

**MACEDONIA PLANNING COMMISSION
MEETING AGENDA
SEPTEMBER 18, 2023**

Location: Macedonia City Hall
Council Chambers
9691 Valley View road
Macedonia, Ohio 44056

Time: 5:30 P.M.

Call to Order

Roll Call:

- Mr. Westbrooks
- Mr. Roberts
- Mr. Cox
- Mr. Wallenhorst
- Ms. Meske

Approval of the August 21, 2023 minutes.

Agenda Items:

- 1) Mr. Briola with North Coast Sign and Lighting Services is proposing signage for Crumbl Cookie located at 509 E. Aurora Rd.

Jim Briola
North Coast Sign and Lighting Services
310 N. Broadway St.
Medina, Oh 44256
330-723-2376
jim@signandlight.com

- 2) Ms. Borkowski with Red Architects is proposing exterior elevation remodel and refresh for Arby's located at 683 E. Aurora Rd.

Briana Borkowski
Red Architects
589 W. Nationwide Blvd, Suite B
Columbus, Oh 43215
614-487-8770
bborkowski@redarchitects.com

- 3) Mr. Coblentz with Coblentz Homes is proposing parking & landscaping plan for 585 E. Highland Rd.

Chris Coblentz
Coblentz Homes
6770 Richard Rd.
Boston Heights, Oh 44236
216-402-5524
Chris@coblentzhomes.com

Miscellaneous:

Adjournment

Tabled Item:

03/20/2023 Proposed preliminary plan approval for a new hotel located at 20 Girl Scout Way.
04/17/2023 Proposed Trucking School located at 9426 Freeway Dr.

Continued Items:

08/21/2023 Proposed exterior elevation remodel for Arby's located at 683 E. Aurora Rd.

The next regularly scheduled meeting is set for September 18, 2023
All requests & documentation for the Planning Commission must be submitted by August 25, 2023
Tabled items will be removed after one (1) year of inactivity.

**MACEDONIA PLANNING COMMISSION
AUGUST 21, 2023
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:30 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske
City Planner: Mr. Frantz
City Fire Inspector: Mr. Kalish
Building Commissioner: Mr. Rodic

APPROVAL OF THE JULY 17, 2023 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR OHIO HEARING & AUDIOLOGY LOATED AT 640 E. Aurora Rd. Unit C.

Mr. Lange with Signarama was present. Mr. Frantz made his comments. Mr. Lange agreed with Mr. Frantz's comments and submitted a revised plan. Mr. Westbrooks motioned to approve the revised plans that were submitted at the meeting (08/21/2023). Mr. Wallenhorst seconded and all were in favor.

PROPOSED SIGNAGE FOR ANY LAB TEST NOW LOCATED AT 8210 MACEDONIA COMMONS BLVD. UNIT #68.

Mr. Pietro was present. Mr. Frantz made his comments. The color Olympic Blue was discussed. Mr. Westbrooks motioned to approve the revised plans that were submitted at the meeting (08/21/2023) including the color Olympic Blue. Mr. Wallenhorst seconded and all were in favor.

Mr. Westbrooks motioned to amend the agenda so the Arby's proposal could be heard (Papa Smokes applicant was not present at the time); Mr. Roberts seconded and all were in favor.

PROPOSED EXTERIOR ELEVATION REMODEL AND REFRESH FOR ARBY'S LOCATED AT 683 E. AURORA RD.

Mr. Thompson was present. Mr. Frantz made his comments. The awnings and the red band around the building were discussed. Mr. Frantz suggested submitting exterior plans only. Mr. Westbrooks motioned to continue the proposal to the September 18, 2023 Planning Commission meeting. Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR PAPA SMOKES LOCATED AT 507 E. AURORA RD.

Mr. Dure was present. Mr. Frantz made his comments. It was discovered that the plans submitted were for a different space in the plaza location; Mr. Dure commented that the signage would be the same for the actual space. There was discussion of the size of the signage and Mr. Frantz suggested BZA if a variance would be needed. Mr. Westbrooks motioned to approve the signage with administrative review for size compliance. Mr. Roberts seconded and all were in favor.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 6:15 p.m. Mr. Cox seconded, and all were in favor.

ADMITTED
JAMES BURNS

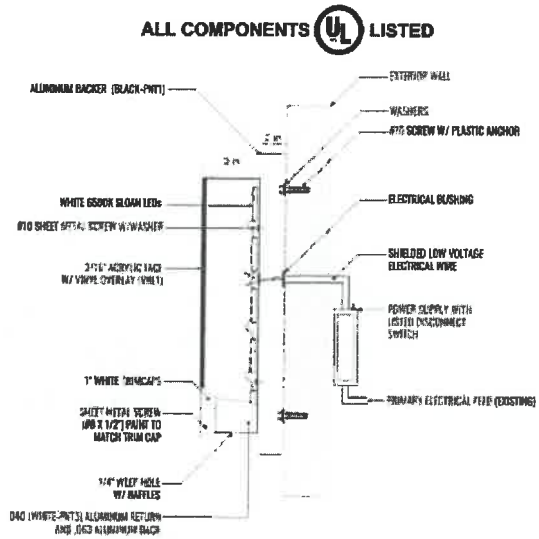
Partner



1.1 FRONT LIT CHANNEL LETTERS ON BACKER - FRONT
Scale : 1/2" = 1'-0"

- 3" THICK FRONT LIT CHANNEL LETTERS WITH VINYL OVERLAY (VNL1)
 - 3/16" ACRYLIC FACE
 - WHITE TRIM CAPS
 - .040 ALUMINUM RETURNS | .063 ALUMINUM BACKS (WHITE-PNT3)
 - WHITE 6500K SLOAN LEDS
 - 2" THICK ALUMINUM BACKER (BLACK-PNT1)
- FRONTAGE: 32' - 0"

- COLOR SCHEDULE**
- MATTHEWS BLACK (PNT1)
 - VINYL - 3M OPAQUE BLACK (VNL1)
 - MATTHEWS WHITE (PNT3)



**** ALL BOLTS AND SCREWS ARE STAINLESS STEEL ****



Channel Letter Color Reference

1.2 MOUNTING DETAIL
Scale : NTS



1.3 FRONT ELEVATION - FRONT
Scale : 3/16" = 1'-0"



NIGHT SIMULATION

SIGN WILL REQUIRE IT'S OWN 110V/120V/240 AMP DEDICATED CIRCUIT PROVIDED BY OTHERS WITHIN 6" OF THE SIGN AREA AND ON A TIMER AND FOR PHOTOCELL (DEPENDING ON LOCAL SIGN REQUIREMENTS). IF NO ELECTRICAL IS PRESENT AT THE TIME OF INSTALLATION, A WHIP WILL BE LEFT FOR OTHERS TO HOOK UP.



SIGN DESIGN LAB
PROJECT INFORMATION
COMPANY & LOCATION
Crumbl Cookies
509 E. Aurora Rd
Macedonia, OH 44056

OVERVIEW
Exterior Signage
DATE: 07/06/23
PROJECT #: SDLP3830
DESIGNER: TMC

REVISIONS

APPROVAL
 APPROVED WITH NO CHANGES
 APPROVED WITH CHANGES AS NOTED
 REVISE AS NOTED AND RESUBMIT

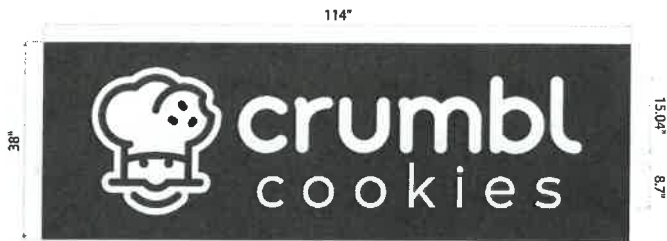
Signature _____ Date _____

DESIGN
A02
SHEET

01 of 03

All original ideas, designs and signage remain the property of Sign Design Lab unless paid in full.

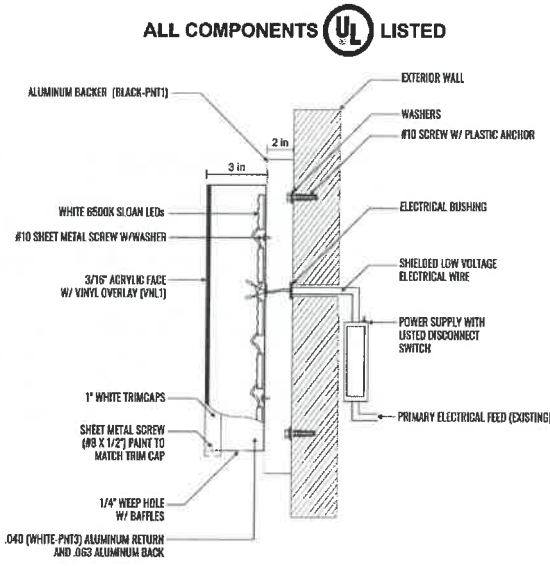
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2.1 FRONT LIT CHANNEL LETTERS ON BACKER - SIDE
Scale : 1/2" = 1'-0"

- 3" THICK FRONT LIT CHANNEL LETTERS WITH VINYL OVERLAY (VNL1)
 - 3/16" ACRYLIC FACE
 - WHITE TRIM CAPS
 - .040 ALUMINUM RETURNS | .063 ALUMINUM BACKS (WHITE-PNT3)
 - WHITE 6500K SLOAN LEDS
 - 2" THICK ALUMINUM BACKER (BLACK-PNT1)
- FRONTAGE: 25' - 5"

- COLOR SCHEDULE**
- MATTHEWS BLACK (PNT1)
 - VINYL - 3M OPAQUE BLACK (VNL1)
 - MATTHEWS WHITE (PNT3)



**** ALL BOLTS AND SCREWS ARE STAINLESS STEEL ****

2.2 MOUNTING DETAIL
Scale : NTS



Channel Letter Color Reference



2.3 FRONT ELEVATION - SIDE
Scale : 3/16" = 1'-0"



NIGHT SIMULATION

SIGN WILL REQUIRE IT'S OWN 110 VOLT 20 AMP DEDICATED CIRCUIT PROVIDED BY OTHERS WITHIN 6' OF THE SIGN AREA AND ON A TIMER AND/OR PHOTOCELL DEPENDING ON LOCAL SIGN REQUIREMENTS. IF NO ELECTRICAL IS PRESENT AT THE TIME OF INSTALLATION, A WHIP WILL BE LEFT FOR OTHERS TO HOOK UP.

SIGN DESIGN LAB
Project Management | Signage
signdesignlab.com • sales@signdesignlab.com
(888) 735-7446

PROJECT INFORMATION
COMPANY & LOCATION

Crumbl Cookies
509 E. Aurora Rd
Macedonia, OH 44056

OVERVIEW

Construction Graphics
DATE: 07/06/23 PROJECT #: SDLP3830

DESIGNER: TMC

REVISIONS

APPROVAL

- APPROVED WITH NO CHANGES
- APPROVED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RESUBMIT

Signature _____ Date _____

DESIGN

A02

SHEET

02 of 03

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.
Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final prints and/or invoice.

PROJECT INFORMATION
COMPANY & LOCATION

Crumb Cookies
509 E. Aurora Rd
Macedonia, OH 44056

OVERVIEW

| | |
|-----------------------|-----------|
| Construction Graphics | |
| DATE | PROJECT # |
| 07/06/23 | SDLP3830 |
| DESIGNER | |
| TMC | |

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

APPROVAL

- APPROVED WITH NO CHANGES
- APPROVED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RESUBMIT

Signature _____ Date _____

DESIGN

A02

SHEET

03 of 03

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.
Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final proofs and/or invoice.



3.1 SITE MAP
Scale : NTS

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Crumbl Cookies – New Signage

DATE: September 4, 2023

The applicant is proposing new signage for their tenant space (previously Don Basch) located at 509 East Aurora Road. The site is zoned B-1 Convenience Business District.

I have reviewed a sign application (including sign illustrations) dated July 28, 2023 in connection with this request and offer the Planning Commission the following information for their consideration:

Background

At the August meeting the Commission approved signage for Papa Smokes and learned that the former Don Basch Jeweler was divided into two tenant spaces. Crumbl Cookies will be occupying the tenant space that contains two frontages. As such, a wall sign is being proposed on each of Crumbl's frontages.

Analysis

Both proposed wall signs are divided into two lines of individual front lit acrylic white channel letters on a solid black backer. The sign backer is 3.17'x9.5' (30.1 sq.ft.). In total, 60.2 square feet of signage is proposed between the two tenant frontages.

The first of the two signs is located fronting Route 82 (primary tenant entrance) and measures 32 feet, which permits 64 square feet of signage based on Section 1179.03 (f) (2) of the Planning and Zoning Code. Section 1179.07 (f) (1) of the Code states that corner units are provided 40% of the allowable sign area of the main frontage. As such, the secondary frontage is permitted an additional 25.6 square feet of signage. In total, 89.6 square feet of sign area is permissible for this corner unit and 60.2 square feet is proposed. Therefore, the area of the two signs is acceptable. While the total sign area is acceptable, I am concerned about the style of wall sign being proposed.

To the best of my knowledge, all of the signs in this retail plaza comprise individual letters mounted on a raceway, and none are mounted on a solid backer as proposed with this application. In fact, the most recent application (Papa Smokes) was approved with individual channel letters on a raceway. To be consistent with surrounding signage and compliant with the Code, the proposal must be modified to eliminate the two-inch aluminum backer and mount the channel letters to a raceway like the other signs in the plaza.

Conclusion

I believe the signs can be approved subject to use of a raceway and elimination of the solid aluminum backer. If the Commission concurs, an administrative review of a revised plan is acceptable.

Please do not hesitate to contact me with any questions.



City of Macedonia
Building, Engineering, Zoning & Planning Dept.
The Crossroads of Northeast Ohio

9691 Valley View Road °Macedonia, Ohio 44056
330 / 468-8360 ° Fax: 330 / 468-8396

**APPLICATION FOR HEARING BEFORE THE
MACEDONIA PLANNING COMMISSION**

ALL PLANS FOR SUBMITTAL MUST BE FOLDED. NO ROLLED PLANS WILL BE ACCEPTED.

DATE OF APPLICATION: 07/28/2023

LOCATION OF PROPERTY INVOLVED: 509 E. Aurora Rd.

NATURE OF REQUEST: Signage

APPLICANT NAME & PHONE: Jim Briola
North Coast Sign and Lighting Services Inc. / (330) 723-2376

APPLICANT ADDRESS: 310 N. Broadway St, Medina, OH 44256

APPLICANT EMAIL ADDRESS: jim@signandlight.com

APPLICANT SIGNATURE: *Jim P. Briola PRES.*

NOTES:

MEETING DATE: _____ FILING FEE _____ ESCROW REQUIRED _____

Deadline for submitting applications is 21 DAYS prior to meeting date. When applying for a hearing, please furnish TWO sets of sketches, maps, drawings, descriptions, or photographs of the property in question. TWO copies of the site plan are required. PLANS MUST BE FOLDED, NOT ROLLED. No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, a landscape and signage plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commission's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE. ADDITIONAL FEES MAY BE REQUIRED.

The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
City of Macedonia

Please submit plans to:
Macedonia Building Department
9691 Valley View Rd.
Macedonia, OH 44056



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

APPLICATION – PERMANENT SIGN PERMIT

All plans MUST be approved by Planning Commission prior to permit being issued.

Date: 07/28/2023

Name of Business: Crumbl Cookies

Sign Location: 509 E. Aurora Rd, Macedonia, OH 44056

Jim Briola

Applicant: North Coast Sign and Lighting Services Inc.

Applicant Address: 310 N. Broadway St., Medina, OH 44256

Phone: (330) 723-2376

Sign Contractor: North Coast Sign and Lighting Services Inc.

Phone: (330) 723-2376

Sign Description: New Sign Replace Existing Cost: \$1,400.00

Freestanding Wall Mount Other: _____
Describe

Location of Sign (West Wall, Front, ETC): West Wall (side) & South Wall (front)

Building Frontage (Side Facing Street): 32' 0"

Sign Message: Crumbl Cookies

Sign Face Color: Black and White

of Faces: 1 per sign

Sign Width: 9' 6"

Sign Height: 3' 2"

Total Sq. Ft.: 30.08

Illuminated: Yes No

If Illuminated: Internally

Externally

The following items **MUST** be submitted with this application to ensure prompt and accurate processing:

1. Scaled drawing of complete sign including borders, ornamental features, and color schemes.
2. Scaled site plan showing the proposed sign location and distance from right-of-way and/or street (freestanding signs only).
3. Scaled building elevation drawing (wall mounted signs only).

James P. Briola
Applicant Name (printed)

James P. Briola
Applicant Signature

Property Owner Name (printed)

Property Owner Signature



Service



Commitment



Pride



August 28, 2023

Attn: Planning Department – City of Macedonia
Regarding: Project Name: Macedonia, OH Arby's Remodel
Project Address: 683 E Aurora Road, Macedonia

Dear Susan,

Summary of the project submitted as a continuation for the Planning commission meeting as the Arby's remodel located on E Aurora Road includes the following scope of work:

White paint as listed on the finish schedule to be applied to the exterior.
Existing awnings to be refinished with red color as specified on elevations.

Please feel free to contact me with any comments or questions regarding this project. Thank you for your time.

Sincerely,

Briana L. Borkowski Marcisso

red architecture + planning

589 W. Nationwide Boulevard, Suite B

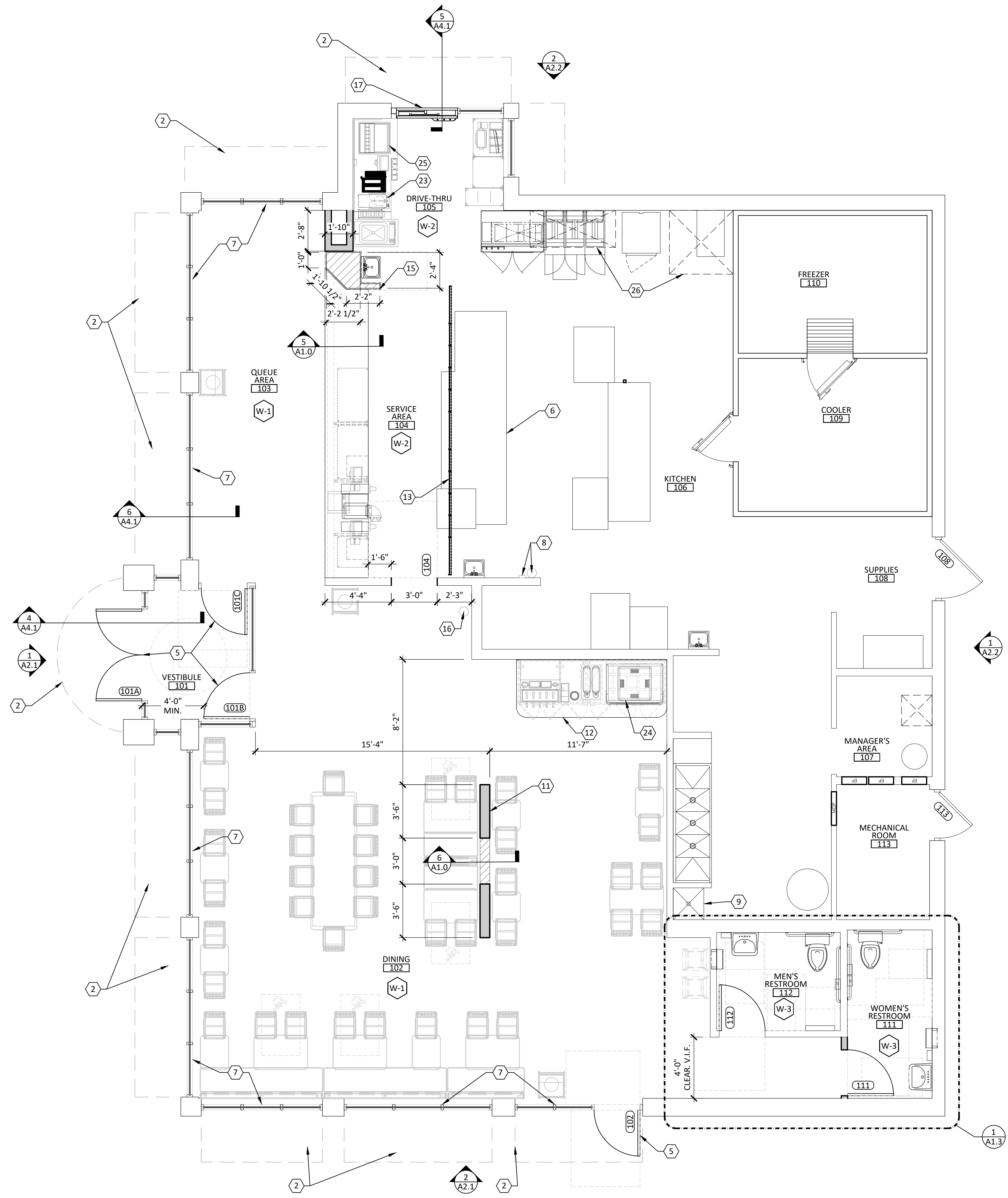
Columbus, Ohio 43215

redarchitects.com

614.487.8770 x 298 tel

614.487.8777 fax

bborkowski@redarchitects.com



SYMBOL LEGEND

| | |
|-------|--|
| (X) | FLOOR PLAN CODED NOTE (SEE SCHEDULE ON THIS SHEET) |
| (XXX) | DOOR TAG (SEE SCHEDULE ON SHEET A8.1) |
| (X-X) | WALL TYPE TAG (SEE SCHEDULE ON THIS SHEET) |
| (XX) | EQUIPMENT TAG (SEE SCHEDULE ON THIS SHEET) |

WALL TYPES

| MARK | DESCRIPTION |
|-------|-----------------------------------|
| (W-1) | DINING ROOM WALLS REFER TO 1/A1.0 |
| (W-2) | KITCHEN WALLS REFER TO 2/A1.0 |
| (W-3) | RESTROOM WALLS REFER TO 3/A1.0 |

WALL LEGEND

| | |
|----------------|-------------------------|
| (Solid line) | EXISTING WALL TO REMAIN |
| (Dashed line) | NEW WALL/PARTITION |
| (Hatched line) | PARTIAL HEIGHT WALL |

ROOM FINISH SCHEDULE

| NO. | ROOM NAME | FLOOR | BASE | WALL | CEILING | COMMENTS |
|-----|------------------|--------|--------|-----------------------|------------|-------------------------|
| 101 | VESTIBULE | CT** | CT | VARIES | ACT | REFER TO DECOR DRAWINGS |
| 102 | DINING | CT** | CT | VARIES | ACT | REFER TO DECOR DRAWINGS |
| 103 | QUEUE AREA | CT** | CT | VARIES | ACT | REFER TO DECOR DRAWINGS |
| 104 | SERVICE AREA | (E) QT | (E) QT | VARIES | VFP | CLEAN AND PAINT (E) FRP |
| 105 | DRIVE THRU | (E) QT | (E) QT | VARIES | VFP | CLEAN AND PAINT (E) FRP |
| 106 | KITCHEN | (E) QT | (E) QT | VARIES | (E) VFP | CLEAN AND PAINT (E) FRP |
| 107 | MANAGER'S AREA | (E) QT | (E) QT | (E) FRP | (E) VFP | CLEAN AND PAINT (E) FRP |
| 108 | SUPPLIES | (E) QT | (E) QT | (E) FRP | (E) VFP | CLEAN AND PAINT (E) FRP |
| 109 | COOLER | CONC. | | INSULATED METAL PANEL | | EXISTING TO REMAIN |
| 110 | FREEZER | CONC. | | INSULATED METAL PANEL | | EXISTING TO REMAIN |
| 111 | MEN'S RESTROOM | CT** | CT | CT | GYP. BOARD | SW7038 - TONY TAUPE |
| 112 | WOMEN'S RESTROOM | CT** | CT | CT | GYP. BOARD | SW7038 - TONY TAUPE |
| 113 | MECHANICAL | CT** | CT | (E) FRP | ACT | REFER TO DECOR DRAWINGS |

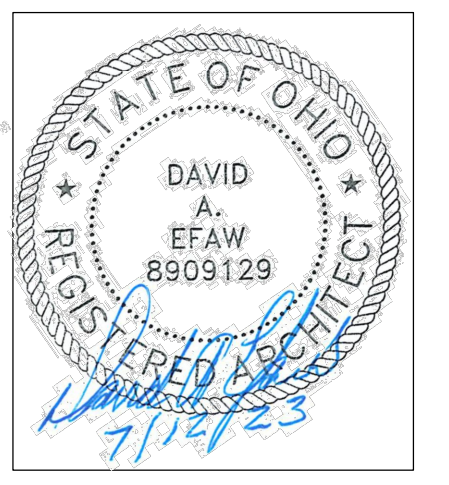
CT = CERAMIC TILE, REFER TO DECOR DRAWINGS FOR LAYOUT AND SPECIFICATIONS
 QT = QUARRY TILE, SURE STEP RED Q-30
 FRP = FIBER REINFORCED PANEL, PANOLAM WHITE, PEBBLED, INSTALL WITH MANUFACTURER STANDARD TRIM AND ACCESSORIES
 ACT = ACOUSTIC CEILING TILE, ARMSTRONGS 1728 AD, ADOBE, 24" x 24" IN 15/16" PRELUDE XL ADOBE GRID
 VFP = VINYL FACED PANEL, U.S. GYPSUM PRODUCTS, 24"x48", STIPPLE SHELL, SQUARE EDGE IN 15/16" GRID
 COORDINATE FINAL FLOOR FINISH WITH OWNER

CODED NOTES (X)

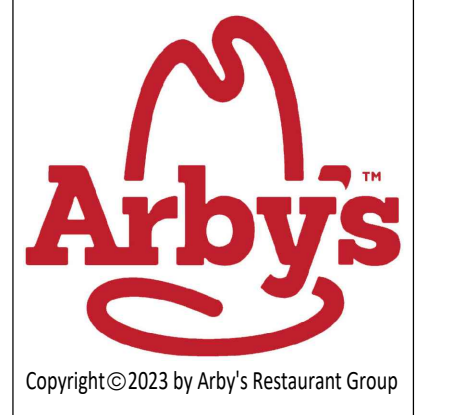
| | |
|---|--|
| 1. NOT USED. | 17. INSTALL NEW DRIVE THRU WINDOW IN MODIFIED OPENING PER MANUFACTURER'S SPECIFICATIONS. |
| 2. REFINISHED AWNINGS, REFER TO EXTERIOR ELEVATIONS. | 18. NOT USED. |
| 3. NOT USED. | 19. NOT USED. |
| 4. NOT USED. | 20. NOT USED. |
| 5. NEW DOOR IN EXISTING FRAME. REFER TO DOOR SCHEDULE. | 21. NOT USED. |
| 6. EXISTING PRODUCTION COUNTER TO REMAIN. | 22. NEW 2X WOOD STUD WALL, FIELD VERIFY DIMENSIONS. |
| 7. EXISTING STOREFRONT, REFER TO ELEVATIONS. | 23. LEMONADE MACHINE AT DRIVE THRU BEV COUNTER. REFER TO ELECTRICAL SHEET. |
| 8. RELOCATED SURFACE MOUNTED TYPE K FIRE EXTINGUISHER AND ANSUL PULL STATION, MOUNT @ 44" AFF, COORDINATE FINAL LOCATIONS AND QUANTITY WITH FIRE MARSHAL. | 24. RELOCATE AND RE-INSTALL EXISTING SODA MACHINE BY SODA MACHINE VENDOR. |
| 9. EXISTING MOP SINK LOCATION. | 25. NEW SODA MACHINE INSTALLED BY SODA VENDOR. |
| 10. INSTALL CERAMIC TILE ON THIS WALL. REFER TO DECOR DRAWINGS. | 26. EXISTING HOOD TO REMAIN. |
| 11. REFINISHED DECOR WALL, REFER TO DECOR DRAWINGS. | |
| 12. NEW BEVERAGE BAR, REFER TO DECOR DRAWINGS. | |
| 13. NEW STRAIGHT INTERIOR MENU BOARD, COORDINATE FINAL LOCATION WITH OWNER. | |
| 14. NOT USED. | |
| 15. NEW HAND SINK ON PARTIAL HEIGHT WALL, REFER TO PLUMBING DRAWINGS. | |
| 16. TYPE ABC FIRE EXTINGUISHER PROVIDED BY KES, COORDINATE FINAL LOCATIONS AND QUANTITY WITH FIRE MARSHAL. | |

ARCHITECTURAL FLOOR PLAN
 1/4" = 1'-0"

red
 architecture + planning
 589 W nationwide blvd
 suite b
 columbus, ohio 43215
 tel: 614.487.8770
 fax: 614.487.8777



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ARBY'S RESTAURANT - #6974
 BUILDING REMODEL
 683 E AURORA ROAD
 MACEDONIA, OHIO 44056
 FOR
 ARBY'S RESTAURANT GROUP
 THREE GLENLAKE PARKWAY, ATLANTA GA 30328

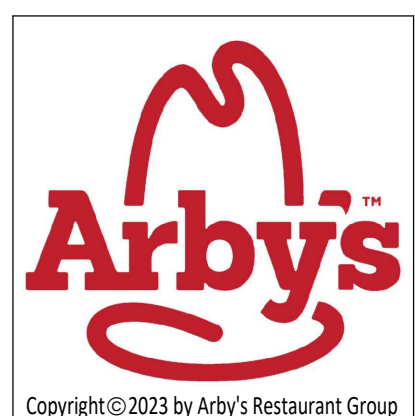
PROJECT NUMBER: ARG575

| ISSUE | DATE |
|--------------|---------------|
| SD | MAY 4, 2023 |
| OWNER REVIEW | JULY 3, 2023 |
| PERMIT | JULY 11, 2023 |

ARCHITECTURAL FLOOR PLAN
 SHEET:
A1.1



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ARBY'S RESTAURANT - #6974
 BUILDING REMODEL
 683 E AURORA ROAD
 MACEDONIA, OHIO 44056
 FOR
 ARBY'S RESTAURANT GROUP
 THREE GLENLAKE PARKWAY, ATLANTA GA 30328

PROJECT NUMBER:
ARG575

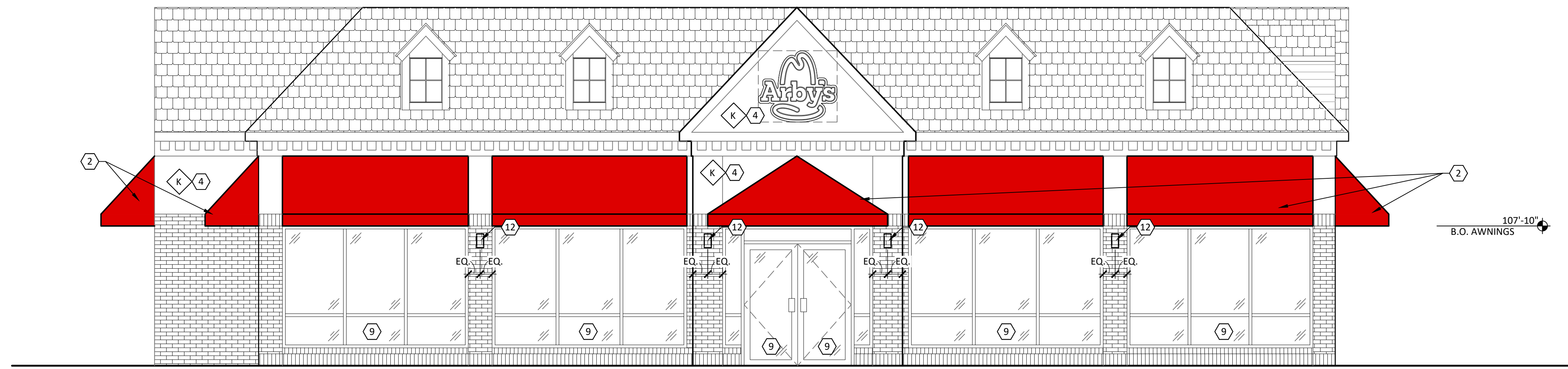
| ISSUE | DATE |
|--------------|---------------|
| SD | MAY 4, 2023 |
| OWNER REVIEW | JULY 3, 2023 |
| PERMIT | JULY 11, 2023 |
| | |
| | |

EXTERIOR ELEVATIONS

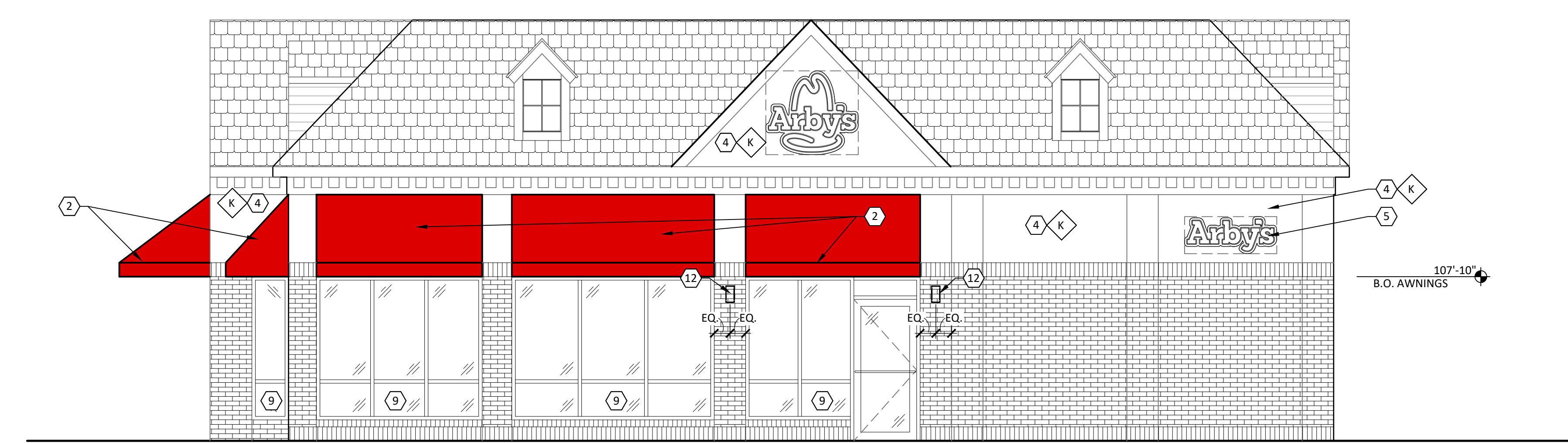
SHEET:
A2.1

| FINISH SCHEDULE | | | |
|---|-------------------------------|--|---|
| MARK | MANUFACTURER | DESCRIPTION | NOTES |
| FINISHES | | | |
| ◊A1 | NOT USED | --- | --- |
| ◊A2 | NOT USED | --- | --- |
| ◊B | NOT USED | --- | --- |
| ◊C | NOT USED | --- | --- |
| ◊D | SHERWIN WILLIAMS | SW #6869 STOP | SATIN FINISH |
| ◊E | NOT USED | --- | --- |
| ◊F | SHERWIN WILLIAMS | SW #7024 FUNCTIONAL GRAY | SATIN FINISH |
| ◊G | SHERWIN WILLIAMS | SW #2808 ROOKWOOD DARK BROWN | SATIN FINISH |
| ◊H | NOT USED | --- | --- |
| ◊J | NOT USED | --- | --- |
| ◊K | SHERWIN WILLIAMS | SW #7005 PURE WHITE | SATIN FINISH |
| METALS | | | |
| ◻A | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #5R70/TE87 | FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110 |
| ◻B | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #5R70/TE87 | FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110 |
| ◻C | NOT USED | --- | --- |
| ◻D | NOT USED | --- | --- |
| <ol style="list-style-type: none"> PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. "F". MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS. ALUMINUM STOREFRONT TO MATCH EXISTING. ALL GLAZING TO BE 1" INSULATED GLAZING. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS. ALL ROOF TOP UNITS ARE TO BE SCREENED FROM VIEW ON ALL SIDES. | | | |

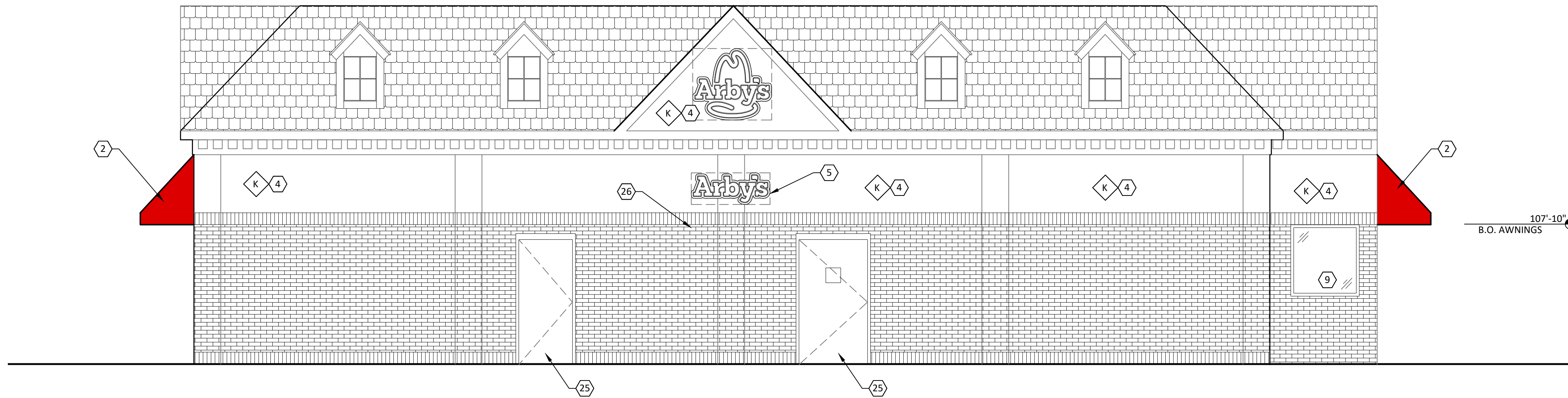
| CODED NOTES | | (ALL CODED NOTES MAY NOT BE USED) |
|---|--|-----------------------------------|
| 1. NOT USED. | 17. NOT USED. | |
| 2. REFINISHED AWNING. | 18. NOT USED. | |
| 3. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW. | 19. NOT USED. | |
| 4. PAINT EXISTING ACCENT BAND AND GABLE END SHERWIN WILLIAMS PURE WHITE. | 20. NOT USED. | |
| 5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS. | 21. NOT USED. | |
| 6. PAINT EXISTING BOLLARD. | 22. NOT USED. | |
| 7. NOT USED. | 23. NOT USED. | |
| 8. NOT USED. | 24. NOT USED. | |
| 9. EXISTING STOREFRONT TO REMAIN. | 25. EXISTING DOOR AND FRAME TO REMAIN. PAINT FUNCTIONAL GRAY. | |
| 10. NOT USED. | 26. REPLACE EXISTING WALL PACK WITH NEW WALL PACK. REFER TO ELECTRICAL DRAWINGS. | |
| 11. NOT USED. | | |
| 12. NEW WALL MOUNTED LIGHT FIXTURE. | | |
| 13. NOT USED. | | |
| 14. NOT USED. | | |
| 15. NOT USED. | | |
| 16. INSTALL NEW DRIVE-THRU WINDOW IN EXISTING OPENING. | | |



1
A2.1
 FRONT ELEVATION
 1/4" = 1'-0"

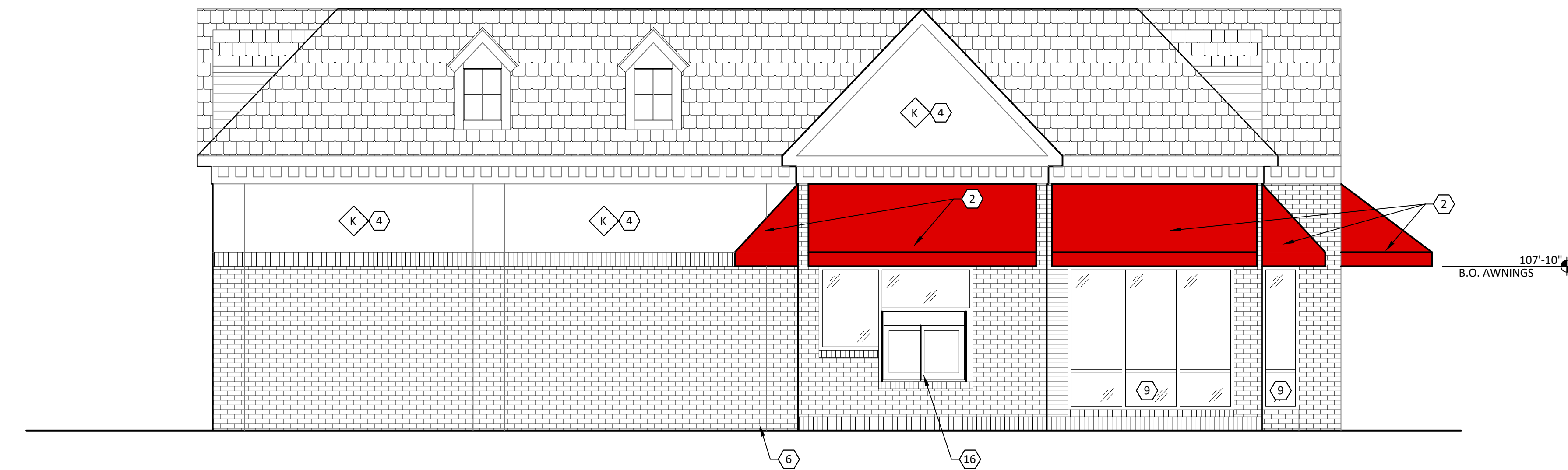


2
A2.1
 SIDE ELEVATION
 1/4" = 1'-0"



1
A2.2
1/4" = 1'-0"

REAR ELEVATION



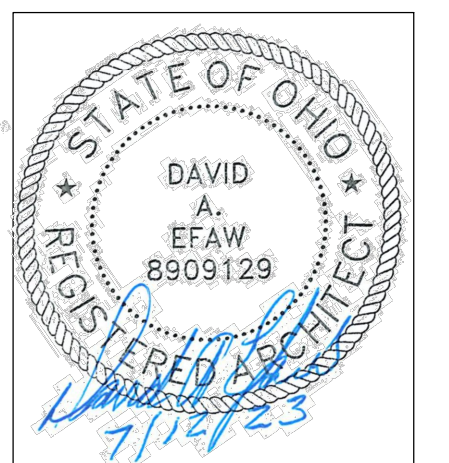
2
A2.2
1/4" = 1'-0"

SIDE ELEVATION

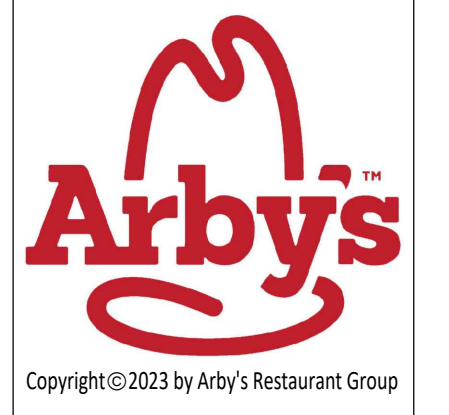
| FINISH SCHEDULE | | | |
|---|-------------------------------|---|--|
| MARK | MANUFACTURER | DESCRIPTION | NOTES |
| FINISHES | | | |
| A1 | DRYVIT | EIFS WALL SYSTEM (WHITE) | COLOR: ARBY081030 TEXTURE: SANDBLAST |
| A2 | DRYVIT | CUSTOM BRICK SPECIALTY FINISH WITH 28 PT. 3/8" GROUT, BROOKLYN STYLE TEMPLATE | BRICK LAYER: ARBY121020, QUARZPUTZ GROUT LAYER: ARBY111009, NCB |
| B | NOT USED | --- | --- |
| C | DRYVIT | EIFS WALL SYSTEM (BROWN) WITH V-GROOVE REVEALS, REFER TO 3/A2.2 | COLOR: ARBY131030 TEXTURE: SANDBLAST |
| D | SHERWIN WILLIAMS | SW #6869 STOP | SATIN FINISH |
| E | NOT USED | --- | --- |
| F | SHERWIN WILLIAMS | SW #7024 FUNCTIONAL GRAY | SATIN FINISH |
| G | SHERWIN WILLIAMS | SW #2808 ROOKWOOD DARK BROWN | SATIN FINISH |
| H | NOT USED | --- | --- |
| J | NOT USED | --- | --- |
| K | SHERWIN WILLIAMS | SW #7005 PURE WHITE | SATIN FINISH |
| METALS | | | |
| A | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #5R70/TE87 | FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110 |
| B | EXCEPTIONAL METALS/ DURO-LAST | TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #5R70/TE87 | FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110 |
| C | NOT USED | --- | --- |
| D | NOT USED | --- | --- |
| <ol style="list-style-type: none"> PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. "F". MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS. ALUMINUM STOREFRONT TO MATCH EXISTING. ALL GLAZING TO BE 1" INSULATED GLAZING. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS. ALL ROOF TOP UNITS ARE TO BE SCREENED FROM VIEW ON ALL SIDES. | | | |

| CODED NOTES | | (X) (ALL CODED NOTES MAY NOT BE USED) |
|---|--|---------------------------------------|
| 1. NOT USED. | 18. NOT USED. | |
| 2. REFINISHED AWNING. | 19. NOT USED. | |
| 3. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW. | 20. NOT USED. | |
| 4. NOT USED. | 21. NOT USED. | |
| 5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS. | 22. NOT USED. | |
| 6. NOT USED. | 23. NOT USED. | |
| 7. NOT USED. | 24. NOT USED. | |
| 8. NOT USED. | 25. EXISTING DOOR AND FRAME TO REMAIN. PAINT FUNCTIONAL GRAY. | |
| 9. EXISTING STOREFRONT TO REMAIN. | 26. REPLACE EXISTING WALL PACK WITH NEW WALL PACK. REFER TO ELECTRICAL DRAWINGS. | |
| 10. NOT USED. | | |
| 11. NOT USED. | | |
| 12. NEW WALL MOUNTED LIGHT FIXTURE. | | |
| 13. NOT USED. | | |
| 14. NOT USED. | | |
| 15. NOT USED. | | |
| 16. INSTALL NEW DRIVE-THRU WINDOW IN EXISTING OPENING. | | |
| 17. NOT USED. | | |

red
architecture + planning
589 W nationwide blvd
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tel: 614.487.8770
fax: 614.487.8777



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ARBY'S RESTAURANT - #6974
BUILDING REMODEL
683 E AURORA ROAD
MACEDONIA, OHIO 44056
FOR
ARBY'S RESTAURANT GROUP
THREE GLENLAKE PARKWAY, ATLANTA GA 30328

| | |
|------------------------|---------------|
| PROJECT NUMBER: ARG575 | |
| ISSUE | DATE |
| SD | MAY 4, 2023 |
| OWNER REVIEW | JULY 3, 2023 |
| PERMIT | JULY 11, 2023 |

EXTERIOR ELEVATIONS
SHEET:
A2.2

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Arby's – Exterior Modifications (revised application #2)

DATE: September 3, 2023

The applicant has revised their plans based on input from the August Planning Commission meeting. The building is located at 683 East Aurora Road and the property is zoned B-1 Convenience Business District.

I have reviewed a revised application dated July 21, 2023 (including interior and exterior building plans) and offer the following comments for Planning Commission's consideration of the request:

Revised Request

In addition to the interior improvements, the following exterior changes are proposed.

- 1) Refinish the existing exterior building awnings (in red) per an email dated August 28th from Briana Borkowski Marcisso (see sheets A2.1 & A2.2); and
- 2) Paint the building white as shown on the finish schedule (see sheets A2.1 & A2.2).

PLEASE NOTE: The previous plans documented a new ordering menu board on the east side of the building (previously sheet AS1.3). The current proposal does not include this menu board. The Commission should confirm whether a new board is proposed with this revision.

The plans illustrate replacement signage, but it's my understanding that signage is not part of this request and will be proposed by a different party at a later date.

Analysis

The exterior modifications according to the email from Ms. Borkowski Marcisso are limited to white paint and refinishing the existing awnings (in red). To document these improvements, three plan sheets were provided. One sheet (A1.1) documents the interior modifications, while sheets A2.1 & A2.2 illustrate the exterior changes. These plan sheets illustrate the two items noted in the August 28th email, but they also have additional notes that imply other modifications. For example, note 26 on Sheet A2.1 documents a wall pack being replaced, while note 12 states that a new wall mounted light fixture is included. Moreover, a new drive-thru window (note 16) is proposed, and additional paint colors (gray and dark brown) are noted. None of these improvements are graphically illustrated on the plan. It's likely the plans just need to be cleaned-up, but the Commission should confirm the extent of the work.

Conclusion

The proposal can be approved if the extent of the work truly is some white paint and refinishing the awnings. However, if the additional work noted above is being proposed then the Commission should be provided revised elevations that appropriately reflect the project.

Please do not hesitate to contact me with any questions.

MEMORANDUM

To: Mr. Nicholas Molnar, Mayor
Mr. Bob Rodic, Building Commissioner

From: Pam Schultz, Architectural Review Consultant

Subject: Arby's
683 East Aurora Road
Macedonia, OH

Date: September 11, 2023

I have reviewed the submitted plans for Arby's remodel.

The proposed plans are for a minor remodel of the exterior. This building is located in the Town Center area which is covered by the Architectural Design Standards of Macedonia, OH along with specifically, 1172.03 of the Applicable Town Center Standards. With those standards in mind, I offer the following for your consideration:

1. I believe the white paint color proposed for the fascia area above the brick line will make a significant impact on visibility and freshen up the exterior.
2. Color of exterior doors on rear elevation is listed as "functional gray". Please provide samples to show to commission. Painting the doors to match the existing brick would be preferred. Commission to decide on final color.
3. "Paint existing bollard" (#6) shown at side elevation is unclear. Please provide actual color. Commission to approve color.
4. Awnings shown on drawing to be "refurbished". I question the longevity of refurbishing vinyl awnings verses replacing with standing seam metal. Could metal be placed over existing framework? Metal would be virtually maintenance free and preferred. Please provide sample of materials and verify color.
5. New light fixtures are noted, but not shown in detail. Please provide photos.

Recommendation:

If the commission agrees, I believe the tenant can reasonably make the listed modifications to remain consistent with the coordinated efforts of Macedonia for Western Reserve character and architectural details.

Please feel free to contact me with any questions or comments.

Thank you!



City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
 MACEDONIA PLANNING COMMISSION**

All Plans for Submittal Must be **FOLDED**.
 No Rolled Plans will be Accepted.

DATE OF APPLICATION: 8-23-2023

LOCATION OF PROPERTY INVOLVED: 585 East Highland Rd.

NATURE OF REQUEST: Parking + Landscaping Plan

APPLICANT NAME: Chris Coblenz PHONE: 216-402-5524

APPLICANT ADDRESS: 6770 Richard Rd Boston Hts Ohio 44236

APPLICANT EMAIL ADDRESS: Chris@CoblenzHomes.com

APPLICANT SIGNATURE:  DATE: 8-23-2023

NOTES: _____

MEETING DATE: _____ FILING FEE: _____ ESCROW REQUIRED: _____

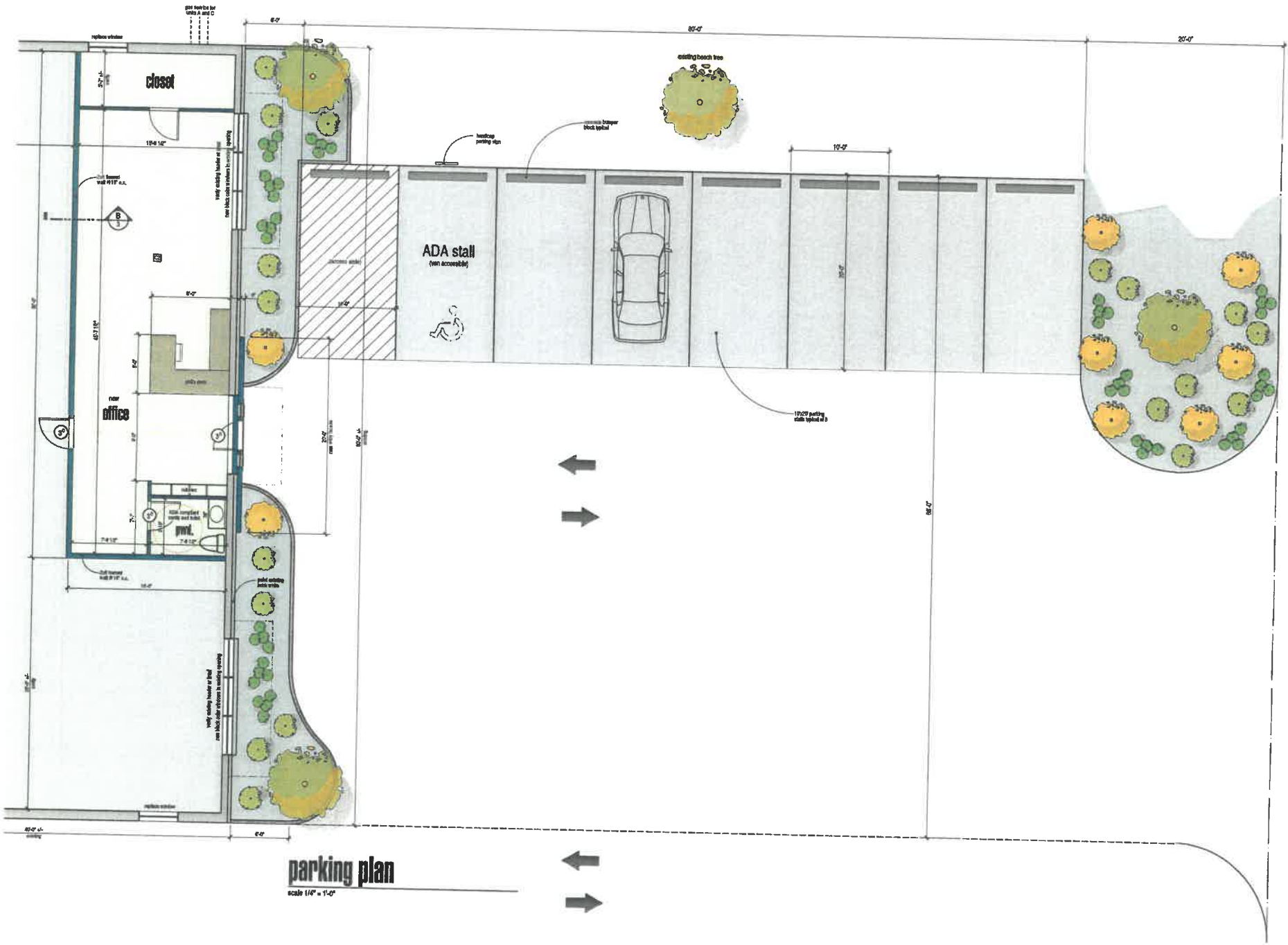
Deadline for submitting applications is **21 DAYS** prior to the meeting date. When applying for a hearing, please furnish **TWO** sets of sketches, maps, drawings, descriptions, or photographs of the property in question. **TWO** copies of the site plan are required. **PLANS MUST BE FOLDED, NOT ROLLED.** No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, the landscape and lighting plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commissioner's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE, ADDITIONAL FEES MAY BE REQUIRED.

The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
 City of Macedonia

Please submit plans to:
 Macedonia Building Department
 9691 Valley View Road
 Macedonia, Ohio 44056



parking plan
scale 1/4" = 1'-0"

NOTES:
1. Contractor shall provide for all utility relocation and protection of existing utilities. All utility relocation shall be done in accordance with applicable codes and regulations. All utility relocation shall be done in accordance with applicable codes and regulations. All utility relocation shall be done in accordance with applicable codes and regulations.

REVISIONS:
1. 01/15/14
2. 01/15/14
3. 01/15/14
4. 01/15/14
5. 01/15/14
6. 01/15/14
7. 01/15/14
8. 01/15/14
9. 01/15/14
10. 01/15/14

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Parking and Landscaping Plan 585 East Highland Road – Coblentz Homes

DATE: September 2, 2023

The subject site is zoned L-I Limited Industrial and is located on the north side of East Highland Road at the intersection of Highland Pointe Parkway and East Highland Road. The Commission approved architectural modifications for the two buildings earlier this year (March). The applicant is now proposing to update the landscaping and off-street parking lot that front East Highland Road.

I have reviewed an application dated August 23, 2023 (including a conceptual parking/landscape plan) in connection with this request and offer the Planning Commission with the following comments for their consideration:

Analysis

The existing conditions (see image to right) will be cleaned-up to eliminate the expansive curb apron and hap-hazard parking condition. The applicant is proposing to shift the parking into a single row to the east side of the site, with one barrier free parking space and six traditional 10'x20' parking spaces. A landscape bed is being created adjacent the modified site entrance and two separate beds are proposed adjacent the main building entrance.



Recommendation

This next step of the project was discussed in March with the applicant and it reflects a significant improvement to the site. Generally, I think the proposal is acceptable, but the plan details are very conceptual. I believe it's acceptable for the Commission to approve this proposal, but a revised plan that provides details about the landscaping (e.g., type, quantity, spacing, etc.) should be submitted for administrative review.

Please do not hesitate to contact me with any questions.