

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

**February 3, 2020**

Mayor DiCicco, Chairman called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Councilman Michael Ballistrea, Mayor Anthony DiCicco, Mr. Jack Gallucci, Mrs. Darcy Horvat, Mr. Lyle Satterlee  
ABSENT: None

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

The Pledge of Allegiance was said.

Mr. Ballistrea, seconded by Mrs. Horvat moved to suspend reading the minutes of the January 20, 2020 meeting and approve as written. All in favor, except Mr. Gallucci who abstained as he was absent from that meeting. Motion carried.

**CORRESPONDENCE:** None

**OLD BUSINESS:**

***Report of Director of Building:*** No report.

***Report of Council Representative:*** Mr. Ballistrea reported that Council approved the digital ground sign for Temple Israel Ner Tamid, 1732 Lander Road.

**TABLED ITEMS:** None

**NEW BUSINESS:**

**PC-20-04 Larsen Architects, Inc.  
McDonald's  
6225 Mayfield Road  
Consultation regarding the construction of a new restaurant building.**

Present was Jim "JP" Ptacek, Larsen Architects, Inc., Dave Gnatowski, Area Construction Manager with McDonald's Corporate and Tony Philiou, Franchise Owner.

Mr. Ptacek explained that McDonald's was first built as a walk-up restaurant in 1961 and has grown in time.

The restaurant has a very high percentage of dine-in customers. The drive-thru lane routinely backs up into Mayfield Road. Their goal is to alleviate the back up. The building has a basement where supplies are stored. The staff carries items up and down all day.

The building is being rotated to create a double stacking lane. The Mayfield Road exit drive will be restricted to right-out only. An access drive is being proposed on Genesee Avenue. There will be a 13' landscape buffer in front, a plaza space to connect the walkway on the east side to the entrance door which faces Mayfield Road, a small shed at the northeast corner, a monument sign at the Mayfield Road drive, landscape islands and landscaping throughout that meets the guidelines.

Mayor DiCicco brought up eliminating the Mayfield Road access drive and having another one off Worton Boulevard. He also pointed out that the drive-thru lane is not permitted in front of the building. Mr. Ballistrea also suggested a Worton Boulevard access. Mr. Ptacek explained that they considered that but eliminated that option due to the grade on that side of the property.

Mayor DiCicco mentioned that the Fire Department reviewed the site plan and is adamant about having a 24' aisle width behind the building. Mr. Ptacek was aware of the comment and stated that, in the case of a fire, the drive-thru lanes would clear out and open up a 38' wide area. He added that the building will have a fire sprinkler system. Mr. Jamieson pointed out that the Fire Department must consider the possibility of cars being parked in that area. They also want the proper turning radii on the curves.

Mrs. Horvat noted that a traffic study is required, and a parking variance is needed as the parking proposed exceeds the maximum permitted. She did not believe the handicap parking spaces are in the best location. Mr. Ptacek explained that there are currently 70 parking spaces on site. They are proposing 51 spaces. Any less will be a detriment because of the number of dine-in customers. The dining area will have seating for 110.



Mr. Satterlee commented on the look of the front of the building facing the street. It looks like a blank wall. Mayor DiCicco added that it is not very appealing.

Mr. Gnatowski explained that they have a very unique circumstance. Because of the size of the property, variances are needed to function. There is a hardship. They cannot physically make this work to meet all the standards. This plan could help alleviate the stacking onto Mayfield Road.

Mr. Ballistrea expressed concern that stacking on Mayfield Road will still be a problem. Mr. Gnatowski stated that the double lane will help. There is currently stacking for 11 vehicles from the speaker. The new drive-thru will accommodate 20-21 from the speaker. Mr. Philiou added that the new restaurant will function faster.

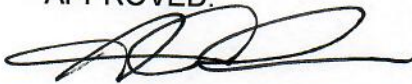
Mayor DiCicco asked if the new building will be the same size. Mr. Ptacek said that it will be smaller.

Mr. Philiou explained that the current building has a basement. His employees have to carry supplies up and down the steps all day long. This is a hassle. The new building will not have a basement. He added that he cannot afford to lose any parking.

There being no more discussion, Mayor DiCicco thanked them for their informative presentation.

As there was no further discussion or business, Mayor DiCicco adjourned the meeting at 7:50 p.m.

APPROVED:



Mayor Anthony DiCicco  
Chairman

Respectfully submitted,



Anne Weiland  
Secretary