

**THE CITY OF MAYFIELD HEIGHTS
PLANNING COMMISSION
SPECIAL MEETING
MINUTES**

September 8, 2016

Mayor DiCicco, Chairman called the meeting to order at 6:00 p.m.

ROLL CALL: PRESENT: Councilman Bob DeJohn, Mayor Anthony DiCicco,
Mr. Jack Gallucci, Mr. Chris Schmidt
ABSENT: None

Also present were Tom Jamieson, Director of Building and Anne Weiland, Secretary.

The Pledge of Allegiance was said.

Mr. Schmidt, seconded by Mr. DeJohn moved to suspend reading the minutes of the August 8, 2016 meeting and approve as written. All in favor, motion carried.

NEW BUSINESS:

**PC-16-10 Skye Group
Golden Gate Plaza
6420 Mayfield Road
Consultation to discuss a master plan for the redevelopment of the entire shopping center.**

Present was Daren Hornig, Managing Partner representing the Property Owner, Hornig Capital Partners and Jonathan Novak, Architect, Herschman Architects, Inc.

Mr. Hornig explained that Hornig Capital Partners purchased Golden Gate Plaza two years ago. They have since renewed some leases and lost a few tenants, partly because of the economy and the plaza being old and not updated. Descriptions, photos of the existing and renderings of all new and existing buildings were displayed and distributed to all members.

Chick-fil-A, an indoor skydiving facility and Kirkland's are all interested in coming to the Center. They are also introducing a food truck stop which is a new concept. The parking has been studied. They believe the parking requirement will be easily satisfied with these new additions.

Chick-fil-A is interested in coming into the Center with a 4,750 sq. ft. new building with a double drive-thru in the northern part of the Plaza where there is currently excess parking. This is a great attraction for the Community and very consumer friendly. The property owner will spend a few hundred thousand dollars on the infrastructure. Chick-fil-A will spend \$3-\$4 million on the facility and will bring in 100 employees and \$3-\$4 million in sales per year.

The removal of the vacant restaurant building on the east side will make way for a 4,500 sq. ft. indoor skydiving facility that is also interested in coming into the Center. The property owner will invest approximately \$400,000. The tenant's investment is \$6 million. This is a unique use. There are 25 throughout the world, the closest being in Columbus. One will be able to float and elevate under an upside down jet turbine engine. Their peak capacity is 12 visitors per hour. This will be a destination location. They will bring in roughly 30 employees and \$5-\$6 million in revenue. The building is unique. It will be approximately 65' high and will have highway visibility.

The food truck stop concept is an eat-and-dine alternative to be located to the south of the Conrad's building. Green space will be added. Food trucks will be available a few days a week providing different types of food particularly around the lunch hour and on weekends. It can also be part of the community space for the City to have City associated events. Shopping malls are becoming lifestyle centers. They need this lifestyle flexibility component to add entertainment, food and beverage and modern day conveniences.

The property owner is willing to make a significant improvement to the Center. They will clean up the facades and make them more modern. The structures are not changing. Better signage will be provided from Mayfield Road and Interstate-271. There are challenges getting tenants, keeping tenants and keeping tenants at the size they are. A modern center will attract more tenants and consumers. If they are able to attract more consumers, the tenants are able to pay rent and the Center is able to give through real estate taxes.

The front monument sign will be changed. It is challenging for the tenants because they do not face Mayfield Road. They would like a lower elongated sign (6' x 60') with the tenant's names and shrubs on each side. This will also act as a subtle screening for Chick-fil-A. They would also like an additional 50' high multi-tenant sign at the northeast corner of the easterly building.

This is a cooperative effort between the Center, the City and the tenants.

Mr. Novak explained that this design is special and unique and will upgrade the environment in a smart way. They presented a contemporary pallet with stone and wood veneer that will age well, warm up the center and break up some of the long bands. Mr. Hornig added that the design will be a delicate balance. They want to be able to keep and attract new tenants. He mentioned that their newest tenant, Fresh Thyme, who is currently under construction, will open in February 2017.

Mr. Horning explained that they intend to obtain their zoning approvals during the winter and start construction in the spring, finishing by the end of 2017.

Mr. DeJohn asked where the signs will be located. Mr. Horning pointed out the monument sign along Mayfield Road, a multi-tenant sign on the back end of the bank (northeast corner of the east building), signage on the skydiving building and a small monument sign at the Marsol Road access drive. Mr. DeJohn, referring to the proposed sign on the Marsol Road drive, mentioned that he does not want more commercial traffic in residential neighborhoods.

Mayor DiCicco liked the plan and believed that it will keep the center viable and has elements of the retail corridor guidelines that the City is working on.

Mr. Jamieson asked if there are any improvements being made to the elevations on the Marsol Road side. Mr. Horning said that improvements on that side will be very minimal. Mr. Jamieson liked the look of the center and mentioned that sign variances will be necessary.

Mr. Gallucci asked if the front traffic pattern will be modified with the addition of Chick-fil-A. Mr. Hornig explained they there will still be an east-west traffic movement. They will hire a traffic engineer to study the traffic pattern.

Mr. DeJohn asked for more information about the food trucks. Mr. Hornig explained that food trucks are a new trend. They like to be located where there is foot traffic. It's different and intriguing. They will offer different types of food. The number of trucks and the type of food offered will be controlled. Mr. Novak added that the food trucks typically announce their locations on their websites.

Mayor DiCicco believed that the food truck stop and the skydiving facility will make this a destination place. They will attract people who may end up enjoying the City.

Mr. DeJohn asked if the lighting scheme will change. Mr. Horning said that the lighting will be improved.

In closing, Mayor DiCicco stated that the next step is to determine what approvals are necessary.

Mr. Horning thanked the Commission for their time.

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 6:47 p.m.

APPROVED:



Mayor Anthony DiCicco
Chairman

Respectfully submitted,



Anne Weiland
Secretary