shown on SK-6 with the landscaping plan. He said that the jog of the sidewalk seems to happen at a different point on those two plans and asked them to fix that. More discussion was had relating to making the landscaping consistent along the site.

Mr. Coyne said that more thought on the mound with the landscaping and the bench is needed but everything else has been touched on.

Mr. Bishop moved to open the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

There being nobody present from the public to speak to this item, Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

Mr. DeMarco moved to grant preliminary approval to WXZ Detroit Road Development, 19340 - 64 Detroit Rd., with the condition that they address the landscaping at the southwest corner of the site. The Planning Commission supports the variances that are required for parking setback in the northeast parking block and on the west property line. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

4. LATHER A SALON – 20000 Detroit Rd. – PUBLIC HEARING – Preliminary Review – Change of Use to a hair salon in a local business zoning district. Mr. Edward Delzani came forward to present the plan. Also present is property owner, Haley Delzani (via Facetime from vacation).

Mr. Bishop began by reviewing the interior floor plan. He asked about the processing chairs and how they operate. Ms. Delzani said that they don't put someone in a processing chair and then take another client for the styling chair. The Commission reviewed the number of styling chairs aloud with the applicant. It was determined that they only need 16 parking spaces because there are 8 chairs. It was acknowledged that there is a typo somewhere on the plan, which says that there are 9 chairs. He said that from the discussion, it sounds like all chairs will never be used at one time.

Parking spaces on the site plan were discussed. Mr. Delzani said that the applicant intends to park a car at each end of the former drive-thru. There is also a space being added where the light is being removed. Mr. Bishop said that space will be very awkward to be able to access because

he went there and observed that a car may not fit in that space because of the way it is positioned, so he would like it removed from the plan. He also asked for Polaris to note that the existing dumpster will be removed on the site plan. Regarding the guard rail on the north side of the property, Ms. Delzani said they would like to remove it, but asked to be able to get moved into the space and spend their time and resources on the interior before they make the back landscaping look significantly improved and more private. Mr. Bishop asked if 18 months is enough time to make the improvements to the north property line by removing the guardrail. The chimney will be removed to below the roofline because it is leaking.

The plans for the exterior of the building were discussed next. The applicant said that they are removing the dental molding and other window detail because it is all rotted. They want to minimize the trim and clean it up with a 1x8 Azek trim board. The front door is shown to be 8' tall with clear glass in the door. Mr. Bishop said that they will want to review the signage at the next Planning Commission meeting.

Mr. DeMarco said that there is not enough detail for him to know what the door will look like. He said that it is different than the windows that have grills inside of them. He would like to see consistency of detail all the way around the building. If grills will be in the windows, then they should consider putting them in the front door, as well. He likes the simpler scheme of the building without the dental molding. He is in favor of trimming the windows with maybe a 1x8 freeze board at the top and a 1x6 or 1x4 around the windows for some sort of frame. He is not in favor of white trim against a kind-of-white painted façade. He would like to see a color scheme either through a rendering or a color palette in imagery or simply paint swatches and material samples if possible so they can understand the color choices.

Discussion was had about the parking space being added to the north. Mr. Allen is concerned said he would prefer to leave it open and address it when they improve the landscaping at a later time. Mr. DeMarco agreed and said he would be in favor of a parking count variance for 15 spaces because he does not like the way this shows it is being solved for the purpose of one parking stall. Mr. Allen agrees with removing the proposed parking space where the pole sign was on the south edge of the site. Mr. Bishop said he would support a variance to eliminate one parking space because chairs are rented to stylists who can make their own hours and it has been established that all the chairs will never be used at one time. Ms. Delzani said she was planning on using landscaping to make an outdoor space for employees along the south side of the building and she has no problem blocking off the drive-thru aisle with planters on both ends. Mr. Coyne said he would like to see better elevations with more details regarding the trim and the finish package.

Mr. Bishop moved to open the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

Mr. Greg Mylett, adjacent property owner, came forward to ask about the setbacks and whether the 10' parking setback needs to be enforced for a change of use. Mr. Bishop said that with the

change of use, it is not considered a full development plan because the entire site is not being changed, including the existing parking lot. This is just a change of use, so the existing building and parking lot are grandfathered.

There being no other members of the public to speak to this item, Mr. Bishop moved to close the public hearing. Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

Mr. Bishop said that this project can move forward to the Design and Construction Board of Review.

Mr. Bishop moved to grant preliminary approval to Lather A Salon at 20000 Detroit Rd., conditioned on presentation of a final color palette, additional detail on the building itself and signage. The Planning Commission supports the variance for 15 spaces in lieu of the parking plan that was presented today. (The parking lot will remain in its current layout.) Mr. Allen seconded.

4 Ayes – 0 Nays
Passed

The meeting adjourned at 8:20 pm.

William Bishop, Chairman

Michael DeMarco, Vice-Chairman

Date: _____