

Case 052-22: Site Plan Review

2014 S. Range Line Rd & 2019 S. Highview Ave.-A request to review a site plan-Whatabrands, Inc.

Mr. Patrick DeNavdo, Pittsburgh, PA, spoke as a representative of MS Consultants on the site plan review. He stated he was present to answer any questions the Board may have for Whatabrands, Inc.

Mr. Eastman asked Mr. DeNavdo if they had finally worked it out with the EPA and the others about covering the ditch.

Mr. DeNavdo stated, yes, that is still on going with the Corps, but they are still working through that portion.

Mr. Kimble stated that something he had been looking for and maybe was just not set up yet was the planned entry and exit for this restaurant.

Mr. DeNavdo stated it would be off Range Line. He asked Mr. Kimble if he had a set of the plans.

Mr. Bolander stated that each Board member should have a set of the plans as well as the engineering drawings. He stated there is a service drive off Highview.

Mr. Kimble stated he was not a traffic expert, but it seemed very close to a busy intersection. The entrance on the front side on Range Line.

Mr. Bolander stated, yes, it is. They had to get an approval from MODOT. We cannot deny anyone access on the Range Line Road. They put it in the best location they could. There is a shared entrance to the south as well with Enterprise. So, you must measure that distance between those two intersections. So, this is not the ideal spot but the best spot with the location of this property.

Mr. Kimble stated you said they share another entrance with Enterprise.

Mr. Eastman stated yes, on the south side.

Mr. Bolander stated that is showing C-8.

Mr. Eastman asked if there were any questions from the Board on Case 052-22.

Ms. Phillips asked, so nothing will be entering or exiting on Highview.

Mr. Bolander stated, yes, it will be a service drive.

Ms. Phillips stated a service drive.

Mr. Bolander stated that to his understanding it would be there for service deliveries because of the difficulty getting there on Range Line. There is also a median on Range Line so that restricts the turning movements of that traffic. That was presented to this body when they got it rezoned as C-3-PD.

Mr. Eastman asked if there were any other questions from the Board on Case 052-22.

There were none.

Mr. Eastman asked if anyone wanted to speak in favor of Case 052-22.

There were none.

Mr. Eastman asked if anyone wanted to speak in opposition of Case 052-22.

MR. KIMBLE MOVED THAT CASE 052-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)