

**I. CALL TO ORDER:**

The meeting was called to order at 7:36pm by Tom Baldoni, Chairperson.

**II. ROLL CALL:**

Present were Commissioners: Tom Baldoni, Joel Davies, Jennifer Russell, Jo Lynn Seifert, Rick Browne, and Laura Lemajeur. Commissioner Mike Camacho was absent. Also in attendance were Community Director Cathleen Tymoszenko and one (1) person in the audience.

**III. APPROVAL OF AGENDA:**

Commissioner Lemajeur moved to approve the agenda, and seconded by Commissioner Russell. The motion carried by unanimous roll call vote.

**IV. APPROVAL OF MINUTES:** Commissioner Russell moved to approve the agenda, and seconded by Commissioner Seifert. The motion carried by unanimous roll call vote.

**V. QUESTIONS FROM THE AUDIENCE:** There were none.

**VI. UNFINISHED BUSINESS:**

**Maxzone Auto Parts Corporation  
1201 Wesemann Drive  
Site Sign Elements**

Ben Baenen, Project Manager for Opus Development Corporation represented Maxone Auto Parts regarding the landscape and fence details. Mr. Baenen mentioned that the previous plans submitted were preliminary drawings and the drawings currently provides the details for the landscaping and lighting design. Mr. Baenen noted that the entrance will have a steel canopy with a clear glass top and pedestrian lighting underneath. There will also be security lighting around the parking lot, which will only shine on the parking lot of Maxzone Auto Parts.

Mr. Baenen provided the Commissioners with a sample paint color to illustrate the color detail on the building. The sign is green (corporate color) with the field being an off white, almost beige. The bottom of the building will be gray so that it blends in with the green and beige sign.

The landscape plans call for a significant amount of trees to what is already there as they are intending to line the perimeter and the front entrance to screen as much as the building as possible, but have yet to pick the exact location of the trees. There will also be an outdoor seating area with picnic tables for employee lunches and breaks.

Discussion was held regarding the fence, which will be a six foot high galvanized fence with a top rail, but no barb wire. Opus did not want a black fence as it stood out on the building facade. There will also be a rolling gate to allow access for the fire department and all emergency vehicles. The fence will be located around the loading area to protect the dock area of the facility. There are plans to shield and soften the fence with landscaping. It was noted that the residential property is located to the left of the industrial park and they can't see the building due to the current berm.

Discussion was held as to the multiple colors on the front entrance of the building and it was recommended that Mr. Baenen work with Maxzone to get the multiple colors used, not to look like striping.

It was noted that the building windows will be tinted gray with egress lighting (100 watt bulbs) over each door.

**MOTION:** Commissioner Lemajeur made a motion to approve the plans as presented. After a second by Commissioner Seifert, the motion carried by unanimous roll call vote.

**VII. NEW BUSINESS:** There were none.

**VIII. REPORT OF THE CHAIRMAN, COMMISSIONERS, STAFF:**

Chairperson Baldoni inquired as to whether or not there has been any movement on the parsonage roof and it was noted that an order has been place on the church.

Director Tymoszenko mentioned that the Spa Bleu sign has changed from what it has been in the past. She passed out an older photo which showed the sign with higher text and was off set, the color was lighter, and the letter "e" was also a different color.

Director Tymoszenko noted that Ladybug Lane has also changed their sign, but neither changes to the signs are of any significance.

Discussion was held regarding Steeple Chase. It was noted that they are looking to paint the building and replace windows. An inquiry was made as to the name and if there is any significance as the owner may be looking to change it. Discussion as to whether hardy board can be used for repairs to the building. The new prospective owners are working on a budget. The goal is to maintain the historical integrity of the building.

Brief discussion was held regarding the Duff House sign and it was noted that it needs to be removed in order for any repairs to be made.

**IX. STAFF REPORTS:** There were none.

**X. ADJOURNMENT:**

Commissioner Seifert moved for adjournment, and Commissioner Russell seconded the motion. The meeting adjourned at 8:44 p.m.

Christin Mangan  
Commission Secretary