

- 4441 Mayfield Rd, Grille 55, parking plan
- 4440 Mayfield Rd, Studio 4440, parking plan

Chairperson King called the meeting to order at 7:00 p.m. via conference call.

Members present: Ramon Adams, Dan Ivins, Dan Monroe, Jennifer Rolfe.

Also present: Michael Love, Economic Development Director

4440 Mayfield Rd – Studio 4440, parking plan-

Muhammed Edwards, owner of Studio 4440, was on the call. He gave an explanation to the board for the parking plan for any overflow parking for Studio 4440. He does not anticipate much overflow as the design of the workout studio has been changed to a circuit training/boot camp style studio which will accommodate only 20-25 people per class.

Questions from the board:

- Ms. Rolfe asked who owns the lot for the overflow parking. Mr. Edwards stated that Ms. Vicki Whitmore owns the lot, but she does not own the access to the lot. He stated that signs will direct the traffic to the lot which is next to Herps Alive.
- Chairperson King addressed signage and lot striping; there is no current signage or lot striping for this parking; is Mr. Edwards willing to address these concerns, along with lighting if there is no lighting. Mr. Edwards stated that he is willing to put up signage and stripe the lot. He believes there is lighting, but will look into it. There was discussion on regulating trash from customers. Mr. Edwards stated it is the responsibility of all the tenants in the strip to take care of trash. He will be limiting his client base and is willing to put out trash can in overflow area and check for trash after his classes.
- Ms. Rolfe asked if Garden Drive is a city street. Mr. Love addressed the question: Garden Drive is a city street that goes from Mayfield Rd to the Garfield Memorial Church parking lot. The municipal lot behind the business is owned by the city as well.
- Mr. Monroe discussed the size of the lot and concerns that it will be difficult to enter and exit. Mr. Edwards stated that the entrance to the lot is separate and should not be an issue.
- Ms. Rolfe asked if the Herps Alive property is owned by Ms. Whitmore- yes, it is.
- Mr. Monroe addressed concern over signage being adequate enough to let customers know where to park. Also, the lease agreement states no signage on the property. Mr. Edwards stated that Ms. Wasserman, owner of the building for Studio 4440 has agreed to signage for Fawaky Burst, Studio 4440 and the barbershop.
- Chairperson King asked about hours for classes and if there will be overlap for the parking with one class ending and other coming in. There will be classes at 6, 8 and 10 a.m., studio will be open 12-4 but more for personal training with 3-4 students max at a time, classes resume at 4, 6, 8 p.m. Mr. Edwards was asked if he is willing to have an attendant for the auxiliary lot? He will consider, but will depend on number of clients; he does not foresee issues arising with the smaller classes.
- Ms. Rolfe asked how class size will be kept to a minimum? Clients will have to register for class through an app and once full no one else can attend. Mr. Love stated that if the class size/structure were to change, Mr. Edwards would have to readdress parking plan and go back before Planning Commission.
- Mr. Ivins inquired about length of classes and if there will be an overlap of students coming and going at same times. Mr. Edwards stated there is 30 minutes between sessions, so there should not be an overlap.
- Mr. Adams asked if the class registration allowance reflects the parking lot capacity without the additional lot. Mr. Edwards stated that full capacity would be 20-25, but the average for classes is typically 10-15. The current parking can handle the 10-15.

Chairperson King stated that the board will not be voting on the parking plan this evening as there is a lot to consider. The parking plan will be on the next Planning Commission agenda for discussion.

4441 Mayfield Rd – Grille 55, parking plan-

Corey Freeman, owner of Grille 55 and Chris, ProValet, were on the call.

Chris from ProValet spoke to board and stated the following points:

- There are 13 spaces in front of the restaurant throughout the day.
- The lot for excess cars is located at 1534 S Green Rd, the Garfield Memorial Church lot and there are 50 spaces available.
- The valet will pick up and drop off cars in the ally next to the restaurant (this was a drive thru in the past for a coffee shop). There is more room in this area, rather than use the existing lot to try and turn around. The cars will be taken out of the ally to the left and taking a left onto Victory Dr, no one will be exiting for valet service onto Mayfield Rd. The valet will take cars through Garden Dr to the Garfield Memorial Parking lot.
- Chris mentioned possible parking at the True Value building when they are closed, but have to discuss further with owner of True Value. There are concerns with insurance and responsibilities for True Value. If they are able to use this lot, it would be used as primary before going to the church lot due to distance.

Chairperson King discussed safety and lighting. Mr. Freeman said he will work with the church if there is a lack of lighting in the lot.

Mr. Ivins asked if the valet service will be returning the vehicles to the Grille 55. Yes, they will be returned so customers do not have to walk across to retrieve their vehicles.

Ms. Rolfe inquired about the restaurant hours and number of employees and where the employees will be parking. Mr. Freeman stated that hours are not concrete yet, but likely from 11:30 a.m. – 12:00 a.m. on weekdays and 11:30 a.m. – 2:00 a.m. on the weekends. Mr. Freeman stated he has a liquor license for this property and is just waiting for final inspections from the City in order to open.

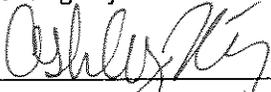
Mr. Monroe asked how many valet attendants will be on duty. Chris stated it will depend on the level of business, but at least 2 at a time. If there is more traffic, 3 or more can be on hand. Mr. Monroe asked if restaurant is planned to be used for any special events. Mr. Freeman stated, no.

There was further discussion on concerns for traffic issues and the route for returning cars. The board members stated they would like to see the cars returned via Green Rd to Mayfield and not returning from Garden Dr. This should be put in writing by Mr. Freeman.

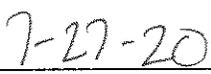
Chairperson King stated that the board will not be voting on the parking plan for Grille 55 this evening. The plan will be on the next Planning Commission agenda for further discussion.

Chairperson King made a motion to close the April 23, 2020, Planning Commission meeting at 7:58 p.m. Mr. Ivins seconded. All ayes. (5-0-0).

Meeting adjourned: 7:58 p.m.



Chairperson Ashley King



Date



Monica Ferrante, Recording Secretary