

The second item under **New Business**, was the **consideration of the Site Plan for 21043 Mack Avenue (Dunkin' Donuts)**.

Planner Mangan provided an overview of the revised exterior elevations and site plan for a fast-food/take out restaurant following the original discussion at the February 24, 2026, Planning Commission meeting. A public hearing was held on February 24, 2026, and Special Land Use approval was recommended to City Council. Site Plan approval remains subject to the City Council granting Special Land Use approval.

The proposed revisions include addressing the parking concern: they have 7 parking spaces in the rear of the building and have accommodated for one ADA compliant space; the rear door is not for public use; the question of the impact of fast take out driver's parking is recommended to be discussed with City Administration about off-site/street parking with possible parking meter changes and signage; rear parking lot screening of a 4 foot masonry wall with a gap for pedestrian traffic; the enclosed wooden dumpster location will be stained and not painted; regarding proposed signage, the Dunkin' sign is compliant, but a secondary Mack-facing sign for Baskin Robbins will require a sign variance; exterior façade changes have been made per the Planning Commission's February 2026 recommendations.

After review of the revised site plan with the City's Zoning Ordinance, it is recommended that the site plan be granted subject to the following items:

1. Special Land Use approval is granted by City Council;
2. The revised building design and proposed materials are found acceptable to the Planning Commission;
3. A note is added to the site plan stating: "No signage is approved as part of the site plan; future signage will be submitted under separate cover."

Planner Mangan confirmed the awnings are compliant.

The petitioner was available to answer any questions. They will look into a change in orientation of the dumpster for ease of access for trash collection.

Motion by Marx, seconded by Fuller, that the Planning Commission **approve the Site Plan for 21043 Mack Avenue (Dunkin' Donuts)** as recommended that the site plan be granted subject to the following items:

1. Special Land Use approval is granted by City Council;
2. The revised building design and proposed materials are found acceptable to the Planning Commission;
3. A note is added to the site plan stating: "No signage is approved as part of the site plan; future signage will be submitted under separate cover."

Motion carried by the following vote:

YES: Ellis, Fuller, Gilezan, Hamborsky, Marx, O'Keefe, Schulte, Vitale
NO: None
ABSENT: Fenton