

- 4525 Mayfield Rd, Burger King, conditional use application, drive thru, public hearing

Chairperson King called the meeting to order at 7:02 pm at the South Euclid Community Center.

Members present: Ramon Adams, Randy Bowling, Dan Ivins, Dan Monroe.

Also present: Michael Love, Economic Development Director, City of South Euclid.

4525 Mayfield Rd. – Burger King- Conditional use application, drive thru- public hearing:

Chairperson King opened the public hearing.

Applicant, Gary Rouse, GBC Design, was present for the meeting and spoke to the board. Bob Storie was also present representing Carroll's LLC, who owns 1000 Burger King's. John Rambader, attorney for Carroll's LLC, was also present. Mr. Rouse stated that they applied for the conditional use permit as it required for a drive thru and 70 percent of Burger King business is through the drive thru window.

Burger King is keeping the building 10 feet off the right of way to meet code and be sensitive to pedestrian traffic. The walkway was shown to board members on site plan that was submitted.

Board members addressed the following with Mr. Rouse:

Mr. Bowling asked if they are familiar with language in ordinance for the district for pedestrians. He also addressed concerns over fire code lane size per review from the Fire Inspector.

Mr. Ivins addressed the concern with exits and the possibility of traffic back up.

Mr. Adams asked where the waiting areas will be if an order is not ready. No plan in place at this time.

Mr. Rouse stated they will comply with fire code even if it means taking the drive thru down to one lane.

Chairperson King asked if there is a plan for a traffic study. Mr. Rouse stated there is not one planned. Also addressed was the shared parking issue; is it possible to get to 50% space requirement. There is no way for Burger King to meet this number; would have to go from 9 to 26 spaces to meet the code.

How would Burger King mediate drive thru stacking if they only have one drive thru? Mr. Rouse stated they could move the order station up 2 cars; order car, then car, car behind.

Mr. Monroe asked about the hours for the drive thru. Hours will be 6 am – 12 am.

There was a discussion on number of employees that will be there during regular hours; will be 6-7 and will drop to 5 after the dining room is closed. Representatives assured the board that the employees will not park in the shared spaces.

There was a short discussion on the plan for the lighting of drive thru. Lighting plan will be submitted when the plan goes before the Architectural Review Board.

Chairperson Kings asked how the applicant feels Burger King aligns with the Mayfield Green district. Mr. Storie stated the front of the building will have stone towers to assimilate and also pointed out other fast food in the area.

2 email comments from Eileen Dignan (no address given) and Kristin Canfield, 1112 Argonne, were read aloud and submitted for the record.

Public comments:

- Madeline Pollack, 1574 Sheffield Rd, South Euclid, stated that she is opposed to anything on the location, she wants to keep it greenspace. Ms. Pollack feels it will block the view of the rest of the shopping plaza; it is the last thing we need there. The city needs the greenspace; there is no greenspace at Oakwood Commons or Cedar Center.
- Wendy Miller, 1616 S Belvoir, South Euclid, stated that she does not care what business goes into the space, but agrees that the city needs more tax revenue so she wants to see a business there. She does not see the greenspace ever being used. She is fine with business there that generates taxes.
- Jerry Herman, 30100 Chagrin Blvd, had some questions on the site plan regarding cross access, and easements to access. He has concerns with stacking and the size of the property.
- Robert Grossman, 4053 Ellison, South Euclid, asked what guarantees that the Cedar Rd. Burger King won't close if this one opens? Mr. Grossman feels other options are more viable without drive thrus for this space.
- Carol Fiorelli, 4533 Mackall, stated she is speaking as a resident, but she is also the chair of ONE South Euclid. Ms. Fiorelli wanted to remind everyone of the vision for the May Green district. A lot of work was done with Yard & Co. for the study. She wants everyone to think of the sense of place and what it is working toward achieving; to revitalize the area to make it a destination.
- Inez Henry, 4316 Norma, South Euclid, stated that she is concerned with the traffic; there is too much congestion already with May/Green area. She agrees with Ms. Fiorelli on focusing on the future vision. She has seen many accidents at Marc's Plaza recently and feels this will only make it worse.
- Board asked if they can get a copy of police traffic accidents for the area.
- Sarah Continenza, 4222 Bexley, South Euclid, stated that she has been engaging with the community on the subject. Ms. Continenza read a comment from resident Sal Miroglotta that was sent via e-mail opposing the Burger King. E-mail document printed and submitted for the record. She read other comments opposing that was on social media. Ms. Continenza stated that more traffic and more accidents mean more police that takes away from the taxes. Think of the vision for the future, there are no sit in dine in restaurants in South Euclid and at Marc's busy times there is no extra parking.
- Dennis Fiorelli, 4533 Mackall, South Euclid, Council President, thanked all for coming and giving their input. He was here to observe and gain insight.

Chairperson King made a motion to close the public hearing for 4525 Mayfield Rd, conditional use application, Burger King, drive thru. Mr. Bowling seconded. All ayes. (5-0-0).

Mr. Ivins made a motion to approve the April 11, 2019, Planning Commission minutes. Chairperson King seconded. All ayes. (5-0-0).

Mr. Ivins made a motion to close the April 25, 2019, Planning Commission meeting. Chairperson King seconded. All ayes. (5-0-0).

Meeting adjourned: 7:45 pm.


Chairperson Ashley King

5/9/19
Date


Monica Ferrante, Recording Secretary