

Pledge of Allegiance

Present: Council Liaison Carl Stepanovich, Ryan Lemke, Bob Mitall, Ed Patrick, James Olszewski, Chris Kerns, Anthony Livecchi and Community Development Director Jim Morrison.

Absent: Jayne Hoy

Approval of Minutes: Mr. Olszewski made a motion to approve the June 13, 2023, meeting minutes. Mr. Patrick seconded. All voted aye. Motion Passes.

New Business:

A request by Eat 'n Park, 4584 William Penn Highway, B Business zoning for an advisory meeting concerning a proposed addition and construction of a drive-thru at their existing building.

Jesse Stock from Eat N Park is the representative speaking on this matter. Mr. Stock presented the plans and stated that they're looking to do several things; One is to install a pick-up window, where you order ahead via phone or online, because they will be making everything fresh so it will take at least 20 minutes to complete the order. You cannot order at this window. Jesse stated that 49 out of 57 of their restaurants have pick-up windows. The second item they're looking to do is a dining room addition. They'd also be looking to add onto the front, the vestibule area. They'd also be adding in a walk-in freezer. Other amenities would be more handicapped parking spots from 2 to 4 spots. They would also be looking to relocate their dumpster because it would be in the way of the new pick-up window so they're looking to relocate the dumpster to the front of the building.

Mr. Kerns asked about the versalok block wall on the back side of the dumpster. Mr. Stock stated that elevation change where the new dumpster would be is approximately a 30 to 36 inch change, so that versalok is making up the back side of the dumpster elevation change. Mr. Kerns asked if they'd be opposed to doing a split face block around the entire dumpster? Mr. Stock said it would be composite wood decking so it wouldn't look like a big concrete block. Mr. Stock said they wouldn't be opposed to it but they're trying to add a little material. They'd be planting some landscaping around the dumpster also. Mr. Kerns suggested to try and screen around the dumpster as much as possible.

Mr. Mitall asked about the elevation difference in the rear where the cars would drive up and asked if a wall would be needed? Mr. Stock advised that the elevation change from where the cars would drive up will be connecting the two elevations together. The landscaping area makes up the difference. Mr. Mitall also stated there is some elevation difference where the added handicapped parking spots will be. Mr. Stock stated the sidewalk area would be depressed and the furthest parking spot to the right,

there is a ramp going up, so those parking spaces will be flushed with that area and that will be the ramp up to the elevation curb height area. Mr. Mitall asked why the handicapped parking spots are not positioned in front of the entrance? Mr. Stock answered because that depressed area would be in front of the entrance so you'd be walking from the building down to meet ADA compliance, so they needed to space them over to the left or right so you wouldn't be ramping up and down at the entrance to the restaurant.

Mr. Morrison asked how the garbage truck will access the dumpster? Mr. Stock answered they would go straight in, back up and exit out the new delivery lane. Mr. Morrison stated dumpster areas are typically messy and stinky area. He asked how are they going to control that? Mr. Stock answered he can bring in some examples of how they're going to keep the area clean. He stated they consistently keep up with their cleanliness by pressure washing and addressing those issues because they have internal audits.

Mr. Mitall asked if they had gotten permission from the landowner for this? Mr. Stock answered yes.

Mr. Morrison asked if the net three parking loss includes the calculation for the addition and how many spaces were created with the demand of the addition? Mr. Stock answered he did not calculate the addition demand. He will bring that back for the next meeting. Mr. Morrison asked how many spaces are there where the addition is now? Mr. Stock answered six. Mr. Morrison asked what is the square foot of the addition? Mr. Stock answered total for all the additions is 1,412 square feet. Mr. Morrison suggested to do the calculations as part of the site plan to show the net loss and the gain with the addition. Mr. Mitall and Mr. Morrison both advised Mr. Stock to submit a parking study with their next submission.

Mr. Morrison asked if they will be making any facade improvements? Mr. Stock said yes, the whole entire building. Mr. Morrison advised to bring some elevations in. Mr. Morrison asked what are they going to use on the exterior? Mr. Stock answered Nichiha Panels, which are a composite and pulp wood. Mr. Mitall suggested to bring a couple of samples in when you submit your application because council will want to take a look at that.

Other Business: None

Adjournment: Mr. Patrick moved to adjourn at 7:30 p.m. Mr. Kerns seconded. All members voted aye. Motion Approved.