

Chairman: The Planning Commission meeting of Monday, February 7, 2022, is called to order.

PRESENT: Humphrey, Hasse, Litten, McCall.

Chairman: Please stand for the Pledge of Allegiance.

Pledge of Allegiance is spoken.

Chairman: The first order of business is going to be to vote for the Chair for the Planning Commission. He nominates Jim McCall. Second?

[____]: Second.

Chairman: Roll call please?

Roll Call: Humphrey, Hasse, Litten, McCall. All yes votes.

Chairman: Welcomes everyone to the meeting. He moves to approve the minutes of the December 6, 2021, Planning Commission Meeting minutes.

[____]: Second.

Roll Call: Humphrey, Hasse, Litten, McCall. All yes votes.

Chairman: The next order of business is for the consideration of a building remodel at 6421 Pearl Road, which is McDonald's. Application submitted by Bob Bumbarger.

Bob Bumbarger: Stands and gives a summary on what they are proposing. This was approved in 2019 and it was permitted and was ready to construct, but then COVID hit, and everything got put on pause. The big change is that they want to see if they can take off the Play Place on the front of the building. The front of the building is completely removed, and we are taking it back to where the Play Place line would be. The entire box is removed. Then, the front looks a little bit different. The glass box stayed the same, and now it looks more like a McDonald's would look now. He discusses the reasons and justifications for the changes they want to make.

Jeffrey [____]: Stands and introduces himself as the future owner of this McDonald's. It will be his 5th restaurant.

Jim McCall: Asks if the building materials that are being used and what is submitted to the Building Department meets the criteria?

Marty Surella: That is correct.

McCall: As far as the signage goes on the front of the building, this meets all of the requirements as well?

Surella: It does.

[____]: Based on this information, is there anything that would require any kind of variance?

Surella: No sir. It is all compliant for signage material. There is not a contentious issue here at all.

[____]: Is this just a review? Has it already been approved by Planning?

Bob: It was 2019, but that was a totally front. Are you still okay with the look that they are providing here? Other than that, there is not much change.

[____]: Are things consistent with your corporate offices and how things are being done across the country?

Michelle Miller: Stands and introduces herself as the Area Construction Manager for McDonald's. Yes. This is what we are doing moving forward on a lot of the building, especially in areas where we really do not need the Play Place. This will allow them to have more room in the front of the building, etc.

[____]: Notes that we have a letter on record from October 19, 2021, from the [____] Law and Associates, and they are responsible for landscaping, and it says that this letter is their formal review of the aforementioned landscape plan. The proposed landscape plan is acceptable as submitted. As a suggestion, not all of the plant material shown had the proposed size and conditions listed. This information should be added prior to recent plans for construction.

[____]: He is curious about what the building materials are in the front. What is it made of? Stone or brick?

Bob: It is an existing brick building. It is actually going to be new brick in the front. This is painted brick. This is wood up above, and then this is a corrugated metal in the rear.

[____]: In regard to the inside, there is obviously going to be a reduction in the size of the building. Does that reduce the capacity that you are permitted to have in the building?

Marty: Yes, the occupancy load goes by square footage, so that will be affected, but the City Engineers looked at the site plan, our parking is compliant, the materials that are proposed to be used are all acceptable by our code, so they are okay and happy with it.

[____]: Marty, are there more parking spaces than the code would require?

Marty: Yes. With the reduction in the front of the building, they are reducing the square footage of the building, and there is ample parking.

Chairman: If there no further questions, he moves to approve the building remodel at 6421 Pearl Road, McDonald's. The letter from October 19, 2021, as a condition of the approval. Do I have a second?

[____]: Second.

Roll Call: Humphrey, Hasse, Litten, McCall.

Chairman: If there is no further business, I move to adjourn the meeting.

[____]: Second.

Chairman: Roll call?

Roll Call: Humphrey, Hasse, Litten, McCall.

Meeting Adjourned.

Meghan McGuire
Parma Heights Building Department

Jim McCall
Chairman, Planning Commission