

MUNICIPAL PLANNING COMMISSION AGENDA
NOVEMBER 6, 2025 7:00 P.M.
REGULAR MEETING
COUNCIL CHAMBERS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL JOHN PERKOVICH
DAVID ROSETTI
RICHARD THIEDEMANN
GEOFFREY VARGA, VICE CHAIRMAN
JOHN CROCKER, SECRETARY
GEORGE HADDEN
BRIAN COOK, CHAIRMAN

APPROVAL OF MINUTES

Regular Meeting of October 16, 2025

PUBLIC HEARINGS

1. **CONDITIONAL USE PERMIT TO ALLOW OUTSIDE DINING AND/OR DRINKING (GIANT PANDA MARKET & CAFÉ) AT 7770 MENTOR AVENUE,** PP16-A-003-0-00-012-0 in the B-2, General Business District by LS Architects, Inc., Pham Leah Tran & Lynn Nguyen.
2. **CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THRU FACILITY (GIANT PANDA MARKET & CAFÉ) AT 7770 MENTOR AVENUE,** PP16-A-003-0-00-012-0 in the B-2, General Business District by LS Architects, Inc., Pham Leah Tran & Lynn Nguyen.
3. **CONDITIONAL USE PERMIT TO ALLOW OUTSIDE DINING AND/OR DRINKING (RITA'S ITALIAN ICE & CUSTARD) AT 7652 MENTOR AVENUE,** PP16-A-002-C-00-038,059-0 in the B-2, General Business District by CDG Engineering, Rita's Franchise Company & Calabria Property Management Property LLC.
4. **CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THRU FACILITY (RITA'S ITALIAN ICE & CUSTARD) AT 7652 MENTOR AVENUE,** PP16-A-002-C-00-038,059-0 in the B-2, General Business District by CDG Engineering, Rita's Franchise Company & Calabria Property Management Property LLC.

OLD BUSINESS

5. **ARCHITECTURAL REVIEW OF A COMMERCIAL BUILDING AT 7850 MENTOR AVENUE, UNIT 100,** PP16-A-004-0-00-002-0 in the B-2, General Business District by Dick's Sporting Goods, Inc.

6. **MISCELLANEOUS REVIEW TO AMEND THE APPROVED DEVELOPMENT PLAN FOR SUBAREA A AT THE SOUTHEAST CORNER OF JOHNNYCAKE RIDGE ROAD & CENTER STREET**, PP16-A-011-0-00-001-0 in the C-1, Conservation District (PMUD, Planned Mixed-Use Development District Overlay) by Newell Investors, LLC. & Homestead Investors, LLC.

NEW BUSINESS

7. **FINAL SITE PLAN OF A COMMERCIAL BUILDING AT 8693, 8683, 8671, 8677, & 8679 MENTOR AVENUE**, PP16-B-049-0-00-006,007,008,009,025-0 in the B-2, General Business District (PID, Planned Infill Development Overlay) by Geis Construction & Uptown Mentor, LLC.
8. **ARCHITECTURAL REVIEW OF A COMMERCIAL BUILDING AT 8693, 8683, 8671, 8677, & 8679 MENTOR AVENUE**, PP16-B-049-0-00-006,007,008,009,025-0 in the B-2, General Business District (PID, Planned Infill Development Overlay) by Geis Construction & Uptown Mentor, LLC.

DIRECTORS REPORT

ADJOURN

NOTE: UNLESS WAIVED BY THE COMMISSION
NO BUSINESS SHALL BE HEARD AFTER 10:30 P.M.
NEXT REGULAR MEETING: DECEMBER 4, 2025