

Minutes Of An Amherstburg Municipal Council Special Meeting Held On Tuesday February 23, 2010 At 6:30 P.M. In Council Chambers

PRESENT:

Mayor Wayne Hurst
Deputy Mayor Robert Bailey
Councillor Rick Fryer
Councillor Robert (Bob) Pillon
Councillor John Sutton
Councillor William (Bill) Wark

ALSO PRESENT:

Pamela Malott, Chief Administrative Officer
Brenda Percy, Manager of Council & Leg. Services/Clerk
Jackie Hubbs, Manager of Development Services

Tony D'Alimonte
Joseph M. T. Passa, Architect, Passa Associates

ABSENT WITH NOTICE:

Councillor Rosa White (Vacation)
Lory Bratt, Planning Coordinator

Special Council meeting regarding the Proposed ZBA and OPA for Sandwich at Crownridge.

CALL TO ORDER

The Mayor called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

REPORTS OF MUNICIPAL OFFICERS

Report # 1

A report by Jackie Hubbs regarding the Proposed ZBA and OPA for Sandwich at Crownridge. Jackie Hubbs presented the report before Council. A copy of the report is attached hereto and forms an Addendum to these minutes.

Joseph Passa, Architect, Passa Associates provided a PowerPoint presentation outlining the proposal including building and site details.

COMMENTS FROM THE PUBLIC

Mr. Bill Long, 216 Crownridge Boulevard, Amherstburg questioned the height of the condominium and hotel buildings and expressed concern of the shadowing effect.

Mr. Vince Muoio, 217 Crownridge Boulevard, Amherstburg commented on traffic concerns and asked how far the entrance way is in conjunction to the avenue itself and what would be in place to discourage motorists from using Crownridge Boulevard. Jackie Hubbs advised that a traffic study would be conducted and reviewed to determine what factors could be put into place to lessen impact on Crownridge Boulevard and included in the site plan agreement.

Vince Muojo asked for clarification what would stop motorists from using Crownridge. There is substantial amount of traffic currently. The new Walmart has added to the traffic congestion. Jackie Hubbs reiterated that a traffic study would be prepared which would assist in finding solutions.

Paul Pajot, 210 Crownridge Boulevard, Amherstburg commented on the density of the project and associated traffic impact. He felt that the project is not suitable for this area. He also expressed concern of vehicles using Crownridge Boulevard as an access route.

Mr. Long sought clarification of the process involved and timeframe involved.

Paul Pajot sought clarification of the avenue available to citizens to appeal such project.

Scott Shuttleworth, 300 Ridgeview Place North, Amherstburg sought clarification of the buffer zones or fencing that the application is considering to use. He also commented on the busy traffic on this corner, particularly during morning and end of work hours.

Vince Muoio noted that he was not opposed to development but questioned the location of the proposal and asked if the developer had considered a different location. Tony D'Alimonte, 244 Heaton Street, Amherstburg explained the reason for choosing the site.

Mrs. Peggy Cozens, 483 Dalhousie Street, Amherstburg advised that she was representing her parents, Bruce and Joe Browning and expressed concern of the location of the project in relation to her parents home. She sought clarification of the placement of the driveways.

Mrs. Long felt that the proposal over balances the area and that the project is too heavy looking. She did not support the condominium. She did acknowledge that the Town needs a new hotel. The apartment building is far too high and should be located in the downtown area.

Mr. Long expressed concern of the density of the project and his properties depreciation as a result of the development.

Councillor Sutton sought clarification of the process and associated timeframes.

Deputy Mayor Bailey asked what opportunity there was for the public to review the studies and provide comments on those studies. Jackie Hubbs advised that the studies are used for the site plan which is not public process however, there will be a condominium proposal and that is a public process. The information would be available in the department.

Councillor Fryer sought clarification of timing allotted to the builder to make changes as per the studies. Jackie Hubbs advised that he studies are undertaken and used to develop the site plan.

Councillor Wark noted his concerns were for traffic and if it would be possible to implement a one way exit on the extreme north end of the property to mitigate some of the traffic on Crownridge Boulevard. Mr. Passa confirmed that it would be feasible.

Councillor Sutton moved, Councillor Wark seconded:

That Council receive the comments made at the public meeting in connection with the Proposed ZBA and OPA for Sandwich at Crownridge;

That the report by Jackie Hubbs, dated February 18, 2010 regarding the Proposed ZBA and OPA for Sandwich at Crownridge be received;

And further that Administration be directed to prepare the necessary zoning by-law amendment to be brought forward to Council at the next available public Council Meeting.

Councillor Pillon asked that Council be assured that the residents get opportunity to voice their opinions and concerns again.

The Mayor put the Motion.

Motion Carried

BY-LAWS

Confirmatory By-Law

Deputy Mayor Bailey moved, Councillor Sutton seconded:

That By-Law 2010- 23 being a By-Law to confirm all resolutions of the Municipal Council Meeting held on February 23, 2010 at 6:30 PM be taken as having been read a first, second and third time, be finally passed and the Mayor and the Clerk be authorized to sign same and affix the Corporate Seal thereto.

The Mayor put the Motion.

Motion Carried

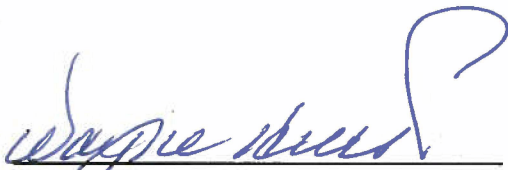
ADJOURNMENT

Councillor Sutton moved, Deputy Mayor Bailey seconded:

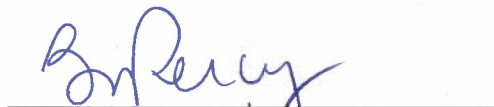
That Council rise and adjourn at 7:30 P.M.

The Mayor put the Motion.

Motion Carried



Wayne Hurst, Mayor



Brenda M. Percy, Clerk

PUBLIC MEETING ATTENDANCE RECORD

Date: Tuesday, February 23 at 6:30pm




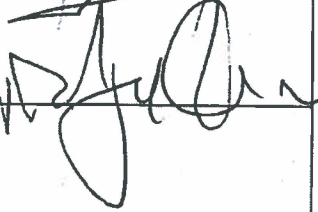
Sandwich at Crownridge - Proposed ZBA and OPE - Condo/Hotel

NAME (please print clearly)	ADDRESS and PHONE # (please print clearly)	SIGNATURE
Brinton	FARMER HOTEL	736-5431
Vince Muoio	217 CROWN RIDGE 736-7233	<i>Vince Muoio</i>
William Long	216 "	<i>Wm. Long</i>
Rui Long	" "	<i>Rui Long</i>
Rick	255 J. P. A.	
Rick	951 J. P. A.	
Willa Peterson	308 RIDGEVIEW DR	<i>Willa Peterson</i>
K. A. Paul	210 CROWN RIDGE AVE	<i>K. A. Paul</i>
Peggy Cozens	483 Dalhousie St. 59736-4969	<i>Peggy Cozens</i>
Ann Marie Slipchak	133 Ironwood Dr 736-0448	<i>Ann Marie Slipchak</i>
Michael Slipchak	133 Ironwood Dr 736-0448	

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NAME (please print clearly)	ADDRESS and PHONE # (please print clearly)	SIGNATURE
Scott Shuttlesworth	300 Ridgeway Pl. N. Amherstburg	
Tony D'Almonde	244 Heaton St Amherstburg,	
BERT COZENS	483 DeLHousie	
Rod Goftman	102 Louis Jordan	

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NAME (please print clearly)	ADDRESS and PHONE # (please print clearly)	SIGNATURE
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JAMES KIATT	405 McLELLAN 736-9756	
JOE PASSA.	PASSA ARCHITECTS, WINDSOR	
	 <p>Passa Associates ARCHITECTS Architecture • Green Building • Institutional • Commercial • Residential</p>	
	<p>www.passa.ca Joseph M.-T. Passa OAA, MRAIC, LEED AP, Architect Canada Building, 802-374 Ouellette Avenue, Windsor, ON Canada, N9A 1A8 T (519) 252-0775 F (519) 252-8559 E joseph@passa.ca C (519) 980-9889</p>	

