

August 20, 2025, Planning Commission Meeting began at 7 pm.

Present: Will Walker, Mike Gabriele, Kenneth Farrall, Ed T., Frank Schilling, Pete Krieger, and
Elesa Knowles.

Not Present: Ed Devenney and Nicole Khan

Agenda

Approval of last month's minutes- July 16, 2025, with an adjustment due to spelling and
housekeeping notes.

7 pm

Preliminary Subdivision & Land Development for Gail Faulkner, Trustee & Joseph Faulkner, Trustee, Henry Faulkner III Trust

Gavin Laboski, Esquire, for Trustee & Joseph Faulkner, and proposed use of Parcel for New
Service Building and Showcase

This Faulkner site, as well as the Mazda showcase center and room, was hit and damaged by a
tornado. Buick Showroom

Separate Facilities

Showcase and room in the back under one roof

Not expanding it and combining it under one roof service and Volvo Modern, facilitation.

The timeline is 2021-2025, and they are willing to comply to fit the standards and expectations
for fire codes and storm water management.

Rick Stoneback- Cadillac Dealer with service is Mazda temporarily

The Buick Service Center near the Turnpike is for convenience

The Rebuild near Old Lincoln Highway cannot make a turn onto Street Road.

The Main approval lane, as well as construction, Faulkner driveway entrances.

Internal changes as well as industry and manipulation, not only to the rear building, but also did
not build extra park storage. The location, as well as the underwater stone basement and
sewerage continuation.

Gavin Laboski- Review letter, Traffic impact will comply, and traffic impact fee for reconstruction,
reducing bays, and ensuring fewer services than the previous.

260 square feet pre-tornado, lost a reduced amount, 52-40-bay, 20-30 lifts, and did not generate
more traffic.

Building a better reduction in operations.

Kenneth Farrall-We will talk with Bill.

Will Walker- Probably less traffic; however, we will need traffic letters will be needed to account
for engineering issues. Tracker trailer, buffer yard, and model yard.

No additional buffer

Physical Show

Kenneth Farrall- Show dash line with those areas, State Federal Permit and Storm Water
Permit.

Increase in employee, primary claim will comply, landscape less plans and car highlights the product

Old Lincoln Highway Embankment

Concrete Easement

Will Walker- A fee in lieu of for the parking behind the building and compliance for sidewalk.

Comply for sidewalk

All this parking in front driveway and not properly set back, lighting- light posts

Mike Gabrieli- Photo of what the building is going to look like. not a Carvana, more like a Mazda glass front.

Showing visual map, first new building, reducing the service, GMC, labor, shop, supply short of labor,

Mike Gabrieli- Mechanic modification

1 deal Buick

14 Technicians- 43 lifts

Go past 25 lifts

Pre-Covid- Manufacture Overwhelm in dealer's loot

Post-Covid- 60 day supply

Frank Schilling- Total Parking Space, where will employees will park?

Mike Gabrieli- Old Lincoln Highway

Frank Schilling- Landscape, lighting, and plan council, I like it.

Ed T- Unfortunate tornado.

Kenneth Farrall- Open to public comment

Will Walker- No further questions

Mike Gabriele- Plastic pipe must be a comply, motion to approve.

Frank Schilling- I approve

Will Walker- Motion to approve, congratulations.

Adjourned at 7:53 pm