

2. SCRAMBLERS RESTAURANT – 21810 Center Ridge Rd. – PRE-PRELIMINARY REVIEW – Change of Use to a Restaurant with Outdoor Dining in a General Business Zoning District. Mr. Tony D’Agastino, Restaurant Owner, came forward to present the plan.

Mr. Bishop said that they have already verified that the plaza is overparked, so parking is not a concern. When they return for Preliminary Review, Mr. Bishop asked the applicant to identify where the handicap spaces will be located and how many they will need. He would also like them to return with their sign package. He would like more detail on the outdoor dining area because he understands that they will not be removing the canopy that served the previous drive-thru. The applicant responded that the Architect is a little behind on this project, but he assured them that the plans will be thorough. He added that the door to access the patio from the building will be slightly in front of (south of) the former teller window, which will be bricked in.

Mr. DeMarco said that Ms. Straub verified that this site is overparked, so he is fine with parking. He asked if the exterior seating area will be implemented when the restaurant opens or if it will be a future phase. The applicant responded that he hopes that they will open at the same time. Regarding seating, the applicant said that there will probably be a maximum of 6 tables outside, which would be an additional 24 seats, but the patio is only used on a weather-permitting basis.

Mr. Allen asked about the landscaping on the east side (south) of the drive-thru. The applicant said that they want to address the landscaping up, and he will have more detail when their Architect finishes the landscaping plan. They do not intend to remove pavement for landscaping, but they will be using planters which will also serve as barriers. Mr. Allen said most of his focus will be on the outdoor seating area, as well.

Mr. Coyne said that he thinks that a lot of thought should be put into the exterior from a beautification standpoint as well as for functionality and that should be emphasized to the Architect.

Mr. Bishop said that they don’t vote on anything at this point of the project. The applicant thanked the Commission for their time and input.

3. WXZ DEVELOPMENT – 19340-64 Detroit Rd. – PUBLIC HEARING – PRELIMINARY REVIEW – Development Plan Review for Retail Space including a new Retail Building in a Local Business Zoning District. Mr. David Budge of WXZ Development came forward with Tom Liggett, Architect.

Mr. Bishop asked Mr. Liggett to correct the square footages to align all of the way through because there is some discrepancy. One of the sheets doesn’t match on the gross square footage. He wants to have a good record of the exact square footage. It was confirmed that this project needs 24 spaces. Mr. Bishop instructed them to add the handicap spaces into the count.