

1. Minutes Planning Commission 10-29-25 (Pdf)

Please find Minutes for Planning Commission meeting from October 29, 2025.

Documents:

[P.C. MINUTES 10-29-25.PDF](#)

City of Parma
Planning Commission Meeting
October 29, 2025
6:00 p.m.
Open Meeting

- 1.) Call to Order
- 2.) Roll Call
- 3.) Pledge of Allegiance
- 4.) Approval of Minutes from 9/24/25
- 5.) Oath of Testimony

Mayor: I'd like to call the City of Parma Planning Commission meeting for October 29, 2025, to order. Madam Secretary, please call the roll.

Kathy McLaughlin:

- Andy Schofield – Here
- Tony Vannello – Present
- Mayor Tim DeGeeter – Present.

Mayor: We have a quorum. If everybody could please stand for the Pledge of Allegiance. The Flag is behind you.

Everybody: *"I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all."*

Mayor: Planning Commission members in your packets should have been the minutes from the September 24, 2025, meeting. If there are no objections to those minutes, the minutes will be deemed approved. Next anybody, if I could you please have you stand and raise your right hand if you are going to speak before Planning Commission. I will swear you in. The testimony that I am about to provide to Planning Commission is the truth the whole truth and nothing but the truth, I swear.

Everybody: I swear.

Mayor: Thank you, gentlemen. Madam Secretary call the first item on the agenda.

Kathy McLaughlin: First item on the agenda is P.C. 25-23; Target Corporation, 6850 Ridge Road, Parma, Ohio 44129. Exterior Alterations/Drive-Thru Pharmacy, Retail Business, Ward: Five, Permanent Parcel No. 455-030-01. Requesting Final Approval.

Mayor: Thank you. Welcome to Planning Commission. There should be an agenda if you could sign in your name next to your item and while you do that, I will ask, have you had an opportunity to see the Engineer's Comments.

Applicant: Yes, we have seen the Engineer's Comments.

Mayor: And do you have any comments on those comments?

Applicant: The only thing we did have to note on the Engineer's Comments, sorry I am pulling it up right now is that we currently don't have a site plan detail for where the large red bollards are going to be actually placed on the site. That is in comment number 2 the last sentence there and I just wanted to note that as a condition of approval we are happy to provide that once we kind of figure that out.

Mayor: Thank you. Madam Secretary. If you would let the record reflect that Commission member Katherine Holmok has joined us.

Kathy McLaughlin: Yes.

Mayor: Thank you. Before we hear from the applicant Melissa do you have anything else to add.

Melissa Morrow: No.

Mayor: The floor is yours.

Applicant: Yes, I am here today just to talk about Target is looking to update their existing facility at 6850 Ridge Road. Specifically, they are looking to update some of their paints and signs on the building itself. Just to keep it in line with the current updated Target Branding and other than that it is a pretty simple update. I believe in the application packet that we were originally provided you should be able to see the architectural drawings for everything there as well and then I do also, I did note that, I forgot to mention the comments from the Engineer requested a paint samples for the Commissions review, which I do have that as well and I can provide those whenever you guys need them.

Mayor: When would you start on the project, if you received approval?

Applicant: So, I don't know that we have a specific start date yet. I know they are still kind of early on in that process, but it will definitely before the end of the six-month period which I believe is how long the approval would be granted for.

Mayor: Thank you. Didn't you recently paint the building in the last five years, right. So, this is all new branding, is that right?

Applicant: Yes, so it's all new branding I can't specifically speak to the like what done previously. I am fairly new to this project.

Mayor: That's alright. I know we allowed you guys to get started earlier than we normally do on the ordinances. Melissa.

Melissa Morrow: Mr. Chairman, I just had one question. Why are there two different reds?

Applicant: So, if you take a look at the architectural drawings specifically on the detail for the drive-up, the kind of photo of car. You will notice that, sorry I'm trying to pull it out. There is just a red like, very small red dark red shading that's on the car itself. Right by the lights and that would use that dark red.

Melissa Morrow: Ok. (inaudible)

Mayor: Any questions from Planning Commission members?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: To the applicant. Thank you for coming tonight. I look forward to seeing the fresh color scheme of the building. It will just hopefully it will blend more with Kohl's and the other buildings in the neighborhood. Also, if you would consider using Union Trades for pipefitters, sprinklers, electrical, what have you, because we have a lot of skilled union trades in this area.

Applicant: Okay.

Andy Schofield: Thank you.

Applicant: That's not something that I have any kind of say over but I can definitely pass that along to Target and see what they want to do.

Andy Schofield: Sure, thank you.

Mayor: Thank you.

Tony Vannello: Mr. Chairman. The applicant, just curious can you describe and explain how that drive-up feature work?

Applicant: So, the drive-up feature is just like we noticed throughout like Target itself they've got a location where they can allow the people to drive-up directly to the store. There are parking spots that are right outside allowing them to be able kind of, I am sure most people have seen drive-up groceries. Just get their groceries without getting out of their car and notably we have seen that sometimes people are confused about where to go and kind of confuse people in the parking lot. The purpose of that sign is to alleviate some of that confusion.

Tony Vannello: Mr. Chairman to the applicant. Are you still allowing pick-up in the same manner that you are, and this is just to supplement in an additional way?

Applicant: Yes, yes that is correct.

Tony Vannello: Thank you.

Mayor: You have never picked up Target for your wife.

Tony Vannello: I did not but the drive-up feature is new Mayor.

Mayor: Alright. It sure sounded like you didn't. Any other questions from Planning Commission members. Hearing none, any questions from the members of the audience, hearing none. I will entertain a motion.

Tony Vannello: I will make a motion to approve based on the Engineer's comments along with the submission of the site plan for the large red bollards.

Andy Schofield: Second.

Mayor: I got a motion.

Andy Schofield: Second.

Mayor: Hearing a second. I got a motion and second any further discussion on the motion and the second. Hearing none, Madam Secretary call the roll.

Kathy McLaughlin:

- Katherine Holmok – I am going to recuse myself voting because it is Kimley-Horn
- Andy Schofield – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: You have received approval. Congratulations.

Applicant: Thank you.

Mayor: Thank you. Next item.

Kathy McLaughlin: Next item on the agenda is P.C. 25-25; Boston Buckeye Realty, LLC.; Dunkin Donuts, 6919 Ridge Road, Parma, Ohio 44129, Rebrand/Exterior Alterations – Retail Business. Ward: Eight.

Permanent Parcel No.: 450-17-005.

Requesting Final Approval.

Mayor: Welcome to Planning. Like the previous applicant if you could sign in and while you are doing that, I will ask you the same question. Have you had an opportunity to review the Engineer's comments.

Applicant: Yes, we have.

Mayor: And do you have any questions on those comments?

Applicant: We do not.

Mayor: Excellent. The floor is yours, gentlemen.

Applicant: Good evening.

Mayor: Good evening.

Architect: I am Mario Valentini. I am with MRV Architects, and I am obviously representing the applicant here, which is Inspire Brands who is also the parent company to Dunkin and again we appreciate the opportunity to bring this to you. This building, I actually don't remember the original date that it was built but I want to say it's about 12 to 15 years old. As...

Mayor: 13, 2013 Melissa.

Melissa Morrow: I don't have that memorized. I am sorry.

Mayor: 13 14.

Architect: Yeah. It's corporately owned as opposed to a lot of Dunkin's it's not franchised owned so, this is the culprit entity owning, operating and managing and as if I know corporation they manage it extremely well and I would hope that you feel the same way too. That said, they are obligated to just like the franchisee to upgrade the building. In this case, we are trying to meet their current national standards for not only the exterior improvements but also interior upgrades for everything from decor, mill work, there is actually some interior equipment revisions as far kind of where they are changing things out. Menu offerings don't change. It's just a matter of how it is served and so they are going through a pretty extensive. When I say extensive, I am getting to the point where it is not just paint and paint and new wallpaper. They are spending a considerable amount of money upgrading their millwork package on the inside too, so. As a part of that submittal, we have been asked to come to you and present the exterior improvements. The brand has changed their color images as well. When this was first built it was a Dunkin Donuts. It is now Dunkin only and with that nationally they got a difference in exterior imaging, colors you can see the, I provided the exterior rendering with the paint color samples. I think the original drawings didn't necessarily have all the elevations rendered but this does.

Mayor: You are our second one within the last two months.

Melissa Morrow: We just did last one last month.

Mayor: Two months, last month, so. For Dunkin.

Architect: For Dunkin?

Mayor: Yeah.

Mayor: Yeah, we had another one on Snow Road that did the same and we knew they were coming in line.

Architect: Okay, well.

Mayor: So, they look familiar

Architect: Okay, I am not familiar with that one, but I mean that's okay.

Mayor: That's a franchise one that (inaudible)

Architect: Yeah, that may be a franchise.

Mayor: Yeah.

Architect: So, and that's okay I hope their building looks like ours. All seriousness that building was a different look at the time it had hip and gable roofs as opposed to some of them now, that have they are more squared off with taller parapets and things like that so that might have been a little bit different. I'm not sure but that said it's meeting the corporate standards for what that building would look like if it were built brand new.

Mayor: Gotcha. Thank you.

Architect: I'm just going down very quickly the list. There is really nothing like I said we've seen the comments. We have agreed to the comments. There is no modification of the mechanical system, so we won't be looking at anything different as far as screening of the roof top units and honestly, I think pretty much everything else speaks for itself with the drawings.

Mayor: Thank you. Melissa.

Melissa Morrow: Mr. Chairman, I did just have a second thought on one thing that I noticed when I was reviewing it but didn't write anything down. They show access to the drive-thru not only from Ridge but also from Regency and I am wondering if that is going to cause a traffic concern within the middle of the parking lot. I am wondering if we should ask them not to install the last two arrows.

Mayor: I think you can already access that.

Melissa Morrow: Well, you can but I don't know if we want to memorialize it by saying drive-thru this way and, paint on the pavement. It doesn't currently do that.

Mayor: Did you notice when you got your Dunkin just now.

Melissa Morrow: I was over at Parma Heights.

Mayor: Cheating on us. Would you object to removing seven then.

Architect: Removing the seven off of Ridge Road.

Mayor/Melissa Morrow: No, no.

Melissa Morrow: No, just these two here at the Regency funneling people in here. There are a lot of people that try to cut in here at 8:00 o'clock in the morning and these people start honking.

Architect: I see so off of Regency Drive remove the drive-thru number, identified as number 7.

Mayor: Number 7.

Architect: I don't see an issue.

Melissa Morrow: Yeah.

Architect: I think off of Ridge it doesn't matter because they would have some big troubles if they were going in the opposite direction of traffic.

Mayor: And she is right people get pissed when they cut in. This is my neighborhood, Dunkin by the way, so. We are very familiar with it.

Architect: If there was something going wrong, I would assume you would let us know.

Mayor: Oh, I got one other thing, later. It's all good there nothing wrong.

Architect: Off the record.

Mayor: Something needs to be fixed, I think. Any questions from Planning Commission members.

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: I guess it is a question, like you may not know this but when you get ready to remodel, if you are approved do you hire, do you bring your crew in or do you hire from the City you are in.

Architect: Ok, so that is a good question and the reason why it is a good question is because this is one of six that are being done in 2006, they have already completed three (3)

Mayor: 2006 you mean...

Architect: I mean 2026, she started it with saying 2003. In 2026 there is a contract for six locations. I don't know if it's if they are going to be coordinating with one general contractor to do all six. They're all in this general area and that could be the case because there is obviously a benefit right. If you are doing the same project in volume to get same contractor because like I said I've actually field surveyed

three of them today and they are almost identical, and I can see how they might do that. So, it might not necessarily be somebody locally here. I can obviously ask the question, but I cannot guarantee it.

Andy Schofield: Mr. Chairman. I was just going to say if it happens to be local if you would consider using union trades.

Architect: Yep.

Andy Schofield: For whatever you can. Thank you I appreciate it.

Architect: Yeah, right, thank you.

Melissa Morrow: Mr. Chairman. Just one other question. The composite gates.

Architect: Yep.

Melissa Morrow: What color?

Architect: White.

Melissa Morrow: No, I would do them grey. If you are painting the enclosure grey, is it possible to make the gate also grey.

Architect: The only thing I would ask is if the material that we are using and I don't know it off the top of my head, whether it comes in that color already. Like, is the manufacturer already producing that as opposed to painting it because obviously we want us their standard colors that are factory finish, right.

Melissa Morrow: Stock.

Architect: I can write that down and we can put it on as a condition to review and then I can let you know.

Melissa Morrow: Okay, okay just that white gets dirty very easily grey might hide that a bit.

Architect: Well, what is nice about the material itself that it is easier to keep clean than say even masonry. You know, everybody wants to use masonry, masonry, but masonry does have tendency to get splash up from the rain and then obviously the garbage trucks like to beat the crap out of it. So, these are things that if they do deteriorate are easily replaceable and I can write down and let you know if we can make it a condition of the approval, I'll verify it for sure.

Mayor: Appreciate that. Any other questions from Planning? One question I have, or request is I don't believe your digital sign has worked for years. I have not seen it on.

Architect: Oh.

Mayor: That's my way home from City Hall here so,

Architect: Is that the identification sign like the pylon?

Mayor: No, your digital monument sign out front.

Architect: Oh, alright well.

Mayor: Right off of Ridge. That has been shut off for a while, and I noticed. I noticed because also noticed the landscapers around and around that I don't know probably our landscaping plan had some day lilies around there. There is no, Katherine Holmok is our resident landscape architect so, she has really greened up the city during her tenure. I have noticed that and then obviously the signage. So, I am going to ask that be part of a motion that get fixed and gets operable.

Architect: Well, the good news is that as part of this whole thing we got a sign vendor.

Mayor: Okay.

Architect: That going to be installing fabricated signs by a national supplier. So, I can put that in the notes and make sure they take a look at that while they are out there.

Mayor: Yeah, we would like to see that up and your messages and what not.

Architect: Sure.

Mayor: Katherine.

Katherine Holmok: Thank you, Chairman.

Architect: Really quick, if I could. I'm sorry. Just thinking about it, so a lot of times the scrolling message boards they don't work very well after a while and sometimes it depends on who is the manufacturer and I know that when they were first coming out and they were first improving the technology the pixel got really good and so it became a little bit more prevalent to be used but then people realized when it goes out it is really bad and it's actually a deterrent. So, maybe that was the case, or it's been shut off purposely because it was getting glitchy or whatever the case is. If that board for whatever reason doesn't function and it is cost prohibited but expensive to replace. Could I ask them if they would like to propose an alternate to at least fill the.

Mayor: Yeah, I just don't want a broken sign.

Architect: Yeah, 100%. I agree.

Mayor: I'm okay, so.

Architect: Right.

Mayor: If you can't get it fixed get it out of there. It's like a TV on treelawn and is just sitting there doesn't work and no one wants to pick up.

Architect: Yeah, yep okay, understood. So, we will try assess it and try to figure out how to fix it.

Mayor: It's cheaper than you put a new monument sign in there and hit up Melissa and we will be okay with that, too. Katherine.

Katherine Holmok: On that same note as you mentioned. The landscaping so in your application you do have landscaping will be infilled and updated to match existing. So, whatever you do intend on doing in terms of infill, if you could provide something to Melissa just to document that because I don't see that on your plans.

Architect: We would be happy to get a copy of the original landscape plan that was originally approved and do a comparison of maybe something has gone away and see if we can easily replace it. I would start with that first.

Mayor: We don't have a copy of that on file usually. It's got to be ten years.

Melissa Morrow: You were right in it being 2013 when changed hands.

Mayor: Maybe you'll (inaudible)

Architect: If I can find it, if they can get it to me. I try and get it to you and if not will.

Mayor: Supplement something with the landscaping plan.

Architect: Yes, we will.

Mayor: Alright.

Katherine Holmok: Thank you.

Mayor: Alright, any other questions, I will entertain a motion.

Tony Vannello: I will make a motion to approved based on the Engineer's Comments. The removal of drive-thru entrance off Regency Drive

Mayor: Just the

Tony Vannello: Just the paint, that's what I said the drive-thru entrance paint sign, condition review and approval of the dumpster enclosures gates as you mentioned with color and materials along with the digital monument sign, repair, replacement or removal and of course the landscape submittal to our Building Department.

Mayor: Very Good. I'll second that. I got a motion and a second. Any further discussion on the motion and the second. Hearing none. Madam Secretary call the roll.

Kathy McLaughlin:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. You have received approval.

Architect: Is it offensive if I leave?

Mayor: You can get out of here. So, can you unless you want to talk to your colleague.

Architect: Oh, by the way, we are friends with Kimley-Horn too. We used your Chicago area firm.

Mayor: Next item.

Kathy McLaughlin: Next item is P.C. 25-26; Lin's Best Family, LLC., 5515 Broadview Road, Parma, Ohio 44134. Parking Lot Expansion/Retail Business, Ward Four, Permanent Parcel No. 445-12-004. Requesting Final Approval.

Applicant: Good evening.

Mayor: Good evening. Welcome to Planning.

Applicant: How are you? Thank you.

Mayor: Have you had an opportunity to review the Engineer's Comments as you sign in.

Applicant: Yes, I have.

Mayor: Any questions on those?

Applicant: No, I do not.

Mayor: I have seen to have lost mine. No, I have them.

Applicant: I brought you guys all business cards.

Kathy McLaughlin: Thank you.

Mayor: Thank you.

Applicant: I am Josh Jones North Shore Asphalt.

Mayor: Thank you.

Josh Jones/Applicant: Representing the restaurant. So, I have hired both Engineer's to do the drawings for parking lot as well as the landscaping proposal on the proposed dumpster enclosure as well. We don't have any questions with anything. I think that everything is done the way it is supposed to be done.

Mayor: Appreciate that. Any questions from Planning Commission members?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: I apologize I was re-reading the notes, so I didn't hear if you had time to read the Engineer's notes?

Josh Jones/Applicant: Yes.

Andy Schofield: Okay, my only question was number 3 about the dumpster enclosure.

Josh Jones/Applicant: Yes, I guess that is one thing we should, I guess the construction of what you want us to put as the dumpster enclosure. I mean, typically you know stuff like that in the past we've just done a shadow box wood fence enclosure. You know, they just blend in a little bit more in my opinion versus putting white vinyl enclosure that stands out like a sore thumb, but I mean I guess that is up to you guys to whatever you would like to see there.

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: Thank you. We would like to see vinyl just because it is very low maintenance.

Josh Jones/Applicant: Okay.

Andy Schofield: And match the color scheme of the building.

Josh Jones/Applicant: Okay.

Andy Schofield: Melissa might have a more descriptive answer as well, but.

Josh Jones/Applicant: From my knowledge of that I believe it was a brick building. So, what would you propose for a color scheme.

Mayor: Melissa.

Josh Jones/Applicant: I am open to anything I will just approach the owners and let them know what you are looking for.

Mayor: Google map it.

Melissa Morrow: Part of the building is still red brick, correct?

Josh Jones/Applicant: Yes, yeah. I think from what I....

Melissa Morrow: The top of it is white and the roofing is white.

Josh Jones/Applicant: Okay It's has been several months since I've been there. So, I really don't recall all the color schemes, but I do know that was definitely red brick from.

Melissa Morrow: Katherine, I see you have a picture there. Do you have a suggestion?

Katherine Holmok: Yeah, thank you Melissa. It is a colonial type architecture with the white on top with the columns and the red brick versa lock or some type of red but that type of non-masonry would look the best. I would say or any white vinyl fence front or you can just do a white vinyl fence all surround which is that colonial feel and it's a more colonial feel too what the building is looking like.

Mayor: I just pulled up here, so.

Josh Jones/Applicant: I am going to go grab my phone if you don't mind.

Katherine Holmok: Sure, sure. My thoughts are almost just go with the actual white vinyl fence all surround.

Josh Jones/Applicant: The white vinyl.

Katherine Holmok: Yeah.

Mayor: The white vinyl. That will match columns up front.

Josh Jones/Applicant: Okay, perfect.

Katherine Holmok: Hmm.

Mayor: You got white accent around the windows on the side of building, so white goes with the soffit, so.

Josh Jones/Applicant: And a couple other notes from the architect was that the drains and everything be cleaned out. We already had proposed all of that the owners when we look at the site initially. There is a trench drain that crosses the existing drive lane that pretty much packed completely full. So, I told them obviously it needs to be at a bare minimum cleaned out and assessed to what the situation is of the line

that drains there. If they have to get into that they are going to obviously hire a sewer company to come in and jet the line out but, you know included in my proposal was to clean both but not only that but there is also a rear catch basin as well.

Katherine Holmok: Mr. Chairman.

Mayor: Yep.

Katherine Holmok: On the landscape plan, I have a couple of comments on that. One, the western arborvitae that you do have located by the sign is going to overwhelm your sign. It is too tall for your sign.

Josh Jones/Applicant: Okay.

Katherine Holmok: I am going to mark on here like a juniper type which is shorter.

Josh Jones/Applicant: Okay.

Katherine Holmok: That will again give it an evergreen feeling that you are looking for but not be 30ft. tall.

Josh Jones/Applicant: Sure, absolutely. Yeah, that doesn't make any sense at all and once again that is kind over my head that was just the landscape architect that call for all of that.

Katherine Holmok: Sure, yep and then additionally as we, as I look at the street view you have three spruces there but it's not going to be enough to block the parking lot view to give it a good view from people traveling north along Broadview Road. I would like to see some more, something different than the lawn seeded area so that you have a better view, shorter, shorter material there that so that they see more well- rounded parking lot it would be nicer before you see the building.

Josh Jones/Applicant: Okay.

Katherine Holmok: So, in that area I would suggest some smaller shrubs maybe ones that a logo sumac which would naturalize in that area. It provides a coverage. It is a native variety and it's about 2-3 ft. Tall. It has white flowers in the spring, green in the summer, and then in the fall it has like a red burnt orange kind of leaf color going back to the hearkening of the architectural of your building which is the red brick.

Josh Jones/Applicant: Right.

Katherine Holmok: It will look stunning right there and because it is a native plant it will be good for the west creek.

Mayor: Okay.

Josh Jones/Applicant: I think that is a wonderful idea keeping them as low as possible just so it is not hindering sight of people.

Katherine Holmok: Still providing that safety that the people want to be able to be seen.

Josh Jones/Applicant: Right, that was kind of my...

Katherine Holmok: Nice blanket of color.

Josh Jones/Applicant: Right, that was my only initial concern was doing the flowerbed and everything to begin with. It was just limiting the sight, you know but I think if you keep everything low and kept it to a minimum, I think it would certainly enhance the property and not block peoples view in and out, so.

Katherine Holmok: Okay. Melissa, I will mark this up and give it to you, thanks.

Mayor: Any other questions? Hearing none I will entertain a motion.

Tony Vannello: I will make a motion to approve based on the Engineer's comments, the white vinyl fence around the dumpster enclosure as discussed, and the landscape comments additions and mark ups per Planning Commission member Katherine Holmok.

Josh Jones/Applicant: You are able to include all of that in there for us.

Katherine Holmok: Yes.

Josh Jones/Applicant: Awesome, thank you because I am not an arborist. That's not my cup of tea.

Mayor: She's got you taken care of.

Josh Jones/Applicant: You need a parking lot guy though I am your guy.

Katherine Holmok: I've got your card.

Mayor: Alright, any further discussion on the motion and the second? Hearing none, Madam Secretary.

Andy Schofield: Mr. Chairman.

Mayor: Yes.

Andy Schofield: Did you second it? We didn't...

Mayor: No, we didn't have a second, good catch.

Andy Schofield: So, I will second it. Yes, sir.

Mayor: Okay, we got a motion and a second, now. Our parliamentarian. Madam Secretary please call the roll:

- Katherine Holmok – Yes
- Andy Schofield – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulation. You have received Final Approval.

Josh Jones/Applicant: Thank you very much, appreciate you.

Mayor: Thank you. With no further business before Planning we are adjourned at 6:32 p.m.