

**MACEDONIA PLANNING COMMISSION  
DECEMBER 19, 2022  
MEETING MINUTES**

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

**MEMBERS PRESENT:**

Planning Commission: Mr. Westbrooks, Mr. Schiavone, Mr. Roberts, Mr. Cox, and Mr. Wallenhorst.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

Building Commissioner: Bob Rodic

**APPROVAL OF THE NOVEMBER 21, 2022 PUBLIC HEARING MINUTES.**

Mr. Cox motioned to approve, Mr. Westbrooks seconded, Mr. Wallenhorst agreed, Mr. Roberts and Mr. Schiavone abstained.

**APPROVAL OF THE NOVEMBER 21, 2022 PLANNING COMMISSION MEETING MINUTES.**

Mr. Cox motioned to approve, Mr. Westbrooks seconded, Mr. Wallenhorst agreed, Mr. Roberts and Mr. Schiavone abstained.

**Mr. Westbrooks abstained from the Planning Commission discussion and motion of the Chipotle proposal.**

**PROPOSED ADDITION OF A PICKUP WINDOW & REVISED PARKING FOR THE CHIPOTLE RESTAURANT LOCATED AT 8195 GOLDEN LINK BLVD.**

Mr. Zickafoose was present. Mr. Frantz made his comments. A parking variance was granted by the BZA along with the dumpster variance. The drive isle was discussed being one way. Mr. Frantz stated that the black decorative fence, brick columns and lighting need to tie in with Culvers and the adjacent property owners and need to be shown on the final plan. Landscaping was discussed, additional arborvitae needs to be added to the eastern side of the dumpster enclosure to buffer from view, pavement striping at the end of the parking rows should be replaced with grass and ground shrubs and curbing may need to be done. Grasses along with north and south building façade should be replaced with vertical vegetation. Mr. Wallenhorst agreed with Mr. Frantz regarding the drive isle and requested that the fence should be behind the monument sign. It was decided that the parking spaces would be angled. Mr. Wallenhorst motioned to approve the preliminary plan based on the plan that the applicant provided at the meeting and was reviewed by the City Planner with the memo notes and to convert the striping to landscaping, reducing the exit width to city requirements, going one way, and the fence and light posts along rt 8 to be reviewed administratively. Mr. Roberts seconded and all were in favor.

**Mr. Westbrooks returned to the meeting.**

**PROPOSED FAÇADE CHANGE AT GATEWAY PLAZA LOCATED AT 500 E. AURORA RD. FOR THE RACK RETAIL STORE.**

Mr. Cospers was present and stated that the elevations and the tower elements were updated. Mr. Frantz made his comments. There was discussion of the canopy and window. Mr. Cospers stated that the canopy heights are now consistent but the clear glass above the canopy on the Rack store front remains due to national branding. Mr. Cospers stated that they are not interested in moving forward with the fence due to the trees in the area on ODOT property. There was much discussion of where the fence