

TECHNICAL REVIEW COMMITTEE MINUTES

REGULAR MEETING

Community Hall – 401 West Venice Avenue
Thursday, June 15, 2017 – 9:00 AM

I. CALL TO ORDER

Roger Clark called the meeting to order at 9:00AM.

II. ROLL CALL

Greg Schnieder, Building, Jack Stevenson from Fire Department, Mickey Healy from Utilities, Bob Moroni from Public Works, Roger Clark from Planning, Christina Rimes from Planning, Scott Pickett from Planning, and James Koenig from Planning. Also present Ed Hiber, AIA, Hibner & Levine and Associates.

III. NEW BUSINESS

Ed Hibner, AIA, Hibner & Levine and Associates, discussed a project at 219 West Venice Ave. that is a proposed demolition of the existing two-story building and proposed addition of a three-story building with retail on the first floor, dining on the second floor, and possible dining on the third level. Mr. Clark discussed the maximum height of 35 feet in the downtown historic district, and discussion ensued on a possible open air café on the roof.

Mr. Moroni discussed solid waste and recycling, issues that will arise because of the required five foot setback, possibly recessing the dumpster area, and the need for future tenants to share the solid waste area.

Mr. Veneziano discussed the purpose of the demolition and the Historic Preservation Board's interest in the building. Mr. Hibner indicated the integrity of the structure is poor. Mr. Clark suggested that the agent and applicant can appear before the Historic Preservation Board as a courtesy, but it is not required by code since the building is not listed on the local registry.

Discussion continued regarding the required sprinkler system, the existing utilities in the rear of the building, the required grease traps and sizes for restaurant use, the location of grease traps, the benefit of using third party to complete the survey of the adjacent properties, the adjacent buildings, any easements that may be necessary, and the four different measurements of height that should be included on the plans for the submittal

There was continued discussion regarding presenting the project to the Planning Commission and the Architectural Review Board, the proper authorizations for use of the right-of-way, the documentation of required parking, agent authorization, comprehensive plan consistency, and storage during construction of the project.

IV. TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS

There was discussion regarding the petition for the Treviso Grand Apartments, pre-annexation agreements, The Woods at Venice preliminary plat and new signs for pocket parks in the city.

V. ADJOURNMENT

The meeting was adjourned at 10:30 AM.