



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Minutes Summary

Design Review Board

Wednesday, July 2, 2025

8:30 AM

Council Chambers

I. Call To Order

The meeting was called to order at 8:30 am by Chair Glassner.

II. Pledge of Allegiance

III. Roll Call

Also present:

Mindy Lawrence, Secretary

Izzy Scott, Planning Intern

Present 6 - Planning Director Wayne Wiethe, City Engineer Paul Pickett, Board Member John Dodovich, Board Member Matt Glassner, Board Member Tom Wartko, and Board Member Curtis Deibel

IV. Approval of Minutes

A motion was made by Board Member Wartko, seconded by Planning Director Wiethe, to approve the meeting minutes as submitted. The motion carried by the following vote:

Aye: 5 - Planning Director Wiethe, City Engineer Pickett, Board Member Glassner, Board Member Wartko and Board Member Deibel

Abstain: 1 - Board Member Dodovich

Approval of the May 7, 2025 Meeting Minutes

V. Business Items

25-24 Dunkin' Restaurant

(C. Anton, SLW Development)

Location: 3501 S. Arlington Road

Site Plan Review

Zoning: B-1

Attachments: [25-24 Dunkin Restaurant DRB Staff Report](#)[25-24 Dunkin Restaurant site plan](#)[25-24 Dunkin Restaurant elevations](#)[25-24 Dunkin Restaurant Landscape Plan](#)[25-24 Dunkin Restaurant Aerial Map](#)

The representative for this project was Brent Artman with Artman Engineering. they are proposing to construct a 2,600 square foot Dunkin Donuts on the northeast corner of S. Arlington Road and E. Turkeyfoot Lake Road. He showed the site plan and gave an overview of the layout of the site plan. The entrance will be off of S. Arlington Road on the south side of the parcel and exit on the north side of the site. The site will have sanitary sewer and public water. He explained the construction, materials and colors of the building and there will also be a walk in cooler in the back that will match the architecture of the building. There will also be a masonry trash enclosure that will match the building located in the rear portion of the property.

Chairman Glassner asked about the amount of parking spaces and if they would consider landbanking a few more spaces to help with traffic flow. Mr. Artman stated they typically like to have at least 25 parking spaces, the minimum they have had in the past is 22 or 23 spaces. Board Member Dodovich stated they are requesting to reduce or landbank the parking by three spaces. He stated the first three spaces on the south entrance when you pull in are what they would like to see landbanked. There was some discussion regarding landbanking those 3 particular spaces. There was also some discussion regarding a splitter island at the exit on the north side of the property.

Board Member Dodovich asked if the HVAC equipment on the rooftop will be properly screened. Mr. Artman stated that with the elevation changes you will not be able to see it from the ground. But if needed, they will screen it if it can be seen.

A motion was made for favorable recommendation to the Planning and Zoning Commission contingent upon hashing out (landbanking) the first three parking spaces as you enter the site. the motion was seconded.
the vote was 5-0; the motion carried.

A motion was made by Board Member Dodovich, seconded by Board Member Wartko, to conditionally approve the project. The motion carried by the following vote:

Aye: 6 - Planning Director Wiethe, City Engineer Pickett, Board Member Dodovich, Board Member Glassner, Board Member Wartko and Board Member Deibel

VI. Unfinished Business

No report.

VII. Adjournment

The meeting was adjourned at 8:52 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:

Matt Glassner, Chair

Date

Mindy Lawrence, Secretary

Date