



DRAFT ARB ACTION MEMO / MINUTES

Date: July 6, 2026

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Absent
Frank Stoner: Absent
Taro Matsuno: Present
Dade Van Der Werf: Present

Staff:

Margaret Maliszewski

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA:

a. Approval of Minutes: June 15, 2026

Motion: Mr. Henningsen moved for approval of the Consent Agenda.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 3:0. (Hancock and Stoner absent)

REGULAR REVIEW ITEMS:

a. ARB-2026-00008 – Vet Emergency Group Shell Building - Final

Location: North corner of the intersection of Hydraulic Road and Swanson Drive

Proposal: To construct a veterinary clinic with associated site improvements.

Staff: Margaret Maliszewski

Representative: Juanita Li, Bob Pineo, Design Develop LLC

Margaret Maliszewski summarized the staff report in a Power Point presentation. ARB members had no questions for staff. Juanita Li (Design Develop) explained how they had addressed each of the recommendations in the staff report. Mr. Van Der Werf commented on the proximity of the existing freestanding shopping center sign to the new development and potential future wall signs. No members

of the public were present to speak about the application. In discussion, ARB members agreed that the applicant had addressed all questions/issues.

Motion: Mr. Henningsen moved for approval of the Certificate of Appropriateness for ARB-2026-00008 – Vet Emergency Group Shell Building with the conditions listed in the staff report:

1. Revise the site plan to show planting area and plant selections for the green screens.
2. Add the lighting information to the site plan amendment drawings. Provide a luminaire schedule that shows conformity with the Entrance Corridor lighting guidelines.
3. Revise the lighting plan to show that all proposed fixtures will have a color temperature of 3000K.
4. Correct the site plan to show the full extent of the existing Arborvitae.
5. Provide additional information in the site plan to show the extent of Arborvitae trimming and how the trimming will result in an appropriate appearance for the trees as viewed from the EC.
6. Revise the Landscape Schedule to include planting sizes for the Cherry Laurel (24”) and Serviceberry.
7. Note that wall signs cannot be approved until Stonefield Comprehensive Sign Plan is revised to include the new building.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Hancock and Stoner absent)

b. ARB-2026-00010 Med Square Ambulatory Surgery Center - Final

Location: Approximately 600’ south of the Route 250 East/State Farm Blvd. intersection

Proposal: To construct a new approximately 18,500 sq. ft. single story building that will function as a gastroenterology clinic and ambulatory surgery center, along with associated site improvements.

Staff: Margaret Maliszewski

Representative: Shannon Drake/Rola Khoury-Schuster, Woolpert

Margaret Maliszewski summarized the staff report in a Power Point presentation. ARB members had no questions for staff. Rola Khoury-Schuster (Woolpert) summarized the proposal and revisions for the ARB. ARB members thanked her for the additional visualizations and the information on the internal design review (which resulted in approval). Mr. Van Der Werf asked about using gables or dormers instead of shed roofs, noting that the coordination of roof elements in the view from the southeast was not as clear. Mr. Matsuno confirmed that the rooftop equipment would be screened. Shannon Drake (Woolpert) addressed the board virtually. He said that the imagery had not been completely developed, and that the pitch and tone of the roof forms could be adjusted to address the ARB’s concerns. No members of the public were present to speak about the application. In discussion, ARB members noted their appreciation for the additional illustrations and discussed whether the roof form comment should be a recommendation or a requirement, finally deciding on a recommendation.

Motion: Mr. Henningsen moved for approval of the Certificate of Appropriateness for ARB-2026-00010 Med Square Ambulatory Surgery Center Final with the conditions listed in the staff report:

1. Consider revising the design of rooftop elements to increase coordination.
2. Add the standard mechanical equipment note to the architectural drawings. “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
3. Revise the lighting plan to show that all fixtures will have a color temperature of 3000K.

4. Revise the luminaire schedule to show coordinated colors/finishes for the fixtures and poles.
5. Revise the lighting plan to coordinate with the revised ambulance drop-off layout.
6. Add the standard lighting note to the plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."
7. In the plant schedules, change *Myrica cerifera* to *Morella cerifera*.
8. Update the site plan set with all proposed site layout changes.
9. A connection to the walking trail is recommended.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 3:0. (Hancock and Stoner absent)

WORK SESSION: None.

OTHER BUSINESS

- a. **Other items from staff or ARB members:** Staff noted that an email would be sent asking for availability for meetings throughout the remainder of the summer.
- b. **Next ARB Meeting:** Monday, July 13, 2026, 1:00 PM – Lane Auditorium
Mr. Matsuno said that he would not be available for the July 13 or July 27 meetings.

ADJOURNMENT

The meeting was adjourned at 1:49 p.m. to the next ARB meeting on Monday, July 13, 2026, at 1:00 p.m.