

**MACEDONIA PLANNING COMMISSION
OCTOBER 17, 2022
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:33 p.m.

MEMBERS PRESENT:

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

ABSENT: Mr. Roberts

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

Building Commissioner: Bob Rodic

APPROVAL OF THE SEPTEMBER 19, 2022 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED CONDITIONAL USE PERMIT TO CONSTRUCT SELF-STORAGE UNITS IN A G-1 DISTRICT.

Mr. Kresse and Mr. Valante were present. Mr. Frantz made his comments. Mr. Kresse gave an overview of the project. Mr. Frantz made his comments. Mr. Kalish commented that, per 2017 Ohio fire code, a secondary driveway or emergency access is required with the square footage of the building and 300 feet spacing for fire hydrants per the city code. The secondary driveway was discussed. Mr. Kalish requested that the fire hydrants be inside the fence. Mr. Westbrooks motioned to approve the Conditional Use permit with stipulations: Additional landscaping per the City Planner memo, a lease agreement to allow the fire department to do inspections, notation of no outdoor storage, and a 500-foot setback is allowed. Mr. Cox seconded, Mr. Schiavone and Mr. Wallenhorst agreed.

PROPOSED PRELIMINARY PLAN APPROVAL FOR SMART SELF STORAGE UNITS LOCATED AT 8231 BAVARIA RD.

Mr. Kresse and Mr. Valante were present. Mr. Frantz made his comments. The wetland impact was discussed and is in the process of being permitted. Mr. Frantz discussed the landscaping, focusing on the terrain and easements with the property to the north that is in Twinsburg, and the landscaping in the front of the property. The barrier free parking space was discussed as well as the drive isle. Mr. Frantz commented that the applicant could apply to the BZA to eliminate the parking lot. Mr. Valente stated that if BZA disapproves the elimination of the parking lot that they would go back to the co compliant parking lot. Mr. Valente commented that the chain link fence will be from the northeast building H down to building D and will not go around the entire property. Mr. Frantz requested a cross section view of the fence and how it gets constructed onto the future proposal. The lighting was discussed. Mr. Frantz requested the City Architectural Advisor should review the plans. Mr. Westbrooks motioned to approve the preliminary plans subject to the City Planner and Fire Inspector's comments. Mr. Cox seconded, Mr. Wallenhorst and Mr. Schiavone agreed.

PROPOSED CONDITIONAL USE PERMIT TO DETERMINE A COMPATIBLE USE FOR TRAILER SALES IN A G-1 INDUSTRIAL DISTRICT.

Mr. Startzenbach and Mr. Henning were present and gave an overview of what they were planning, stating that they are a trailer sales company currently located in Oakwood Village and would like to move to Macedonia. Mr. Frantz made his comments. The Planning Commission identified the trailer sales as a permitted use in a general industrial district.

PROPOSED CONCEPTUAL SITE APPROVAL FOR JOHN'S TRAILER COMPANY LOCATED ON PARCEL NUMBER 3313343.

Mr. Sartzenbach and Mr. Henning were present and commented that the plans are conceptual and the wet land study has not been done yet and gave an overview of the plans. Mr. Cox questioned if they saw Mr. Frantz's comments stating that they couldn't display trailers any closer than 300 feet away from the road. Mr. Sartzenbach stated he was more concerned if they would be allowed to develop the property. Mr. Frantz made his comments. Parking the trailers closer to the road was discussed. Mr. Frantz stated that there was no action needed on a conceptual plan

PROPOSED SIGNAGE FOR BURNS INDUSTRIAL & EQUIPMENT LOCATED AT 8155 ROLL & HOLD PKWY.

Mr. Fridrich with North coast Signs was present and gave an overview of the project. Mr. Frantz made his comments. Mr. Wallenhorst motioned to approve the signage with no spacing between the sign and that the same grey color used throughout the sign. Mr. Schiavone seconded, Mr. Westbrooks and Mr. Cox agreed.

PROPOSED AWNINGS FOR I-HOP LOCATED AT 613 E. AURORA RD.

Mr. Farnsworth with Archer Signs was present and gave an overview of the project. Mr. Frantz stated that the two wall signs were not acceptable and Mr. Farnsworth stated that it was no longer there. Mr. Westbrooks read Ms. Shultz's memo. The metal awnings and the colors were discussed. Mr. Wallenhorst commented black would look better, but he has no issues with the blue metal awning. Mr. Wallenhorst motioned to approve the awnings subject to the Architectural Advisors recommendations only using blue awnings at the main entrance with the rest being black metal. Mr. Westbrooks seconded. Mr. Cox discussed the color blue with the applicant and the applicant responding that the blue is the branding color. Mr. Wallenhorst motioned to amend the last motion to approve the blue metal awnings as being acceptable, but the Macedonia sign with I-Hop on it on the side is not approved. Mr. Cox seconded, Mr. Westbrooks and Mr. Schiavone agreed.

PROPOSED SIGNAGE FOR PANDA EXPRESS LOCATED AT 8253 GOLDEN LINK BLVD.

Mr. Mc Arthur was present. Mr. Frantz made his comments. Mr. Mc Arthur stated that there is an emergency exit in the rear (south) of the building but not a customer entrance. Mr. Frantz stated that the other signs would need to be reduced in size or the applicant could seek a variance in order to have the sign on the building at the south exit. Mr. Mc Arthur stated that the logo on the heading bar can be removed. The monument sign was discussed. Mr. Wallenhorst stated that he would like to see brick go all the way across the bottom of the monument. Mr. Westbrooks motioned to approve the signage with the following additions: the elimination of the "C" signage on the south side, applicant needs to confirm the 4ft size is met for the instructional signs, no signage on the clearance bar, and the brick base is the width of the monument sign. Mr. Wallenhorst seconded, Mr. Schiavone and Mr. Cox agreed.

PROPOSED FAÇADE CHANGE TO THE T.J. MAXX STORE FRONT AT GATEWAY PLAZA LOCATED AT 500 E. AURORA RD.

Mr. Greenburg, Mr. Cospers, and Mr. Cipriani were present. Mr. Frantz made his comments. Mr. Frantz made his comments. The colors were discussed. There was much discussion of the corner tower. Mr. Wallenhorst commented that the Burlington store front and the corner tower were to be completed within the same time frame. A development agreement was discussed to ensure that the tower was completed. Mr. Rodic commented that he would touch base with the Law Director regarding the

Development agreement. Mr. Wallenhorst motioned to approve as submitted with the City Planner comments, elimination of the column signs, applicant to supply Burlington's white next to China White for review and approval. Mr. Cox seconded, Mr. Cox and Mr. Westbrooks agreed.

MISCELLANEOUS:

Mr. Wallenhorst motioned to amend the previously approved December 20, 2021 Gateway construction plans approval to add a condition that if the remainder of the building (including the RT 8 side) architecture is not reviewed by December 31, 2022 then a letter of credit or bond will need to be put in place through a development agreement with the owner and the City. Mr. Westbrooks seconded. Mr. Cox and Mr. Schiavone agreed.

ADJOURNMENT:

Mr. Schiavone motioned to adjourn at approximately 7:30 p.m., Mr. Wallenhorst seconded, Mr. Westbrooks, and Mr. Cox agreed.