



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Minutes Summary

Design Review Board

Wednesday, November 6, 2024

8:30 AM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

Also present:

Tom Di Tirro, City Planner

Renee Wilcox, Secretary

Olivia Muzi, Student Representative

Jack Pickett, Student Representative

Present 4 - Board Member John Dodovich, Board Member Matt Glassner, Board Member Tom Wartko, and Board Member Curtis Deibel

IV. Business Items

24-43 Serra Subaru

(K. Dylewski, CIVPRO Engineering, Inc.)

Location: 1089 Interstate Pkwy

Site Plan Review

Zoning: B-4

Attachments: [24-43 Serra Subaru DRB Staff Report](#)

[24-43 Serra Subaru site plan](#)

[24-43 Serra Subaru building elevations](#)

[24-43 Serra Subaru renderings](#)

[24-43 Serra Subaru landscape plan](#)

[24-43 Serra Subaru signage](#)

[24-43 Serra Subaru aerial map](#)

The representatives for this project were Keith Dylewski, Andrew Dylewski with CIVPRO Engineering and Jack Fougousse with Bloom General Contracting. K. Dylewski stated that this project is located at the old Regal Cinema location on Interstate Pkwy. and they will be demolishing the current building (which has been completed) and constructing a new 38,000 square foot building. A. Dylewski gave an overview of the project and how it will be laid out on the property.

Board member Glassner asked if the displays at the entrance are in the road right-of-way. A. Dylewski stated they go right up to the road right-of-way. Mr. Di Tirro stated that the displays are required to have a 10' setback from the road right-of-way.

Board member Dodovich asked if they would consider landbanking some of the parking spaces near I-77 on the northeast corner of the parking lot. A brief discussion ensued on landbanking parking spaces and reducing the pavement on the property.

City Engineer Pickett asked about post construction water quality on the site. There was a brief discussion on post construction stormwater quality and the regional basin that exists next to the site.

A. Dylewski went over the utilities on the building and how they are going to screen them from view. Board member Dodovich asked that they enhance the landscaping along I-77 to buffer vehicle inventory and overhead doors on the building. Some discussion ensued.

Mr. Fougrousse explained and showed samples of the materials the building will be constructed with and showed the board where they will be located on the structure. There was some discussion on the materials they presented and possibly switching some of it.

Board member Dodovich asked if they could provide an autoturn analysis to ensure accessibility/manuverability within the site for trash haulers and vehicle deliveries. Mr. Fougrousse stated they will provide one.

There was a brief discussion regarding adding pedestrian access to the site.

There was a motion made for a favorable recommendation to the Planning Commission with the following requirements; the northeast section of parking be landbanked, the southeast open space be used for stormwater quality post construction quality detention, the displays by the roadway be pushed back to a 10' setback off the right-of-way, the parking along the south be removed and the dumpster location be preserved, the property along I-77 be thoughtfully landscaped to create a foreground and screen potential parking and screen utilities, the type 4 material along the east and west side of the building be changed to the masonry product or use a finished metal in a different color, autoturn be provided and the pedestrian access to the site be accounted for in the event it becomes a requirement. The motion was seconded.
The vote was 5-0; the motion carried.

A motion was made by Board Member Dodovich, seconded by Board Member Glassner, to favorably recommend the project. The motion carried by the following vote:

Aye: 5 - Board Member Dodovich, Board Member Glassner, Board Member Wartko, Board Member Deibel and Wiethe

V. Unfinished Business

No report.

VI. Approval of Minutes

A motion was made by Board Member Dodovich and seconded by Board Member Wiethe to approve the meeting minutes as submitted. The motion failed by the following vote:

Aye: 4 - Board Member Dodovich, Board Member Glassner, Board Member Wartko and Board Member Deibel

Approval of the September 4, 2024 Meeting Minutes

VII. Director's Report

Mr. Wiethe gave a brief report.

VIII. Adjournment

The meeting was adjourned at 9:19 am.

****Once approved by the Design Review Board, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.**

Approved by:

John Dodovich, Chair

Date

Mindy Lawrence, Secretary

Date