

Mr. Serne– Item Number One, Local Bar. Please state your name and address for the record.

Mr. Grootegoed – Dave Grootegoed, Modern American, 15610 Aldersyde Dr., Shaker Hts., Ohio 44120.

Mr. Kozumplik – Kevin Kozumplik, owner of the Local Bar.

Mr. Serne – Would you like to go over what you are planning?

Mr. Grootegoed – You have the package, we are proposing a front patio with tables on the front of the Local Bar. I think you guys spoke to the Fire Chief when they were having ideas and they were pretty good with that and thought it was okay. It is 64 seats at maximum capacity that would be there. The idea is to create a nice calm area that was outside, maybe some TVs, semi covered. We haven't totally worked through the furniture but the layout that I showed is all tables the scenario which is the 3D work has couches and some lounge style seating. We think it would really add to that plaza, it is not in the best shape currently and I think this would definitely help things. We've got curb around that is elevated and this walk is flat. We have planters on both sides of the drive sides for protection so those are going to be our barriers and they are concrete as shown in the renderings. The front face of that that faces that parking we have planting and a cedar fence with an access gate. Between the bar we are putting in a nano wall system so that we can open that up in the summer time with two egress points that will function as egress. That is pretty much it, it is pretty straight forward.

Mr. Serne – Ken.

Mr. Mikula – No comments, I think it looks nice and I think you guys are going to address all of the other things that we have talked about. I am glad you talked it over with the Fire Department because that was my initial issue.

Mr. Grootegoed – Ya, there is actually another bar in a similar situation down the road. So I think the traffic won't be an issue and they didn't have a problem.

Mr. Mikula – He seems to be okay with it.

Mr. Serne – George.

Mr. Smerigan – The canopy I think are fine. I don't have an issue in terms of the lighting. I think that the ability to open those front doors and make the whole space flow is kind of a nice touch. Obviously the issue with the planters is making sure that they meet the

weight requirements and that they act as a barrier but other than that, you've got the fact that you are also up on that curb so you've got two things working for you there.

Mr. Grootegoed – We are going to set those planters outside on the curb so if they hit that they will hit the curb too.

Mr. Smerigan- I like the idea of doing the pavers in there and making it a little softer instead of just a plain concrete.

Mr. Grootegoed – Yes it will be a nice touch too.

Mr. Smerigan – I think you are fine, I don't really have any issues.

Mr. Serne – Did we discuss having bollards intermingled with that fence too?

Mr. Smerigan – Given the fact that you have that island there I don't know if you really need that.

Ms. Brill – Mike said that is just a curb there for the island, it is vacant in the center where the plantings are shown. That is not enough of a barrier. You are going to have to add bollards and it will come back up at Planning Commission. You have to have some kind of bollard protection in the front there because you are facing that parking lot and a lot can happen.

Mr. Smerigan- You can do that as part of the fence.

Mr. Grootegoed – That is no problem at all, we can definitely do that. It is three posts for the sun shade as well that will be in the ground.

Ms. Brill – He is questioning the anchoring, this is his report. Those concrete planters, he is going to want to know how those are for impact. How much weight they are or you are going to have to anchor that a little bit better too.

Mr. Grootegoed – If worse comes to worse we can put bollards in between those as well, if it comes to it.

Mr. Smerigan – You may be able to get enough weight in those.

Mr. Grootegoed – They are pretty heavy.

Mr. Smerigan – They are heavy as it is.

Mr. Grootegoed – The weight on those is 3,250 lbs per unit.

Mr. Mikula – Just make sure Mike knows that.

Mr. Smerigan – Get that info to the Building Commissioner and I am sure we will be fine. I don't think its going to be a big issue. It ought to be solvable I think. I think this could be a nice addition in that center and you are creating a nice outdoor space there and whether you are doing it with all tables or with the couches, whatever ends up working and being most appropriate, I don't have an issue.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Diverse Development LLC.

Mr. Smerigan – I motion to accept the Recommendation of a 828 SF patio with seating for 64 for The Local Bar located at 14751 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – You are on the Planning Commission Agenda for December 2nd over at our City Council Chambers which is by the Police Department in the Center of Town. Caucus will start at 5:45 p.m. and the meeting officially starts at 6:00 p.m. The meetings are rather quick so you will be in and out.

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne /s/

Dale Serne, Chairman

Carol M. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved