

**MACEDONIA PLANNING COMMISSION
MARCH 15, 2021
VIRTUAL
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. Velotta.

Mayor: Nick Molnar

City Planner: Brian Frantz

City Engineer: Joe Gigliotti

Building Commissioner: Bob Rodic

APPROVAL OF THE FEBRUARY 8, 2021 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED ZONING CERTIFICATE APPROVAL TO PERMIT A PLANNED UNIT DEVELOPMENT WITH-IN THE R1 ZONING DISTRICT LOCATED AT SPRUCE HILL DEVELOPMENT.

Mr. Coblenz with Coblenz homes was present and commented that the proposals for the Zoning Certificate and the final site plan have already been approved but were delayed due to covid and is asking for re approval for the zoning certificate and the preliminary/final site plan adding that it be split into phase III & IV. Mr. Frantz made his comments and recommended approval of the Conditional Zoning Certificate. He stated that it does require Council approval per section 1163.05 in the code. Mr. Coblenz stated that he is planning to use the existing covenants and restrictions that are in place for the first phase of the development, but they do have to be set forth through the commission as part of the record for preliminary and final approval and would have to be recorded. Mr. Gigliotti made his comments. Mr. Westbrooks questioned the sidewalks and the plan proposed. There was discussion of how much sidewalk and where it would start and end. Mr. Coblenz commented that there would probably be landscaping up to the corner, it would look better to have the landscaping vs a sidewalk to nowhere. Mr. Cox commented that they could waive the sidewalk all over again and send it back to Council. Mr. Schiavone agreed with Mr. Cox. Mr. Westbrooks stated that they agreed to the pavers for the emergency access drive and Mr. Coblenz stated that they had it as gravel but would have no objections to permeable, asphalt or concrete per Mr. Gigliotti's recommendation. Mr. Westbrooks commented that a lighting plan could be approved administratively and that he would like the more decorative lighting. Mr. Coblenz commented he would like to be consistent with the rest of the development. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate for the Spruce Hill Crossings Development Phase III & IV, Mr. Cox seconded, and all were in favor.

PROPOSED PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR PHASE III & IV OF SPRUCE HILL CROSSINGS DEVELOPMENT.

Mr. Coblenz and Mr. Barcikosky were present. Mr. Westbrooks motioned to approve the preliminary/final site plan for phase III & IV of Spruce Hill Crossings Development subject to the Covenants and Restrictions being submitted to the City for approval, the final lighting and landscaping plans are submitted for admin approval. Permeable pavers, asphalt, or concrete is used for emergency access, sidewalks are waived pursuant to the site plan submitted on dated February 17, 2021 in the new phases. Mr. Schiavone seconded, and all were in favor.

PROPOSED CONDITIONAL USE APPROVAL FOR NEW STORAGE BUILDINGS IN A GENERAL INDUSTRIAL DISTRICT.

Joseph Krash and Laurie Haas were present. Mr. Krash gave an overview of his proposal. Mr. Frantz made his comments. There was discussion of outdoor storage. Mr. Krash stated that if outdoor storage is needed in the future, they would ask for approval and it is not necessary at this time. Mr. Frantz questioned the landscaping and commented that more landscaping should be added. There was discussion of the parking. Mr. Krash commented that with this type of site the buildings themselves are the parking spaces, that cars are stored in the buildings. Typically, there are not many cars parked outside of the garage, and the plan says gravel parking spaces, but he was planning on asphaltting the areas around the buildings. Mr. Westbrook stated that if the parking lot were asphaltted that the parking would be accommodated. Mr. Gigliotti made his comments. There was discussion of the fence and the detention basin. Mr. Frantz suggested that a gate could be added inside the property for maintenance purposes and that some landscaping in front of pond could be done. Mr. Westbrook motioned to approve the Conditional Zoning Certificate with the stipulation of no outdoor storage based on the February 10, 2021 site plan and the 500 ft min distance to residential home, pursuant to 1171.18 (C) in the code is acceptable. Mr. Cox seconded, and all were in favor.

PROPOSED APPROVAL OF PRELIMINARY SITE PLAN FOR FOUR NEW STORAGE BUILDINGS LOCATED AT PARCEL # 33-03015 FOR SPACE PLACE.

Mr. Westbrook motioned to approve the preliminary site plans contingent upon applicant's testimony that they will pave instead of gravel the land banked parking areas and fencing gate access to be internal from the site to the pond and fence along freeway drive be removed and all the remaining comments from the City Engineer and City Planner will be addressed prior to final approval. Mr. Cox seconded, and all were in favor.

PROPOSED CONDITIONAL USE APPROVAL FOR A DEO BUILDING REPLACEMENT LOCATED AT 1091 E. AURORA RD. & ALEXANDRIA WAY.

Eray Tulay, Andrew Lonneman and Michael Antonius with Dominion Energy were present and presented their proposal. Mr. Tulay stated that the original plan was approved in 2019 but before proceeding they realized they would like to add a valve header to the original plan. Mr. Frantz made his comments. There was discussion of the barbed wire on the fence and landscaping. Mr. Frantz recommended a powder coating the fence. Mr. Roberts asked if the valve header is being replaced or are, they adding something or trying to solve a problem? Mr. Tulay replied, it is a new improvement and will benefit the residents and the station will always be in service. Mr. Westbrook motioned to approve the Conditional Use, Mr. Roberts seconded, and all were in favor.

PROPOSED DOMINION ENERGY STATION REPLACEMENT AND VALVE HEADER ADDITON LOCATED AT 1091 E. AURORA RD. & ALEXANDRIA WAY.

Mr. Westbrook motioned to approve the final site plan on the condition that Dominion comes back with a final landscaping to be administratively approved and to work out the fence details administratively. Mr. Roberts seconded, and all were in favor.

ADJOURNMENT:

Mr. Roberts motioned to adjourn at approximately 7:10 p.m. Mr. Schiavone seconded, and all were in favor.