

**MACEDONIA PLANNING COMMISSION
APRIL 19, 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, and Mr. Cox, Mr. Velotta was absent.

Mayor: Nick Molnar

City Planner: Mr. Frantz

City Fire Inspector: Mr. Bell

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

APPROVAL OF THE MARCH 15, 2021 PUBLIC HEARING MINUTES.

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

APPROVAL OF THE MARCH 15, 2021 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED CONDITIONAL ZONING CERTIFICATE AND OVERSIZED DETACHED GARAGE AT 9692 N. BEDFORD RD.

Mr. Bacher was present and gave an overview of his proposal. Stating the old garage cannot hold a car and the home has a one-car garage. The new garage will be a three-car garage and the driveway is already paved. Mr. Frantz made his comments. There was much discussion of the existing garage on the property. Mr. Gigliotti commented that it appears there is a large creek to the north of the garage and would expect that the gutters and downspouts would be directed into the creek. Mr. Rodic stated that Mr. Bacher has applied for the proper variances and the residential code of Ohio does allow for a permit for up to one year time frame and likes Mr. Frantz suggestion of a development agreement or a bond. If the project moves forward, the Building department will follow through with it. Mr. Cox asked, why the bond and development agreement? Mr. Westbrooks stated to make sure that the garage demo happens. Mr. Frantz stated both are needed. There was discussion of the height of the garage. Mr. Bacher confirmed that it was no higher than the house. Mr. Westbrooks motioned to approve the conditional zoning certificate subject to BZA approval of variances, the development agreement, to include a financial guarantee timeline, and the gutters and downspouts are to be directed towards the creek. Mr. Schiavone seconded, Mr. Cox and Mr. Roberts agreed.

PROPOSED CONDITIONAL ZONING CERTIFICATE AND OVERSIZED DETACHED GARAGE AT 8159 S. BEDFORD RD.

Mr. Marzen was present and gave an overview of the project. Mr. Frantz made his comments. There was discussion of the height of the garage. Mr. Gigliotti questioned how the gutter and downspouts will be handled at this location, and he will need to be cautious to not affect neighboring properties with the drainage. Mr. Marzen stated that drainage was installed when the driveway was put in, and leads to the ditch, and the garage will be tied into that. The pipe was designed to handle the extra load of the garage. Mr. Gigliotti asked if it could be indicated on the garage drawings. Mr. Westbrooks motioned to

approve the conditional certificate contingent to the City engineer's review. Mr. Schiavone seconded, Mr. Cox and Mr. Roberts agreed.

PROPOSED ALTERATIONS TO THE EXISTING WALL SIGNAGE AT WALMART LOCATED AT 8160 MACEDONIA COMMONS BLVD.

Mr. Dariano with WD Partners was present and gave an overview of the project saying that signage changes were taking place at Walmart nationwide. Mr. Frantz made his comments. There was discussion of what signs will be changed. Mr. Cox motioned to approve as submitted, Mr. Schiavone seconded, Mr. Westbrooks and Mr. Roberts agreed.

PROPOSED ALTERATIONS TO THE SIGNAGE AT L' AMOUR NAIL CARE LOCATED AT 8210 MACEDONIA COMMONS BLVD.

Mr. Dragon was present and gave an overview of the proposal. He stated that the sign was approved previously, but they added onto the frontage by taking on another unit, and the owner wants to match the existing sign, but with a lighter blue and larger more-readable sign from the street. Mr. Frantz made his comments. There was discussion of the script lettering. Mr. Cox commented that a national logo with script lettering has been allowed in the past. Mr. Frantz stated that script letters are prohibited per the sign criteria unless the sign criteria is amended. The commission does not have the ability to waiver from the approved criteria. Mr. Frantz read the minutes from the February 10, 2020 Planning Commission meeting and stated that it was approved subject to the City Planners comments which the comments stated that the script writing was not permissible in the Commons Criteria and the only way to change that would be by request of the building owner to request to change the Commons Sign Criteria and would need to be submitted as a proposal for the Planning Commission. Mr. Cox read from the Macedonia commons sign specialized plan, which was Developer's Diversified, exhibit A item 5 "the lettering style shall be chosen by the tenant subject to landlord approval, the letters shall be generally block style with script style letters permitted when the lettering is a patent trademark on file with the US patent and trademark office." Mr. Frantz stated he did not have a version of the criteria that stated that. Mr. Roberts sign criteria contradicted what Mr. Cox said. Mr. Westbrooks commented that they could investigate the patent issue and the most likely way of approval is by request of the owner, and they could be on the same Planning Commission meeting. Mr. Roberts motioned to table, Mr. Schiavone seconded, Mr. Westbrooks and Mr. Cox agreed.

PROPOSED FRONT ELEVATION SIGNAGE FOR ST GREGORIO'S LOCATED AT 1252 E. AURORA RD.

Mr. Winkelmann gave an overview of the proposal, stating that after seeing the size of the signage on the building that they decided to change it. Mr. Frantz made his comments. Mr. Westbrooks motioned to approve the signage request as submitted, Mr. Roberts seconded, Mr. Schiavone and Mr. Cox were in favor.

THE MEETING WAS TURNED OVER TO MR. SCHIAVONE.

PROPOSED SIGNAGE FOR RAISING CANE'S CHICKEN FINGERS RESTAURANT LOCATED AT 597 E. AURORA RD.

Mr. Gatliff with OLIO Development gave an overview of the proposal. Mr. Frantz made his comments. Mr. Schiavone motioned to approve as submitted subject to the variances being approved by BZA, Mr. Roberts seconded, Mr. Cox agreed, and Mr. Westbrooks abstained.

THE MEETING WAS TURNED BACK OVER TO Mr. WESTBROOKS.

PROPOSED TRUCK STORAGE BUILDING AND ASSOCIATED STAFF ROOMS FOR DOMINION ENERGY AT 9796 SHEPARD RD.

Mr. Smock and Ms. Haas were present and gave an overview of the project. Mr. Frantz made his comments. There was discussion of the setbacks of the building and the outdoor storage use. Mr. Gigliotti made his comments. Mr. Bell made his comments. Mr. Rodic commented that they were approved to allow a 12,000 sq ft building in the RP district, and would have to go back to BZA for setbacks and use allowances. Mr. Frantz commented that some level of screening would be appropriate and would like to see a landscaping plan. Mr. Roberts questioned truck traffic and if there was a noise factor to consider. Mr. Frantz replied that screening would provide relief of noise. Ms. Hass commented that a board-on-board fence could be used on the North side of the property. Mr. Frantz commented that the size of the building has grown to 15,365, the use variance was related to a 12,000.00 sq ft building and asked if the drilling waste reclamation area could be defined as to what it is. The relocated gas line schematics could be sent for review as well. Mr. Westbrooks motioned to table, Mr. Cox seconded, Mr. Roberts and Mr. Schiavone agreed.

PROPOSED SCREENING OF TRUCKS FOR IL LOGISTICS LOCATED AT 895 HIGHLAND RD.

Mr. Tapscott was present and gave an overview of the project. Mr. Frantz made his comments. There was discussion of landscaping and truck parking. Mr. Bell commented that both buildings are multiple tenant buildings and the building to the left takes their deliveries in the rear and were owned by Geis and that they were sold. Neither building has fire protection or fire alarms. A final occupancy inspection for the units they are choosing to be in will be required. The CrossFit members fill the parking lot between the two buildings when in session. Mr. Tapscott commented that they are remodeling the interior now, that he will be leasing, and that he will be installing the fire extinguishers himself because he has general laws that he must abide by. Mr. Bell stated plans should have been submitted for construction if walls were being moved. Mr. Rodic asked for the property owner to write letter of authorization approving the landscaping. Mr. Westbrooks motioned to approve the screening plan subject to administrative review as well as the owner of the property providing an authorization letter. Mr. Cox seconded, Mr. Schiavone and Mr. Roberts agreed.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 8:05 p.m. Mr. Roberts seconded, Mr. Schiavone and Mr. Cox were in favor.