

**MACEDONIA PLANNING COMMISSION
FEBRUARY 8, 2021
VIRTUAL
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:40 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Schiavone, Mr. Roberts, Mr. Cox, and Mr. Velotta.

Mayor: Nick Molnar

City Planner: Brian Frantz

City Engineer: Joe Gigliotti

Building Commissioner: Bob Rodic

APPROVAL OF THE JANUARY 11, 2021 PLANNING COMMISSION MEETING MINUTES.

Mr. Cox motioned to approve, Mr. Roberts seconded, and all were in favor.

PROPOSED APPROVAL OF FINAL REVIEW FOR RENOVATION OF THE STEAK & SHAKE BUILDING FOR RAISING CANES'S CHICKEN FINGERS RESTAURANT LOCATED AT 597 E. AURORA RD.

Mr. Gatliff with OLIO Development was present. Mr. Frantz made his comments. Mr. Roberts questioned if it is acceptable to have the large brick area with no decoration on the west elevation? Mr. Frantz commented that a brick feature that could be done. Mr. Gatliff went through and clarified some of Mr. Frantz's comments. They are removing the existing EFIS or stucco underneath the canopies. The EFIS can be seen on the east side on the existing location. That was changed to remove the EFIS and provide the hearty plank siding. Mr. Frantz commented that it is a big improvement. Also, that they did find a compatible brick that matches and will be using it on the new towers. Mr. Gatliff said he would like to keep the drive isle at 15 ft if possible. There was much discussion of the number #1 on the east side of the entrance door. Mr. Gatliff stated that the side property lines do exceed the one ft candle and that a shrouding device will be put on the light fixture to assure compliance with the 1ft. candle requirements. There was then discussion of the #1 on the south building elevation. Mr. Frantz pointed out that the #1 is a sign per the Macedonia code. Mr. Roberts asked if it was three dimensional? Mr. Gatliff said it can be multiple ways, and that it would be applied after the brick. Mr. Cox asked if they could defer this to when it is proposed. Mr. Gatliff agreed that it can be addressed when they come back to the Planning Commission with the signage proposal, but asked if it were a different color brick, would it still be considered a sign? Mr. Frantz stated that he would like to do a little more research. Mr. Gigliotti stated that from an engineering view the traffic plan is proper and the right-in entrance is the right move. If there is too much stacking it could block the traffic and could cause an internal traffic flow problem. Mr. Gatliff replied that they understand that, and it is a concern, and they are working with their operations team. Typically, the busiest time is the first few weeks, and the team meets with adjacent property owners, and encourages pick up, and they do employ off-duty police officers to help facilitate the traffic flow during the first few weeks. Mr. Gatliff commented that they would like to not have the muntin's and are replacing all the windows and the entire window opening. Mr. Frantz commented that the muntin's are mentioned in the code but not required and that the applicant has introduced other distinguishable western reserve architectural features and the muntin's are not necessary. Mr. Cox motioned to conditionally approve the request for final site plan approval subject to the BZA approval of the parking and the drive isle variances, and final administrative review and approval of revised site plan based on the consultant's recommendations: The City Planner, the City

Architectural Advisor, and the City Engineer. Mr. Velotta seconded, and Mr. Schiavone and Mr. Roberts agreed Mr. Westbrooks abstained

ADJOURNMENT:

Mr. Schiavone motioned to adjourn at approximately 6:45 p.m., Mr. Roberts seconded, Mr. Velotta and Mr. Cox agreed.