

Village of Peoria Heights Zoning Board of Appeals Meeting Minutes from September 18th, 2017

The meeting was called to order at 5:29 PM

Sarah DeVore called roll call. Upon roll call the following members were present: Rick Picl, Cathy Stevenson, Sarah DeVore, Craig Masters, Elizabeth Khazzam, Tessie Bucklar, and Mike Woo

Chairman Picl opened the floor up from comments from the audience; no comments were made

The second item on the agenda was a Public Hearing and recommendation on a site plan for a proposed expansion of Heritage Square located at 4450 N Prospect Rd. Kevin Sheilds approached the board at 5:32 PM. He gave history of the building and explained that it was planned to be a multi-phase project. Kevin is proposing to change the original plans to make the project more visibly appealing. He plans to incorporate more landscaping, have a trellis on the Marietta side (so the residents do not have to look at a big brick structure) and have 65 parking spaces on a concrete parking lot. The plans show that the first floor of the new development would have a walkway so that Heritage Square will be accessible from the Marietta side but the second floor in that same area will be connected. It will resemble the walk ways that are already on the Columbus side of the buildings.

The Board asked the following questions to Mr. Sheilds:

Will the new development try to keep the same soft "Old Fashioned Village" look like CVS has?

Mr. Sheilds stated that he wants to add more trees on the strip in between the Prospect Rd and the side walk. He is willing to do anything the village wants as far as the landscaping is concerned. He stated, he would like to move away from the New Orleans feel that the property currently has.

Will drainage be an issue with the new pavement being put in?

Mr. Sheilds stated that the original site plans done in 2004 do not coincide with new ordinances. Calculations were finished and given to the Peoria Heights Water Works department on September 18, 2017 and he is waiting to hear what the Village Works Department recommends and then he will change the site plans to accommodate the storm drains.

What is the vision for the new buildings?

Mr. Sheilds stated that the new wing will be heavily restaurant and retail space. He is hoping for at least two restaurants and a coffee shop. He wants the guest to be able to have a place to eat when they attend concerts at Heritage Square. The goal is to have a balance between upscale and casual. The goal would be to have 100% occupancy be retail space but sometimes the second floor is a hard sell for that so, there may be offices spaces on the second floor.

Will the new architecture be complementary to what is already there?

Mr Sheilds: Yes, we are using the same contractors as before and as many as the same materials as possible.

6:13 PM Chairman Picl asked if there were any questions from the audience

Jimmy Dylan asked about who would be building the new structures. Mr. Sheilds confirmed they will be using union labor due to quality of work and tight deadlines.

Craig Masters confirmed with the board and the audience that after questioning the neighbors that they are all very happy and is satisfied with the how the property is handled.

6:18 PM Chairman Picl Starts the fact finding. All 7 questions were answered with "Yes"

6:21 Craig Masters makes a motion to approve; Steve Woo seconds it

Elizabeth Khazzam sates that how do we guarantee the landscaping will be a softened look? Board discusses making an amendment to the motion, to come up with landscaping options for the village property. Mr. Sheilds is in agreeance. Board decided to not make an amendment to the site plans

6:25 PM Site Plan Voted on; all board member present voted in favor.

6:30 PM Approval of Site Plan grated

Meeting adjourned at 6:31 PM