

**MACEDONIA PLANNING COMMISSION  
SEPTEMBER 21, 2020  
MEETING MINUTES**

**CALL TO ORDER:** Mr. Westbrook called the meeting to order at approximately 5:30 p.m.

**MEMBERS PRESENT:**

Planning Commission: Mr. Westbrook, Mr. Schiavone, Mr. Roberts, Mr. Cox, and Mr. Velotta.

Mayor: Mr. Molnar

City Planner: Mr. Frantz

City Fire Inspector: Mr. Bell

Building Commissioner: Mr. Monaco

**APPROVAL OF THE AUGUST 17, 2020 PLANNING COMMISSION MEETING MINUTES.**

Mr. Cox motioned to approve. Mr. Schiavone seconded, and all were in favor.

**PROPOSED SIGNAGE FOR HEAD START LOCATED AT 853 HIGHLAND RD.**

**WITHDRAWN BY APPLICANT**

Mr. Westbrook motioned to remove the Head Start proposal from the agenda, Mr. Schiavone seconded, and all were in favor.

**PROPOSED SIGNAGE FOR Q & A DENTAL LOCATED AT 1011 E. AURORA RD.**

Mike with Signature sign was present. Mr. Frantz made his comments. The Architectural Advisor expressed concern over the front of the building being grey. There was much discussion of what color would be acceptable on the front of the building. It was determined that the administration would like to see the front of the building entrance white. Mr. Frantz recommended that the Architectural Advisor review the proposal. Mayor Molnar commented that the administration would like to see the grey area on the front of the building to be white. Mr. Westbrook motioned to approve the sign plan noting that the conditions interpretation of the code is such that no single element exceeds 36" and that the logo above "Dental Care" is acceptable, and he recommend administrative review of the color of the wall behind the sign on the east side. Mr. Cox seconded, and all were in favor.

**PROPOSED FINAL SITE PLAN APPROVAL OF A NEW BUILDING FOR OHIO STATE WATERPROOFING LOCATED AT 393 E. AURORA RD.**

Mr. Sampat, Mike DeJohn, Bruce Baum, and Jason Dinger were present. Mr. Monaco commented that all the variances applied for by Ohio State Waterproofing were granted. Mr. Frantz made his comments. Mr. Frantz commented that the new parking added in front is fine, the code reads: section 1171.11 (e) "you can have parking in front yard, but it has to be approved by planning commission and has to be set back 20 feet from the road along with being well screened from road with landscaping." Mr. Westbrook was okay with the few parking spots in front and all board members agreed. Mr. Monaco commented that he spoke to the City law director, Mr. Guidetti, and a development agreement must be executed between the city and the applicant if plans are approved; they will be pending the agreement. A revised drawing should be sent to the architectural advisor. Mr. Bell commented his concern is that Mr. Sampat is fully aware that the plans will be reviewed per the 2017 fire code and that because of all the truck docks and parking inside the building and the size of the building, it will need to be sprinkled and

monitored. Mr. Sampat agreed that it will be. Mr. Westbrook motioned to approve subject to administrative review of the final architectural design, M.O.U., storm water management, zoning code review, and fire review. Note: Planning Commission approves the front parking with administrative review of the screening. The lot split/consolidation to come back for approval by the Planning Commission. Mr. Roberts seconded, and all were in favor.

Mr. Baum stated that the owner was wondering if they could pursue a separate permit for the demolition of the existing building on site as well as submitting a separate drawing for the foundations to get them installed as soon as possible because of weather. Mr. Monaco has concerns with allowing construction before the lot split/consolidation is approved because of liability. He also stated that the owner can submit a letter saying that they will be fully responsible and not hold the City responsible. Mr. DeJohn said he will communicate with the City law department. and tell him what the intentions are when speaking about the development agreement.

**MISCELLANEOUS:**

Mr. Frantz discussed the sign code update with the Planning Commission.

Mr. Westbrook asked if the online meetings will still be taking place. Mayor Molnar commented that the building is still closed to the public and they are trying to keep the first responders as safe as possible, and that the meetings will be virtual for the foreseeable future.

**ADJOURNMENT:**

Mr. Westbrook motioned to adjourn at 6:32 p.m., Mr. Velotta seconded, and all were in favor.