



**NEW APPLICATION:**

**1) STARBUCKS COFFEE, State Permits, Agent**

Recommendation of the Site, Building Elevations, Building Materials, and Landscaping for alterations to existing building and drive-thru lane for property located at 17180 Royalton Road, PPN. 396-14-052, zoned SC – Shopping Center

Mrs. Anderson – Item number one on the agenda is for Starbucks Coffee. Please give us your names and addresses for the record.

**Jim McFarland, State Permits, 84 Skyline Drive, Ashville, Ohio**

**Derek Heckler, WD Partners, 7007 Discovery Blvd., Dublin, Ohio**

**Allan Ikeler, Starbucks Coffee, 7251 Taft Street, Mentor Ohio, 44060**

Mrs. Anderson – Please give us a description of your project.

Mr. Ikeler – There are two parts of the project. One is an interior renovation that has already been approved and the second part is the relocation of the exit of the drive-thru, which is why we are here today.

Mr. Hurst – I have one question, you said that the interior renovation has been approved?

Mr. Ikeler – That is what I was told from State Permits.

Mr. Smerigan – The change to the driveway is a good idea and I do not have any issues with it. I am fine with the way you reconfigured it and I am happy with what you have done with the signage, to the do not enter signs and locating it on the pavement too. I think it will help because there is always someone who will try and go in the wrong way. It looks like you are also making some exterior changes, to include changing a double door to a single door and film over some windows?

Mr. Ikeler – Yes, but I thought that it was approved with the interior renovation plans.

Mr. Smerigan – It is the exterior of the building and that is why we are here today.

Mr. Ikeler – Okay.

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Mr. Smerigan – The renovations that you are making to the inside may have been approved but, the changes to the exterior façade we have to approve them.

Mr. Ikeler – I did not know that was part of this.

Mr. Smerigan – The film over the window I assume is because of how you are changing things internally?

Mr. Ikeler - Please give me a second to pull up the interior drawings.

Mr. Smerigan – I am assuming that it is just film that goes on the glass?

Mr. Ikeler – Yes, typically there is glazing when we are extending the prep area and we will build walls in front of it.

Mr. Smerigan – I understand and have no issues with that. Are you going from a double door to a single door?

Mr. Ikeler - There are so many more people ordering on-line for mobile pick-up and they are not coming into the store like they traditionally have been. COVID has had a lot to do with that and we have seen that with McDonalds, as well. People are ordering ahead and feel comfortable with someone coming out to the car and bringing them an item or going through the drive-thru and the in-store flow has been drastically reduced.

Mr. Mikula – People use to go and sit and enjoy their coffee.

Mr. Ikeler – Yes, and there are some that still do but it is just not as common because COVID really shook a lot of that and those behaviors have not changed a lot.

Mr. Heckler – Yes, you are right, on the long side of the building there is a single door with glazing, where the other door was located.

Mr. Hurst – Has your designer looked at that for occupancy egress because there is nothing on this drawing that mentions it? I can go back to the interior drawings to see if it is mentioned.

Mr. Ikeler – I thought that all of that was approved as part of the interior renovation plans.

Mr. Hurst – Is that on the interior renovation drawings?

Mr. Smerigan – While Ted is looking at that, I do not have any other issues.

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Mrs. Anderson – Are there any questions from the Members?

Mr. Hurst – Can you go to page one because that is what is going to tell me what I need.

Mr. Mikula - From an engineering point of view the relocation of the drive-thru is a good fix for a problem, which arose on day one when the building opened the first time. You could not get around that dumpster and I think this is a good solution to that. There was an interior stop sign on this corner that was down for awhile and I think it is back up, I just looked on google maps. There was a complaint that the City was supposed to reinstall the sign but we do not do interior stuff like that. Do you remember if it is there?

Mr. Ikeler – So, you want it put back?

Mr. Mikula – Yes, I think it is important because people were not sure what to do there.

Mr. Ikeler – Where was that located?

Mr. Mikula – It was going out to the main drive.

Mr. Hurst – We have received numerous complaints with people calling saying that the City has to put a new sign up. We do not handle signage on private property.

Mr. Ikeler – No, the sign is not there, I will have to find out if that is part of the landlord's parcel and work with them, I would be glad to do that.

Mr. Mikula – Is this going to go to the Planning Commission.

Mrs. Anderson – Yes, this requires site plan approval from the Planning Commission.

Mr. Mikula – I will alert Lori to that, to make sure it is part of her review.

Mrs. Anderson – Are there any additional questions?

Mr. Ikeler – For site plan approval are we required to be there again.

Mrs. Anderson – Yes, you will have to submit your packet to the City Planning Commission, I can forward you the information that is needed, which includes the meeting dates and deadlines for submittal.

Mr. Ikeler – If you could send the information to Katie Getz.

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Mrs. Anderson – I will forward the information to Katie.

Mr. Ikeler – I am trying to establish the timing for submittal because we are trying to schedule the renovation to get everything done at one time instead of closing the store twice.

Mrs. Anderson – The next Planning Commission meeting is on May 9, 2024 and the deadline for submittal is April 25, 2024. The meeting date after that is on May 23, 2024 and the deadline for submittal is May 9, 2024. Also, with the Planning Commission submittal you are required to submit civil engineering drawings, which have to be included in the packet in order to be placed on the agenda.

Mr. McFarland – How many sets?

Mrs. Anderson – Ten sets are required, along with a pdf copy.

Mr. Ikeler – Will this be spelled out in the email to Katie.

Mrs. Anderson – Yes.

Mr. Ikeler – After it goes to Planning Commission, I am trying to understand what the next steps are after that?

Mrs. Anderson - Planning Commission will be your final approval along with the necessary permits.

Mr. Hurst – He is correct, the interior remodeling plans have been approved and are ready; however, we are waiting on the contractor and sub list and the permit is ready to be issued. You would need to apply for permits for this project.

Mr. Ikeler – Do you still need the film and the information about the doors?

Mrs. Anderson – Not for the Planning Commission.

Mr. Smerigan – I motion to give favorable recommendation of the Site, Building Elevations, Building Materials, and Landscaping for alterations to existing building and drive-thru lane for property located at 17180 Royalton Road, PPN. 396-14-052, zoned SC – Shopping Center

