



Meeting Minutes

Planning and Zoning Commission

Wednesday, December 18, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 7 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Andrew Margulies, Bill Habel, and Whitney Robbins

Absent 2 - Anthony Losurdo, and Oriana Van Someren

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Remove PZC 19-1-131 from the December 18, 2019 PZC agenda
2. Conduct the public hearing to consider variances related to proposed ground signs for the Westridge Court Shopping Center - PZC 19-1-099

PZC 19-1-099 - Westridge Court Shopping Center

Sara Kopinski, Planning Services Team, gave an overview of the request.

Andrew Scott, Attorney, spoke on behalf of the petitioner Brixmor Property Group. Brad Ratajczak and Andrew Balzar with Brixmor spoke stating the importance of signage for the shopping center.

Commissioner Bansal asked what the distance is between the north and south signs and if they will feature the same businesses. Mr. Ratajczak said they would not have the same tenants and Kopinski stated the distance is approximately 950'. Commissioner Bansal asked about the hardship for approval of north sign. Mr. Ratajczak stated the need is to provide signage to help improve visibility for the tenants.

Commissioner Bansal stated that he agrees with the petitioner finding there is a hardship on the property given the location of the property on Route 59 and Aurora Road.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow for the installation of 1 development identification sign at the southern entrance to the shopping center for the property located at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Athanikar, Bansal, Habel, Margulies, Robbins, Fessler, Hanson
Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow the East Aurora monument sign to remain on the subject property located at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler
Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow the West Aurora monument sign to remain on the subject property at 204 Route 59, Westridge Court Shopping Center.

Aye: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler
Absent: 2 - Losurdo, Van Someren

A motion was made by Habel and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-099, variances to allow for the installation of 1 monument sign at the northwest corner of the subject property located at 204 Route 59, Westridge Court Shopping Center.

Ayes: 7 - Robbins, Margulies, Habel, Bansal, Athanikar, Hanson, Fessler
Absent: 2 - Losurdo, Van Someren