

**MACEDONIA PLANNING COMMISSION
MAY 15, 2023
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. Cox, Mr. Wallenhorst, Mr. Roberts, and Ms. Meske.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

APPROVAL OF THE APRIL 17, 2023 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED CONDITIONAL ZONING CERTIFICATE APPROVAL AND OVERSIZED GARAGE LOCATED AT 7979 BROOK CIR.

Mr. Noe was present. Mr. Frantz made his comments. It was determined that there would not be plumbing, or a bathroom within the addition. There was discussion of the conservation easement and that it will not be impacted. Mr. Frantz stated that relating to the Conditional Zoning Certificate that two stipulations be added: 1, a deed restriction in which the applicant attests to that the addition will not be used as a business or a separate rental unit recorded to the deed and a copy provided to the City for the record. 2, Verbal confirmation that there is no bathroom. Mr. Gigliotti made his comments and requested a site plan with associated building, grading, and if any tree clearing taking place be submitted to the building department and asked that it all stays outside of the conservation easement. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate following notations 1, A deed restriction, no commercial use, and no rental facility. 2, verbal confirmation of no bathroom or plumbing in the addition. Contingent on receiving BZA approval if needed, including the HOA approval being the responsibility of the applicant, the applicant is to provide a site plan showing no work in the conservation easement and the Planning Commission is not approving a grading plan that may or may not impact any vegetation within the easement and that is on the applicant civilly to deal with the HOA, and to be reviewed administratively and will include the conservation area. Mr. Cox seconded and all were in favor.

PROPOSED SIGNAGE FOR RESTODENT GENERAL FAMILY & COSMETIC DENTISTRY LOCATED AT 8210 MACEDONIA COMMONS BLVD. UNIT 6.

Applicant requested to continue to the June 12, 2023 meeting. Mr. Westbrooks motioned to continue to the June 12, 2023 meeting per the applicant's request. Mr. Roberts seconded and all were in favor.

PROPOSED BUILDING ELEVATIONS FOR A CHASE BANK LOCATED AT 8261 GOLDEN LINK BLVD.

Mr. Benson was present. Mr. Frantz made his comments. There was discussion of the rear screen wall. Mr. Benson commented that signage would be a separate submittal. Mr. Wallenhorst made the Architectural comments. Mr. Wallenhorst motioned to approve the building elevation with the rear screen wall to be raised up to meet the door height and to make it shorter based on utility requirements. Mr. Roberts seconded and all were in favor.

PROPOSED STORE FRONT MODIFICATIONS FOR SEPHORA AT GATEWAY PLAZA LOCATED AT 500 E. AURORA RD.

Mr. Coper was present. Mr. Frantz made his comments. There was much discussion of the architecture, materials, and the colors of the store front. Mr. Westbrook motioned to continue to the June 12, 2023 Planning Commission meeting, Mr. Wallenhorst seconded and all were in favor.

REVIEW OF MAXIMUM BUILDING HEIGHT LANGUAGE.

Mr. Westbrook motioned to continue the review to the June 12, 2023 Planning Commission meeting, Mr. Cox seconded and all were in favor.

MISCELLANEOUS:

PROPOSED REVISION TO THE SIGNAGE PREVIOUSLY APPROVED FOR THE WAVE CAR WASH LOCATED AT 309 E. HIGHLAND RD.

Mr. Bailin was present and explained that due to the fence in front of the monument sign, they would like to flip the EAS sign with the monument sign so that the EAS sign was on the top. The square footage and the height would remain the same and not increase. Mr. Westbrook motioned to approve the revised signage with the EMC at the top and the logo at the bottom and not increasing the height or the square footage. Mr. Wallenhorst seconded and all were in favor.

ADJOURNMENT:

Mr. Westbrook motioned to adjourn at approximately 7:48 p.m. Mr. Wallenhorst seconded, and all were in favor.