

Peninsula

Village Dental
Planning Commission

Nick Sugar
City Planner

November 25, 2025

Dear Nick,

The Village Dental building addition and landscape work has been revised based on the comments made during the previous Planning Commission meeting.

Additional images/drawings have been added to the drawing set to highlight the existing floor plan, renderings, presedent images of surrounding homes, and diagrams of the current flow of travel for deliveries, repairs, and replacements,. The stairs to the new addition have been revised to remove the portion that extended into the city right of way. The interior stairs have also been adjusted for easier flow throughout the addition.

A meeting on site with the Owner, Architect, City Planner, and City Arborist was conducted on Friday, November 14, 2025. The meeting lead to further changes to the site landscaping per the recommendations of the Arborist. To aid in the health of the tree, a 10' mulch bed will be installed from the side walk and the proposed paver patio will be removed. Additional preservation measures were proposed, including air spading the existing root balls that will be encountered during construction. The Arborist confirmed that they would be on site to monitor the construction. The Arborist confirmed that they would provide a report of additional methods to preserve the tree as much as possible before, during, and after construction.

It was suggested by PC that the addition be detached and moved further east towards the property line. This item was discussed with the Arborist, and this option was not advised as it would closer to the tree's existing root 9' structure.

Sincerely,



Joseph Matava
Principal – Director of Design



Peninsula

Village Dental
Planning Commission

Nick Sugar
City Planner

December 18, 2025

Dear Nick,

The Village Dental building addition and landscape work has been revised based on the comments made during the previous Planning Commission Meeting and on site with the Arborist, City Planner, and Owners.

The bioretention area has been revised based on the recommendations from the City Engineer. A 10' bed of mulch will be installed in front of the existing red oak. The Arborist recommended some procedures that should be followed before, during, and after construction:

1. Expose roots just outside limits of disturbance with air knife and prune roots with saw; backfill promptly to avoid desiccation. Work to be performed by Certified Arborist between November 1st and March 1st, while soil is friable (not frozen).
2. Install semi-permanent tree preservation fence at limits of disturbance. No cuts/fills, storage, stockpile of material, heavy equipment, vehicles, or otherwise utilization of this space for the duration of this project. Exceptions will be made for planting of dogwood trees (by hand) and removal of retaining wall (by hand).
3. Deep root fertilization of low-nitrogen fertilizer and phosphorus acid fertilizer (Forti-phite) underneath dripline of canopy within TPZ. Fertilization to take place between November 1st and March 1st. This work is to be performed by Certified Arborist.
4. Soil cultivation of 6 foot radius around root flare with air knife; amend with bio-char, organic mulch, arborist wood chips, and C20 Soil Builder. This work is to be done between November 1st and March 1st. Arborist wood chips may be replaced with regular mulch after period of 1 year. This work is to be performed by Certified Arborist.
5. Pruning of tree to clear proposed structure to be done between October 15th and April 15th to avoid risk of Oak Wilt infection. Pruning shall be minimal and limited to what is necessary to clear tree from proposed structure and to be done by Certified Arborist.
6. During and after construction, the area underneath the dripline of tree shall be irrigated deeply and infrequently with appropriate amount of water (~1 inch per week) during times of drought throughout growing season and continue until tree has adjusted to any root loss, for a period of 3-5 years.

All work that is subject to the inspection of the City Arborist.

Sincerely,



Elizabeth Swearingen
Designer



Plans for Usage

First floor - multi-function to serve as consultation room and board room

1. Outfitted with TV and conference table or large desk to consult patients on large treatment plans without breaching HIPPA. Currently dental meetings with staff and dental representatives take place in the apartment living room on the second floor or in the waiting room.
2. Garage - to store dental materials, trash cans, lawn equipment (including, but not limited to; lawn mower, edger, leaf blower

Second floor:

1. Two large office spaces - One office to be shared by all 3 doctors and the second office to be for the office manager. Office manager needs to have access to multiple monitors as well as extensive paper filing system. Office manager has been kept to a small room for the past 10 years. We are hoping to give her a larger space.

This space is proposed to serve the operations of our dental practice and to give the doctors a space in which they can set up an office space they haven't previously been able to. Dental supply storage consists of storing much more than just dental chairs. We need the garage space and will fill a garage space with the disposables and materials that used daily to perform dental treatment.

Our building cannot ever be converted into an Airbnb or VRBO property as we have to maintain HIPPA confidentiality as well as the integrity of our expensive dental equipment and materials.