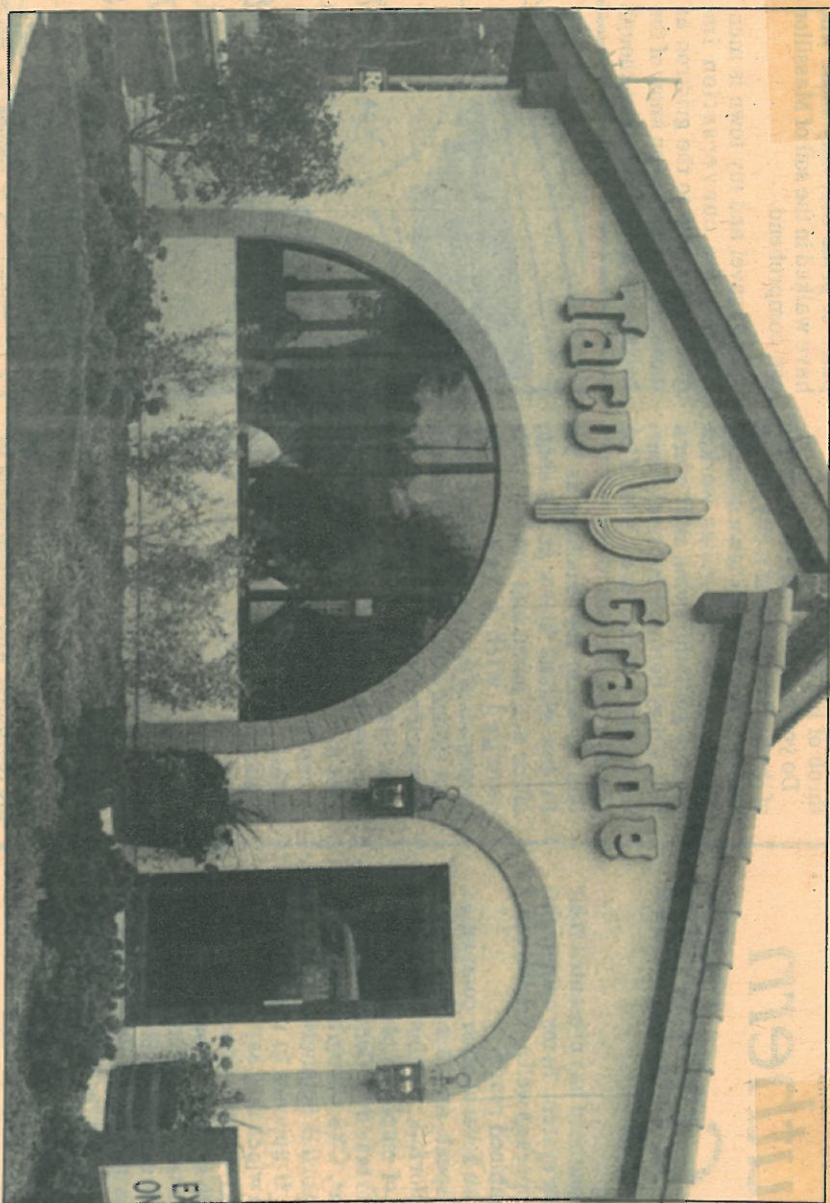


Missillon Evening Independent

July 16, 1985



Janice Bettel/INDE

NEW RESTAURANT — Monday was the opening day for the Taco Grande, located at 1220 Lincoln Way E. Manager Mark Franko of Greensburg heads a staff of 39 persons. Assistants are Lori Donaldson and Charlotte Jones. Several entrees at the restaurant include tacos, tostadas, burritos, sanchos, a taco salad supreme and potato grandes. Also on the menu are taco platters, and chili. Desserts include olaf, a creamy ice cream featuring Taco Grande's own homemade hand rolled waffle cone; appleante,

cinnamon-sugar coated flour tortilla chips covered with warm sliced apples and sauce, accented with whipped topping; and crustos with honey, cinnamon-sugar coated flour chips. The national headquarters is located in Wichita, Kan. The local franchise is owned by Malt's Inc. Taco Grande is open Monday through Saturday from 10:30 a.m. to 11 p.m., and Sunday from 11 a.m. to 11 p.m. The drive-thru is open weekdays until 1 p.m., and Friday and Saturday until 3 a.m.

This is a continuation of the Site Plan Review Committee Meeting of March 26, 1985, which met in the Mayor's Conference Room. This portion of the meeting began at 11:00 A.M.

Members present: Mayor Demmer, Safety-Service Director Willoughby, Building Inspector Lash, and Assistant Planning Director Aaby.

The purpose of the meeting was to review the preliminary site plan for the construction of a Taco Grande Restaurant, to be located along Lincoln Way East, east of Wales Road, between Church's Chicken and Rax Restaurant. Mr. J. A. Bower of Lawrence Dykes, Bower, & Clancy, project architects, was present at the meeting.

The following items were discussed during the plan review:

1. Mr. Bower explained that the building design is tentative at this time, but that the building size will be approximately 2500 square feet. The site plan shows 41 parking spaces, more than adequate according to the City's zoning code. Traffic is proposed to be two-way through the parking area so that patrons can both enter and leave the site from both Lincoln Way and Wales Road. The trash enclosure area will be attached to the building.
2. Mayor Demmer pointed that the trash enclosure may not be easily accessible in bad weather and that the area may not be large to accomodate all the noncompacted trash the restaurant may accumulate. It is not really the City's problem, but perhaps the location of the trash enclosure should be re-examined by the architect.
3. Mr. Aaby pointed out that a fence must be provided along the north property line to screen the parking area from the adjoining residents.
4. Discussion centered on traffic congestion in the area. Mayor Demmer pointed out that it may be impossible for patrons to exit onto Lincoln Way and head east, due to the traffic. This would mean that the most convenient way for patrons to exit the site and head east would be for them to exit onto Wales Road and turn left onto Lincoln Way at the traffic light and head east. Perhaps the developers would provide signs on the site directing traffic to the appropriate entrances and exits to ease circulation through the area.
5. Mr. Aaby stated that the site plan indicates 42 feet along the east side of the property for sidewalk, parking stalls, and two-way maneuvering lane. With the sidewalk proposed to be 4 feet wide, this leaves 38 feet for the off-street parking and maneuvering lane. The City Zoning Code calls for 44 feet in area, with the parking stalls being 20 feet long and the two-way maneuvering lane being 24 feet. Perhaps the parking stalls along the east side of the building should be angled. It was suggested that Mr. Bower discuss this matter with the City Engineer.

Mayor Demmer made a motion to grant preliminary approval to this site plan, subject to the following conditions:

- a. Screen the parking area along the north property line.
- b. Give additional consideration and detail to the trash storage enclosure.
- c. Determine what is to be done with the utility pole along Lincoln Way East,

located in the area of the proposed driveway. If the pole cannot be moved, perhaps the driveway will have to be moved farther to the east.

- d. Make sure that the planter at the front of the property is low enough to provide clear vision for traffic entering the parking area so as not to cause a hazard for the handicapped patrons using the marked spaces at the front of the site.
- e. Revise the parking lay-out along the east side of the building as required by the City Zoning Code.

In addition, the Mayor required in his motion that the final revised site plan be submitted for review and approval by the Committee. Seconded by Director Willoughby, the motion carried.

There being no further business to come before the Committee, the meeting adjourned at 11:45 A.M.

Date:

March 26, 1985
1

Clerk:

Alan Ruby

Approved: _____

SITE PLAN REVIEW COMMITTEE MEETING MINUTES

April 2, 1985

The Site Plan Review Committee met Tuesday, April 2, 1985, at 10:30 A.M., in the Mayor's Conference Room.

Members present: Mayor Demmer, Safety-Service Director Willoughby, Building Inspector Iash, and Assistant Planning Director Aaby.

The purpose of the meeting was to review the revised site plan for the construction of a Taco Grande Restaurant, to be located along Lincoln Way East, east of Wales Road, between Church's Chicken and Rax Restaurant. Mr. J.A. Bower of Lawrence Dykes, Bower, & Clancy, project architects, was present at the meeting.

The preliminary site plan was reviewed by the Committee and given conditional approval on March 26, 1985. At this meeting, Mr. Bower presented revisions to this site plan as set forth in a letter dated April 1, 1985, and attached hereto as a part hereof.

Based on the revisions as presented, Mayor Demmer made a motion to approve the revised site plan. Seconded by Safety-Service Director Willoughby, the motion carried.

There being no further business to come before the Committee, the meeting adjourned at 10:50 A.M.

Date: _____

April 2, 1985

Clerk: _____

James Aaby

Approved: _____

LAWRENCE
DYKES
BOWER &
CLANCY



ARCHITECTS
PLANNERS

125 VALLEYVIEW N.W.
CANTON, OHIO 44708
(216) 477-6247

April 1, 1985

Mr. Robert Wagner, City Engineer
City of Massillon
100 City Hall, S.E.
Massillon, OH 44646

Re: Proposed Taco Grande Restaurant
Lots Pt. 7899, Pt. 9553, 9556, 9557 and 9558
Near corner of Lincoln Way East and Wales Road N.E.
Site Plan Review

This is to follow up on the Site Plan Review on March 26, 1985 at which Conditional Approval was granted for the Site Plan on this project subject to certain requirements. The following revisions have been incorporated in the enclosed revised Site Plan (*indicates those changes required in the Conditional Approval):

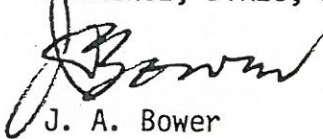
- *1. Widened Parking and Drive - East Side - You had agreed that 40 feet (18' parking stall plus two 11' lanes) would satisfy your requirements. This dimension has been achieved by (a) putting the curb on Rax property (Taco Grande developer will include this as a condition of purchase of the land); (b) narrowing the walk by six inches; and (c) narrowing drive-up lane and curb throat to 10'.
- *2. Screened North Parking by adding 4½' high fence.
- *3. Show Directional Signs on site to clearly demarcate one-way drive-up lane.
- *4. Noted Low Planting in planting areas near exits to insure unblocked vision by those entering or leaving site.
- *5. Show Existing Power Pole at Lincoln Way and revised drive entrance to maximize distance from intersection.
6. Moved Trash Container and Enclosure to northeast corner of site where it will be adjacent to the trash container enclosure on the Rax Restaurant site.

Mr. Robert Wagner, City Engineer
City of Massillon
April 1, 1985
Page 2

7. Added further dimensions to parking areas.
8. Added property line dimensions.
9. Added existing buildings within 100' as required by Massillon Zoning Ordinance Section 170.165-3.d.

I believe that this Revised Site Plan will satisfy the question areas from the Conditional Approval plan and ask that you please forward this letter and Site Plan to the Site Plan Review Committee for consideration of Final Approval at their hearing on Tuesday, April 2, 1985. I will be at the hearing to answer any questions.

LAWRENCE, DYKES, BOWER & CLANCY Architects and Planners



J. A. Bower

enc.

cc: Mr. Tom Schervish - MALTS, Inc.
Mr. Maury Sullivan - MALTS, Inc.

r

**LAWRENCE
DYKES
BOWER &
CLANCY**



125 VALLEYVIEW N.W.
CANTON, OHIO 44708
(216) 477-6247

March 25, 1985

Mr. Robert Wagner, City Engineer
City of Massillon, Ohio
100 City Hall, SE
Massillon, OH 44646

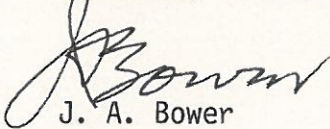
Re: Proposed Taco Grande Restaurant / Site Plan Review

This is to confirm our telephone conversation regarding the Site Plan review for this project which will take place at City Hall on Tuesday, March 26, 1985 at 10:45 a.m.

For your review I have enclosed a copy of the proposed Site Plan at 1/16" scale and a copy of the small scale Survey Plat for this project (location noted as Parcel 2), also showing the adjoining properties.

Also enclosed is a check in the amount of \$27.00 to cover the cost of the review. I will be there to answer questions.

LAWRENCE, DYKES, BOWER & CLANCY Architects and Planners



J. A. Bower

enc.

cc: Mr. Tom Schervish, MALTS, Inc.
Mr. Maury Sullivan, MALTS, Inc.

r