

## **CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*  
September 24, 2024

### **Members Present:**

Andrew Blackley, Chairman  
Dan Meleski  
Dean Peska

Mary Jo Stark, Vice-Chairman  
Colin Wantz

### **Members Absent**

Robert Emmons  
Lene Hill

### **Also Present:**

Al Adams, Ohio Ordnance  
Joy Black  
Ben Chojnacki, Law Director  
Doug Courtney, City Engineer  
Deborah Chuha, Councilwoman  
Dominick Durante, City Architect  
Abby Jacobs, Woolpert  
Chris Jones, Meijer  
Loreto Iafelice  
Robert Landies III, Ohio Ordnance

Kyle Martin, Councilman  
Anastasia Nicholas, Geauga Times Courier  
Ken Pritt, Fire Marshall  
Rebecca Repasky, Secretary  
Brian Smallwood, Woolpert  
Allison Wilson, Geauga Maple Leaf  
Steve Yaney, Community Development  
Administrator

Mr. Blackley called the meeting to order at 6:30p.m. The Pledge of Allegiance was said.

Attendance roll was called. Mr. Blackley reminded all that were present to sign in and swore in City Staff.

Mr. Peska made a motion to approve the August 27, 2024, meeting minutes. It was seconded by Mrs. Stark. Roll was called. Mr. Meleski abstained. The vote carried 4-0.

**OLD BUSINESS** – none.

### **NEW BUSINESS**

**PC Case #24-163:** Mr. Yaney explained the applicant, Robert Landies III, is requesting an amendment to the concept plan and two variances: 1) to waive the requirement that 5% of the interior parking is to be landscaped and 2) to waive the requirement that a parking row of more than ten (10) spaces must be broken up by a landscape island. Mr. Yaney explained approximately a year and half ago, they received approval. The structure is built and the earthwork is completed. Mr. Yaney said Ohio Ordnance would like to remove three (3) landscape islands in the parking lot; and reduce one (1) landscape island by the loading dock in size. Mr. Yaney explained removing the islands would make this non-compliant with 1159 and drop below the 5% required landscape in the parking area. Additionally, the landbank spaces will be added along Park Drive now.

Mr. Robert Landies III was sworn in.

Mr. Landies explained Ohio Ordnance is partnering with the State of Ohio to hire sixty (60) more employees. Currently, employees are parking on the grass and at other facilities. Mr. Landies explained it will be easier to plow snow in the winter. He said the trees would be up against the building. He said there are options to move the trees to other places on property. Mr. Landies said there is still site work that needs to be done and more grass is going in.

Mr. Blackley reiterated to the applicant that the landscape requirement was in the current code was in place at the time this application was submitted. Mr. Landies said that he was not aware of the landscape islands when the site plan/drawings was created by the design company. Mr. Blackley said the agent was aware of the code and that does not excuse Mr. Landies from not knowing about the landscape requirement. Mr. Blackley said there is a reason this requirement is in the code and City Council kept it as a requirement. Mr. Blackley suggested moving the two (2) islands on the south side of the building, out to the south side of the parking lot.

Mr. Al Adams was sworn in.

Mr. Adams said the buildings on the entire Industrial Parkway, do not have islands in the parking lots. He said no one would see the islands and there is no aesthetic value. He said he does not understand why they are needed and it would be additional upkeep.

Mr. Blackley said the purpose is to reduce the impervious area, reduces runoff, shades the parking lot, and reduce the thermal impact of black pavement. Mr. Blackley explained there has not been any new development in that area since this updated code was adopted. He said he appreciates Ohio Ordinance investing in Chardon. Mr. Blackley said City Council did not exclude the industrial area from this requirement.

Mr. Wantz asked Mr. Courtney when he was looking at the calculations that landscape area shown between the south parking lot and the building, is that being counted towards the 5%. Mr. Yaney explained that is a boundary and is not considered towards the 5% by code. Mr. Wantz what if a sidewalk was put in, would the sidewalk count as part of the parking area. Mr. Yaney said no. Mr. Wantz commented that is a lot of landscaping that would count towards the 5%. Mr. Yaney said Planning Commission could look at it that way; but there is a requirement that a wall that has a door or windows for ventilation, parking spaces have to be 10' from the building. Mr. Yaney said landscaping can be pushed to the side in certain situations – if Staff deems it necessary. Mr. Yaney said he would not make that call on his own and would prefer Planning Commission approval.

Mrs. Stark asked in commercial areas, is it an additional requirement for landscaping. Mr. Yaney said the landscaping is the same across the board for all areas.

Mr. Adams said their parking lot is going to be concrete and there are no drainage issues by removing the islands. Mr. Courtney said with respect to the storm water management facilities, it is underground and the drainage system on site is fine. The calculations were run with the additional impervious area.

Mr. Blackley asked how far along the construction is. Mr. Adams said the site is ready to be poured and they are at the end of the project.

Mr. Blackley asked Planning Commission if there is any issue considering the 10' landscape area. Mrs. Stark said she would like the three (3) trees added somewhere. Mr. Yaney and Planning Commission had no issues with this. Mr. Landies said the three (3) trees will be placed on property; and along 7<sup>th</sup> Avenue is all trees.

Mr. Blackley amended the Announcement of Decision to be 'not waiving the 5% landscape requirement because the 10' landscape area is to be included; but waiving islands after every ten (10) vehicles and the trees located within the islands be relocated on 310 Park Avenue site as mutually agreed by the property owner and Staff'.

Mr. Wantz made a motion to approve the modified Announcement of Decision to waive the requirement that 5% of the interior parking is to be landscaped. It was seconded by Mrs. Stark. Roll was called. Mr. Meleski abstained. The vote carried 4-0.

**PC Case #24-200/201/202/203/204/205:** Mr. Yaney explained the applicant, Brian Smallwood on behalf of Meijer, is requesting final development plan approval for a new retail store and gas station. In addition, the applicant is requesting nine (9) variances: 1) to increase the maximum height of a fence in the rear yard from 6' to 8'; 2) to waive the requirement outdoor light fixtures be turned off between 11pm and sunrise due to 24-hour operation; 3) to waive the requirement signs be turned off between 11pm and sunrise due to 24-hour operation; 4) to reduce the number of parking spaces from 4/1000 sq. ft. to 3/1000 sq. ft.; 5) to reduce the length of a parking stall from 20' to 19'; 6) to increase the maximum width of a driveway from 38' to 50'; 7) to reduce the number of loading docks from 1 for 10,000 sq. ft. plus 1/20,000 sq. ft. to 1 for 10,000 sq. ft. plus 1/30,000 sq. ft.; 8) to waive the requirement that a parking row of more than ten (10) spaces must be broken up by a landscape island; 9) to reduce the width of a landscape island from 10' to 8.5'. Additionally, Meijer will be requesting Planning Commission to review eleven (11) sign deviations. Mr. Yaney explained the gas station will need a conditional use – but the conditions for the gas station are met. Mr. Yaney said all nine (9) variances must be approved prior to approving the development plan.

Mrs. Abbey Jacobs, Mr. Chris Jones and Mr. Brian Smallwood were sworn in.

Mrs. Jacobs went over the power point presentation. She added a traffic impact study was done and identifies needed roadway improvements and drive entrance configurations along Water Street and Loreto Drive and was submitted to Kevin Westbrook. The storm water management will occur within two (2) wet storm water basins on the east and the west sides of the site. Those will be designed in accordance with Ohio Environmental Protection Agency storm water requirements as well as City of Chardon requirements. Additional storm water quality treatment will occur within environmental catch basins that are in the parking lot of the mExpress fuel station. The landscaping was increased for the code requirement. She explained the building will have a brick imprint system to look like brick. She said they reduced the Meijer logo on the front of the building. Color variations have been added to the mExpress station. She explained that the increased fence height is for shielding outdoor storage and equipment. The lighting will be operational 24-hours. Mr. Jones explained there are third shift employees that restock and clean the store; and they would like to have a well-lit parking area for the safety of the employees. As well as light for deliveries.

Mr. Blackley asked if the entire parking lot is going to be lit. Mr. Jones said no – they have the capability to turn on certain circuits of lights. Mr. Smallwood added City Staff can also determine what lights need to go off at night. Mr. Blackley asked if the Meijer logo will be on. Mr. Jones said no. Mr. Blackley asked if the convenience store is 24 hours. Mr. Jones said no, only the gas pumps are 24 hours and payment is done by credit card. Mr. Blackley asked if Meijer is installing street lights on Loreto Drive. Mr. Jones said yes they are installing them on their frontage. Mr. Blackley clarified sections of the parking lot lights can be turned off. Mr. Jones said yes.

Mrs. Jacobs said Meijer only needs six (6) loading docks. Mr. Jones added GPS allows store managers to know when deliveries are arriving; therefore, they can operate on fewer docks. Mr. Blackley asked if they plan to use temporary storage behind the building. Mr. Jones said not if they have to, possibly for high demand season items. But no storage containers year-round.

Mrs. Jacobs explained the increase of 35' to 50' for drive widths is for sufficient room for truck deliveries.

Mrs. Jacobs explained they are proposing 481 parking spaces and this will help with impervious heat and run off. Mr. Jones added Meijer does intensive parking studies for an optimal number. Mrs. Jacobs added the southeast corner of the lot will be for snow storage. Mr. Jones added they can take snow off site if needed.

Mrs. Jacobs said they are requesting one (1) additional parking space for the convenience store.

Mrs. Jacobs said they are requesting to reduce the length of the parking spaces from 20' to 19'; and the spaces will be 9.5' wide. Mr. Jones said the extra .5' is for the shopping cart. Mrs. Jacobs said the drive aisle width is 25'. Mr. Courtney is okay with that.

Mrs. Jacobs said they are requesting to increase the landscape islands from 100' to 155' and reduce the width of the islands from 10' to 8.5'. She said they have met the landscaping requirement around the site. Mr. Yaney said the City Arborist reviewed the landscape plan and approves. Mr. Blackley clarified it maintains 5%. Mr. Yaney said yes and the species went from one (1) species to three (3) as requested by the Arborist. Mr. Jones said planters have been added to the front of the store.

Mr. Blackley said regarding the Traffic Engineer, Kevin Westbrook's comments/recommendations, he agrees with them. Mr. Blackley suggested reconfiguring the pharmacy drive-thru and the internal roadway width, that runs parallel to Water Street; that connects the main parking lot to truck access driveway to the back of the site, can be reduced. Mr. Blackley said regarding reducing the speed limit to 35mph from Staff's review letter, that will need to go through ODOT. Mr. Courtney said it would be moving the 45mph to 35mph further west down the road. Mr. Blackley said he thinks the driveway can be eliminated. Mr. Blackley said he would like to see more landscaping buffer. He shared that area is the 'Gateway to the City' and architecture is very important and how a building presents itself to the community.

Mr. Dominick Durante was sworn in.

Mr. Durante presented a power point presentation for his comments. He shared there is a distance between the applicant and the City of where they need to be. Mr. Durante said this is not a highway interchange community. He said the building look needs to relate to the City of Chardon architecture. He said the building should not have more than 20 linear feet without windows; or 6 linear feet of no windows or architectural features – such as piers, columns or defined bays. He said the building needs more texture and depth than what is presented. Mr. Durante would like to see evergreens to screen the pharmacy side. Mr. Durante said there is usually items in the garden center that are taller than 6' high. Mr. Smallwood said most of those items will be against the main back wall/canopy. Most items, such as plant displays, in the garden center will be under the 6' height. Mr. Durante suggested eliminating the road that runs parallel along Water Street or only making it one-way. Mr. Smallwood explained that roadway is for pharmacy access and road for deliveries. Mr. Durante said the pharmacy and garden center side of the building is very far away from the code. Mr. Smallwood said more landscaping and screening can be added and the walkway could be eliminated, but they would like to keep the access ways next to the pharmacy. Mr. Durante said the City has not been presented with what any screening will look like and more information is needed.

Mr. Durante said the gas station awning and canopy is an odd look to the neighborhood and would like it turned. He asked if the gas pump stations be turned counterclockwise 90 degrees. He said there is more landscaping on Loreto Drive than Water Street side. He said that area is tight and it would be safer for pedestrians walking to the store. Mr. Durante said that area could be more ascetically pleasing. Mr. Smallwood said that is functionally difficult to turn and there is a certain circulation for the fuel trucks that have to happen. Mr. Smallwood said with the space, they are limited in the layout options. Mr. Smallwood said they could try to add more landscaping and said there may be an opportunity to add a right turn lane as suggested by the City. Mr. Smallwood said they can pull back the sidewalks from the curb line back to the property line. Mr. Durante said there needs more space for sidewalks to function properly when a big snowfall occurs. Mr. Durante asked if the sidewalks can be pulled back where the gas filling area is. Mr. Smallwood said yes. Mr. Blackley said he does not see how that circulation follows. Mr. Blackley said rotating the entire site 90 degrees, would potentially eliminate the driveway onto Loreto Drive from the gas station. Mr. Blackley said most of the ingress/egress for the gas station would be from within the site itself. Mr. Blackley said they have a lot of space to rotate the site 90 degrees. He said there is a lot of room between

the center driveway and Water Street to manipulate this site more than what is shown on this drawing. Mr. Jones said this is what they are submitting. Mr. Jones said this is the petition before Planning Commission. Mr. Jones said they have 272 stores and have many gas stations. Mr. Jones said this is not the City's site and it is zoned accordingly for this property. Mr. Blackley said no one is saying Planning Commission is denying the approval. Mr. Jones said he thinks this request is going beyond the ordinances. Mr. Blackley and Mr. Durante said they are not going beyond the ordinances. Mr. Jones clarified he does not mean architecturally. Mr. Jones said the orientation of the gas station is up to the owner of the land, in his humble opinion. Mr. Jones said he can bring his counsel with him next time to be sure. Mr. Blackley said it is his opinion to turn the gas station and said Meijer can appeal to City Council whatever decision is made by Planning Commission. Mr. Jones said fair enough.

Mrs. Stark commented that Mr. Durante submitted comments that the Grand Rapids and Westerville stores are much more architecturally appealing. She said this building is bland looking and looks like Wal-Mart; and she said she is not putting down Wal-Mart, but Wal-Mart is not in the gateway to Chardon. Mr. Jones said he came into Chardon via Cherry Street which carries a tremendous amount of traffic. Mrs. Stark said they are working on Cherry Street. Mr. Jones said Meijer has been in Grand Rapids since 1962; and there is eleven (11) stores in Grand Rapids. That is their headquarters location which are also the locations of the flagship stores for testing with a population of 500,000 people. Mr. Jones said from a business perspective it is difficult to compare Grand Rapids and Chardon. Mrs. Stark they said it is not difficult to compare Westerville to Chardon. Mr. Jones said that is a matter of opinion. Mr. Blackley asked why Mr. Jones thinks there is a difference between Westerville and Chardon; he asked why another community will get a higher degree of architectural treatment than Chardon. Mr. Blackley said that is what he is hearing. Mr. Jones said Meijer is presenting a \$20,000,000 building, with their own funding that is paying for the building, which is private funding, they are not asking for any contributions from the City. Mr. Blackley said the Commission is asking for reasonable compliance with City regulations that were in place prior to Meijer coming in. Mr. Jones said he is happy to comply with ordinances but he thinks some of what is being discussed at the moment, to him, the Commission is overreaching beyond what the ordinance say. Mr. Blackley asked Mr. Chojnacki for his opinion on this matter. Mr. Chojnacki said it seems everyone is having a productive discussion on this.

Regarding the materials for the main building, Mr. Durante said the code says to use natural and traditional materials on a building exterior such as brick, stone mason, clad iron or synthetic material with the appearance of the foregoing. Meijer submitted building materials for the Commission and Mr. Durante to see. Mr. Durante said those are not the right colors, those are only textures. Mr. Durante said those are large scale brick compared to traditionally brick; he said when you stand back, the idea is it mimics traditional style brick to the scale of the building. Mr. Smallwood said it is slightly larger than a king brick. Mr. Durante said he would like to have the material be on a human scale, and not perceive the buildings from ½ mile away or 100 yards away. Mr. Durante said if you ask regular people, they would not know that was imitation brick. He said the brick would have mortar joints and a different color mortar joints. Mr. Smallwood said he humbly disagrees that any brick building that is painted would look like this. Mr. Durante said you paint a building when it no longer looks good and to keep water from coming in. Mr. Durante said this is a far stretch from imitation brick. He said the wood siding is better but it does not look like board because there is no shadow line. Mr. Meleski asked where in the code does it say specifically what the exact size of the brick has to be. Mr. Durante says the code does not have an exact size of brick. Mr. Meleski said he is trying to make sure Planning Commission is not getting sideways on what they are asking of the applicant. Mr. Durante said the code reads it should have the appearance of natural material.

Mr. Jones said he will have Meijer's Architect meet one on one with Mr. Durante to discuss the look of the building. Mr. Jones said Mr. Durante's letters were succinct and direct but a discussion is needed as to what areas of the code are not met. Mr. Durante agreed. Mr. Blackley said part of Planning Commission's function is architectural review and Meijer will have to return to another meeting. Mr. Jones said he understands. Mr. Durante said more landscaping would help with the architecture. Mr. Durante asked for

larger landscaping of the planters in front of the building. Mr. Smallwood said not wider because of ADA requirements, but longer with taller plantings. Mr. Durante said he would like the landscaping to be a part of the architecture. Mr. Jones said the reason he is passionate regarding the buildings, is because it is a family name business, they have been in business for 90 years, they are in 272 communities, it is family money that is being spent on this, and it is hard to listen to it be disparaged in some degree. Mr. Durante said they are not. Mr. Blackley said they are making suggestions for improvement to benefit both parties. Mr. Durante said this is a strong design it just needs more human scale, articulation and depth. He said it needs to be a little more interesting from a texture/color/material standpoint. Mr. Durante said they are not trying to make the building more traditional just trying to make it a nicer piece of architecture by making it more interesting.

Mr. Blackley said going back to the site plan, he asked if there is a resolution for the connecting driveway – will it be reduced or made to go one-way. Mr. Smallwood said he agrees with the traffic engineer to add signage, but a two-way road is needed for the pharmacy drive-thru. Mr. Smallwood said this is the best solution they could come up with for the pharmacy drive-thru because it will be less confusing. Mr. Blackley said the other 80% of the driveway could be eliminated. Mr. Smallwood said it could be narrowed but it is best for deliveries and operations. He said it is not being promoted as being a cross-connection road for the general public. Mr. Jones said the traffic engineer's suggestion was to add a right turn-only sign.

Regarding the gas station, Mr. Blackley asked if rotating it 90 degrees is important to Planning Commission. Mr. Blackley said the benefit of rotating it is instead of having the long canopy facing Water Street, it will face Lorato Drive – so if someone is driving on Water Street, they are not seeing a row of gas pumps and cars sitting there. Mr. Durante added you would be able to see the side of the retail building. Mr. Meleski said it is not an issue for him because further down the street is where it is larger than this. Mr. Blackley said the other gas stations are re-development of the sites and they are very tight sites, and this site is not that case because there is lots of room. Mr. Courtney said there looks like there may be more space to use back here, but there is a three-sided box culvert over the stream right there. Mr. Courtney said this area is needed to continue to feed that stream that cuts down through the adjacent property across the street from back here. Mr. Courtney added they cannot cut off flow to that stream as said by the Army Corps of Engineers. Mr. Courtney said he believes Meijer has achieved the minimum green area to feed that stream. Mr. Jones said rotating the site will take out parking spaces. Mr. Wantz said he does not see a huge benefit to rotating it now understanding the green space from the Army Corps of Engineers. Mr. Blackley suggested access to the gas station be from entirely inside the site itself which he understands can be inconvenient if someone only needs fuel. Mr. Meleski said for fuel trucks backing in, this would be better for them. Mr. Jones said this is their petition and this is how they have laid out the site. He said they have looked at the site clockwise, counterclockwise, taken into consideration the neighborhood that will be built and they think the canopy should face Water Street. Mr. Jones said Meijer is not making those radical changes to the site layout for the gas station and it is their \$4,000,000 being spent to build it. Mr. Blackley said it is not a radical change and we have to live with it. Mr. Jones said Meijer can build other places. Mr. Peska said he is good with the way it is because they are selling gas 24 hours.

Mr. Blackley said they will let the gas station orientation stand. Mrs. Stark said she believes the design team came up with what they think is the best solution but, in her experience, the design teams usually pick the first layout they do and presents it.

Mr. Blackley asked Mr. Courtney for comments on utilities, storm water management and anything else on traffic. Mr. Courtney said the traffic covered. Mr. Courtney said regarding the access drive, he agreed with the traffic engineer's comments and add the right turn only sign. Mr. Courtney said a sidewalk easement is needed to widen the sidewalks to the south. Mr. Courtney would like to see the sidewalks on Loreto Drive off the right of way line. Regarding storm water management, Staff does not have a full report but what has been submitted appears thorough. Staff has asked for a full report with the construction documents. Mr.

Blackley said there is plenty of sewer access. Mr. Blackley asked if a gas line needs to be installed. Mr. Courtney said they are accessing gas from Water Street. Mr. Smallwood said the gas company is extending service to Meijer. Mr. Blackley asked how electric is going to the site. Mr. Smallwood said they anticipate it will come in from the north end of the site, go underground and go to the rear of the site.

Mr. Ken Pritt was sworn in.

Mr. Pritt said everything is acceptable to the Fire Department. He likes the wider drive widths for the fire trucks. He said the fire hydrants on site are good and are 300' apart. Mr. Blackley asked if there are separate domestic and fire lines for both main store and gas station. Mr. Courtney said yes. Mr. Smallwood said the main store will also have a pump and will coordinate that with the Fire Department. Mr. Smallwood said Meijer's fire suppression requirements are high.

Mr. Wantz said regarding the architectural review, he would like more color and more depth on the main building. Mr. Wantz said he agrees that part of town is a gateway to the City because it is a state route coming in and there is a significant amount of traffic that comes in that way.

Mr. Meleski said Meijer is making a good faith effort and agrees the two (2) architects should meet.

### **Public Comments**

Mrs. Joy Black of 11449 Chardon Road was sworn in. She said she is the first house to the west and asked where that is on the site plan. Mr. Yaney explained the parking lot lights will be downcast and more grass and trees will be added to that side. Mrs. Black expressed concern of safety for 24-hour access. Mrs. Black was shown by Mr. Yaney and Mr. Smallwood where her house is on the site, where the Meijer building is and where more landscaping will be. Mr. Jones said there will be asset protection will be on site for security as well as cameras and strategic lighting.

### **VARIANCES**

Mr. Yaney explained there are nine (9) variances – eight (8) Announcements of Decision. The two (2) lighting variances are combined into one (1). This was done because it will allow Planning Commission to either approve or deny some if they want to. There is no Announcement of Decision for the entire project with architectural review because that could be a lengthy document and Mr. Yaney will need to know what variances/deviations are approved first. Mr. Blackley clarified in that Announcement of Decision it will include the decision on the north connecting driveway. Mr. Yaney said yes, once Planning Commission is at the point of fully approving the project.

Regarding the fence, Mr. Yaney said the code allows up to 6' for a fence; but it also said the fence should be able to screen what is behind it. Mr. Yaney said the items Meijer has behind the fence is 7' tall. Staff has no issue with this request. Mrs. Stark asked what the fence type is. Mrs. Jacobs said a wood fence. Mr. Smallwood said board on board. Mrs. Stark asked will it be painted or stained. Mr. Smallwood said whichever is preferred.

1) Mr. Meleski made a motion to approve the Announcement of Decision to increase the maximum height of a fence in the rear yard from 6' to 8'. It was seconded by Mr. Wantz. Roll was called. The vote carried 5-0.

Regarding the outdoor light fixtures, Mr. Yaney explained the Announcement of Decision will include both number 2 and number 3. Mr. Blackley asked if it needs specified which lights and which signs need to be turned on/off. Mr. Yaney said if Planning Commission is okay with leaving that to Staff to develop a plan, they can do that. Planning Commission was okay with that. Mr. Meleski asked if anything needs to be

added specifically to the Announcement of Decision that Staff will work with Meijer on the lighting. Mr. Chojnacki said no.

2 & 3) Mrs. Stark made a motion to approve the Announcement of Decision to waive the requirement outdoor light fixtures be turned off between 11pm and sunrise due to 24-hour operation and waive the requirement signs be turned off between 11pm and sunrise due to 24-hour operation. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

Regarding the parking spaces, Mr. Blackley thinks this is a good idea. Mrs. Stark and Mr. Meleski agreed. Mr. Yaney added Meijer is requesting to increase the gas station parking by one (1) space. These two requests are combined because they are on the same site.

4) Mr. Peska made a motion to approve the Announcement of Decision to reduce the number of parking spaces from 4/1000 sq. ft. to 3/1000 sq. ft. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

Regarding the length of the parking stalls, Mr. Blackley said the City Engineer agrees with this request.

5) Mr. Wantz made a motion to approve the Announcement of Decision to reduce the length of a parking stall from 20' to 19'. It was seconded by Mr. Meleski. Roll was called. The vote carried 5-0.

Regarding increasing the driveway to from 35' to maximum 50', Mr. Blackley asked Mr. Courtney if there are any issues with this. Mr. Courtney said no. Mr. Meleski added this is better for the fire truck as said by Mr. Pratt.

6) Mrs. Stark made a motion to approve the Announcement of Decision to increase the maximum width of a driveway from 38' to 50'. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

Regarding lowering the loading docks from nine (9) to six (6), Mr. Blackley said the applicant stated this conforms to their operations.

7) Mrs. Stark made a motion to approve the Announcement of Decision to reduce the number of loading docks from 1 for 10,000 sq. ft. plus 1/20,000 sq. ft. to 1 for 10,000 sq. ft. plus 1/30,000 sq. ft. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

Regarding the request to have the number of parking spaces broken up by a landscape island reduced, Mr. Blackley said Meijer has met the requirement of 5% landscaping, he asked if anyone had any objections to this request. No one did.

8) Mrs. Stark made a motion to approve the Announcement of Decision to waive the requirement that a parking row of more than ten (10) spaces must be broken up by a landscape island. It was seconded by Mr. Meleski. Roll was called. The vote carried 5-0.

9) Mr. Peska made a motion to approve the Announcement of Decision to reduce the width of a landscape island from 10' to 8.5'. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

Regarding the gas station, Mr. Blackley stated that the design is being considered as submitted by the applicant. Mr. Yaney added there are no additional conditions because that is met per the code.

Mr. Peska made a motion to approve the Announcement of Decision for a gasoline station in the "C-4" Commercial District. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.



## **Sign Deviations**

Regarding the increase of “HOME” and “FRESH”, Mr. Yaney explained these are above the doors and similar to Wal-Mart. Mr. Yaney says the code allows for 4’ as the maximum sign height, a building of this size and set as far back as it is from the road, this size will not look out of place. He said Staff has no concerns with it. He said if it is smaller, the stranger it will look. Mr. Blackley asked the Commission if they would like Mrs. Jacobs to review the renderings. The Commission said no, they have no issues with the request.

1 & 2) Mr. Meleski made a motion to approve the Announcement of Decision to increase the maximum height of the ‘HOME’ & ‘FRESH’ wall sign from 4’ to 5’. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

Regarding the projecting signs, Mr. Yaney said one is for the pharmacy drive thru and the other is for the mobile pick up on two corners of the building. Mr. Yaney said this is a deviation because currently, only the Uptown District is permitted to have projecting signs. He said for the size and location, Staff has no issues.

3) Mr. Peska made a motion to approve the Announcement of Decision to allow two (2) projecting signs in the “C-4” General Commercial District. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

Regarding the signs on the canopy for the gas station, Mr. Yaney said the Meijer logo will be on the east, west and north elevations of the canopy. This will be visible from both directions from Water Street and Loreto Drive. Mr. Yaney said this is not considered primary frontage because it is on the canopy. Mr. Yaney said other gas station canopies in town have the same thing. Mr. Yaney said this is unique because it is on the corner of three (3) major roads. Mr. Yaney said the design and size are out of character. Mr. Yaney said this does exceed the signage area for the gas station. Mrs. Stark asked for the other gas stations that are on the corner, how many have logos on their canopies. Mr. Yaney said Get-Go and Marathon.

4) Mr. Wantz made a motion to approve the modified Announcement of Decision to allow three (3) signs to be placed on the canopy for the mExpress gas station. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

Regarding the mExpress sign on the north elevation, Mr. Yaney explained this Announcement of Decision has two (2) Announcements of Decisions because there are two (2) wall signs on the mExpress gas station. Mr. Yaney said it is the blue circle that exceeds the 4’. Mr. Yaney said on the south elevation, that logo is 10’. Mr. Jones said they will reduce that size logo to be the same as the north elevation side because the ‘M’ looks too large. Mr. Meleski said item #15 can be struck. Mrs. Stark said she appreciates that change since it will be facing the future housing development.

5 & 6) Mr. Peska made a motion to approve the modified Announcement of Decision to increase the maximum height of the mExpress wall sign on the north and south elevations from 4’ to 8”. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

Regarding the two (2) wall signs for the main building, Mr. Yaney said the measurement is from the top of the ‘i’ to the bottom of the ‘j’. Mr. Yaney said the ‘M’ is only 8’ tall. Mr. Wantz clarified back in June it was much larger, and Meijer has returned to this meeting with a smaller size. Mr. Smallwood said they reduced the size by 20%. Mrs. Jacobs said the lower case letters are 6’4” high. Mr. Yaney said from Loreto Drive the sign will not look as large. Mrs. Stark asked how tall Giant Eagle’s sign is. Mr. Yaney said either 5’ or 6’ with a variance. Mr. Yaney has no issues with this request. Mr. Peska said this looks more proportionate to the building.

7 & 8) Mr. Wantz made a motion to approve the Announcement of Decision to increase the maximum height of the 'Meijer' wall sign on the east elevation from 4' to 14' 2.5" and increase the maximum height of the 'Meijer' wall sign on the north elevation from 4' to 11' 2.5". It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

Number 9 is not needed because of the north elevation logo size being reduced.

Regarding the mExpress sign, Mr. Blackley asked how big the ground sign at Sheetz is. Mr. Yaney said it is longer, but not taller; and he said he is unsure if that is because it is closer to the corner. Mr. Yaney said this sign has the digital price below it; where as other gas stations in town have the digital price to the side. Mr. Yaney said the 2' base is typical to be above snow. Price is 2'. Meijer is 5'. Mr. Yaney said this site is on a larger scale. Mr. Yaney said there is only one (1) gas station sign. Mr. Yaney a stipulation can be added that no second gas station sign can be added. Mr. Blackley added 'only one (1) monument sign permitted at the mExpress site' condition to the Announcement of Decision.

10) Mr. Peska made a motion to approve the modified Announcement of Decision for the mExpress ground sign to go from 6' to 9'. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

Regarding the two Meijer ground signs, because of the amount of road frontage, the size is acceptable. Mr. Yaney said this does not come up often because there is not a lot of other properties in town that have this much road frontage. Mr. Yaney said they are within their signage area. He said Staff has no concerns with this request. Mr. Yaney said the final locations will be worked out at construction document time.

11) Mrs. Stark made a motion to approve the Announcement of Decision for the two (2) Meijer ground signs to go from 6' to 7'1". It was seconded by Mr. Meleski. Roll was called. The vote carried 5-0.

Mr. Yaney explained the only two (2) remaining items left for approval are the final architectural review of the building and the entire development plan package. Mr. Jones said they are going to try and make this happen and bridge the gap. Mr. Blackley asked if they would like to stay on the agenda for October 22<sup>nd</sup>. Mr. Jones said that is their plan as long as the two (2) architects can meet.

**OTHER BUSINESS** – none.

**EXECUTIVE SESSION** – none.

## **ADJOURN**

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting was adjourned at 9:02 p.m.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary