

**MACEDONIA PLANNING COMMISSION
APRIL 17, 2023
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. Wallenhorst.
City Planner: Mr. Frantz
City Fire Inspector: Mr. Kalish
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Rodic

APPROVAL OF THE MARCH 2023 PUBLIC HEARING MEETING MINUTES.

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

APPROVAL OF THE MARCH 2023 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED CABINET SIGN MODIFICATION FOR GATEWAY PLAZA LOCATED AT 470 E. AURORA RD.

Mr. Becker was present and explained the need for modification is due to tenants wanting different sizes. Mr. Frantz made his comments. Mr. Westbrook motioned to approve the modification as submitted. Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR THE MONTESSORI SCHOOL LOCATED AT 10247 VALLEY VIEW RD.

Ms. Stephens was present. Mr. Frantz made his comments. Mr. Wallenhorst motioned to approve the signage supplied at the meeting with the following conditions: the future sign when relocated is to follow ordinance 1179.15 (j), elimination of currently hanging sign, and to provide an updated landscaping plan. Mr. Westbrook seconded and all were in favor.

PROPOSED SIGNAGE FOR DON BASCH JEWELERS LOCATED AT 8226 FAIRLANE DR.

Mr. Basch was present. Mr. Frantz made his comments. Mr. Westbrook motioned to approve the signage subject to administrative review, with the monument sign using the same brick as the building, and a landscaping plan being submitted for review. Mr. Cox seconded and all were in favor.

PROPOSED NEW STORAGE UNITS LOCATED AT 8231 BAVARIA RD.

Mr. Kresse was present. Mr. Frantz made his comments. The architecture and the amount of eifs used was discussed. There was much discussion of the landscaping bordering Twinsburg and that a letter from Twinsburg would be accepted stating that the screening is not needed. Mr. Kalish discussed the fire hydrants along with the visual inspections with the applicant. Mr. Frantz questioned the easement and a copy was submitted. The landscaping on the north side of the property was discussed. Mr. Wallenhorst suggested using nichiha or another system in place of the eifs. Mr. Gigliotti made his comments. Mr. Westbrook motioned to approve the final plans subject to administrative review of the final plan to include final landscaping, architectural review, any outstanding issues from the review comments, and a letter from Twinsburg township addressing lack of landscaping on the north property line and to minimize or eliminate the eifs material. Mr. Roberts seconded and all were in favor.

PROPOSED TRUCKING SCHOOL LOCATED AT 9426 FREEWAY DR.

Mr. Westbrooks motioned to continue to the May 15, 2023 Planning Commission meeting at the applicant's request. Mr. Wallenhorst seconded and all were in favor.

PROPOSED GARAGE ADDITION LOCATED AT 7979 BROOK CIR.

Mr. Westbrooks motioned to continue to the May 15, 2023 Planning Commission meeting at the applicant's request. Mr. Wallenhorst seconded and all were in favor.

MISCELLANEOUS:

Mr. Westbrooks motioned to add the legal review of the ordinance regarding maximum building height language to the agenda pursuant to the request from the legal memo dated April 17, 2023 by the law director. Mr. Roberts seconded and all were in favor.

PROPOSED BUILDING HEIGHT LEGISLATION REVIEW

Mr. Westbrooks stated that there was a procedural defect in the process of finalization of the ordinance regarding the building height, and it was recommended that the legal opinion is reviewed and any comments will be forwarded to the Council. Mr. Westbrooks motioned to continue to the May 15, 2023 Planning Commission meeting. Mr. Wallenhorst seconded and all were in favor.

Mr. Westbrooks thanked Mr Schiavone for his time on the Planning Commission as it was his last day.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 6:43 p.m. Mr. Schiavone seconded, and all were in favor.