

TOWN OF McCANDLESS
MINUTES – ZONING COMMITTEE MEETING
MARCH 14, 2016 TOWN HALL

CALL TO ORDER

The meeting was called to order at 7:33 p.m. by Committee Chairman McKim with the following in attendance: Committee members Aufman, Mertz, Powers, Walkauskas and LeDonne; Town Manager Cordek, Assistant Manager Ebner, Zoning Officer Betty, Marie Haller, Administrative Assistant and citizens as the sign-in sheet. Excused: Councilwoman Zachary

REVIEW SITE PLAN APPLICATION
McCANDLESS TOWN CENTER EAST

The Committee reviewed the site plan application for the McCandless Town Center Office Building located at 900 Providence Boulevard in McCandless Crossing East at the intersection of Providence Boulevard and Babcock Boulevard.

Councilman McKim provided an overview and noted this plan has been reviewed and recommended for approval by the Planning Commission.

Zoning Officer Betty reported the site plan has been reviewed twice by the Planning Commission and changes were made in accordance with input received by Town Administration and the Planning Commission. He discussed a large retaining wall that requires modification due to the topography in the McCandless Crossing Plan. The Fire Marshal requested an auto turn to be added to the plans to ensure emergency vehicles can circulate through parking lot.

Mr. Betty introduced Mark Michelini, Engineer (Site Design), Kevin Turkall, Architect (Building Design), Mark McDonald, Bob McGurk, Sam Rosenburg, Joe Bellissimo, all representing Adventure Championship Partnership and in attendance to provide information and answer questions about the submitted site plan.

Mr. Michelini reviewed drawings of the site plan. The proposed location of the office building is on Providence Boulevard. This plan is for a four story 55,444 square foot building. There will be one hundred eighty-five parking spaces, with 8 being ADA compliant. A large retaining wall and an aluminum fence will be installed. He discussed the utility and infiltration system and noted it will connect with the stormwater system at La Roche. The Landscaping and lighting plan was reviewed. The entrance will be lined up with the church entrance with parking to be separating located in two different areas, upper and lower. Directional signage will be added as requested by the Planning Commission.

Mr. Turkall reviewed the architectural design and reported there will be an approximate 14 foot grade change from the front to the back of the building. He reviewed the building materials which will incorporate a metal panel wall system with masonry steel and glass on the exterior. There will be elevator access to upper levels. He discussed plans to split the AC system into two units. Councilman Mertz suggested there should be screening installed to obscure the view of the unit.

Mr. Sam Roseburg of Inpax, a potential tenant for this building, plans to occupy the entire first floor and portion of the top floor. Established in 2003, Inpax is an academy of personal protection and self-defense which offers a full spectrum of personal security training for individuals, corporations, schools and security professionals. Training varies from unarmed defensive tactics, to tactical firearm instruction, corporate lunch & learn programs to faculty critical incident training. Programs are available in one-time seminars or ongoing courses.

The Committee and Mr. Roseburg discussed logistics of the facility. There will be an office, gym, classroom and a state of the art shooting range that includes a specialized air handling system which provides a safety contained environment. He discussed noise containment and screening of staff members. The range is subterranean and is designed to prevent sound from resonating outside of the building.

ADJOURNMENT

The meeting adjourned at 8:18 p.m.

Respectfully submitted,



Marie A. Haller, Administrative Assistant

TMC/mah