

**MACEDONIA PLANNING COMMISSION
JUNE 12, 2023
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:17 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske.
City Planner: Mr. Frantz
City Fire Inspector: Mr. Kalish
City Engineer: Mr. Gigliotti
Building Commissioner: Bob Rodic

APPROVAL OF THE MAY 15, 2023 PUBLIC HEARING MINUTES.

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

APPROVAL OF THE MAY 15, 2023 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED CONDITIONAL ZONING CERTIFICATE APPROVAL TO OPERATE A MEDICAL FACILITY IN A B-2 SHOPPING DISTRICT LOCATED AT 2055 ALEXANDRIA WAY.

Mr. Velas was present and gave an overview of the proposal, stating that the hours of operation would be Monday through Friday from 8:00 a.m. to 5:00 p.m., and no changes to the inside or outside would take place. Cleveland Clinic acquired McGuire medical Center and it has been rebranded as Cleveland Clinic. Mr. Frantz made his comments and requested a floor plan to indicate the space being used. Mr. Velas submitted a floor plan to the Planning Commission. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate, noting the hours of operation, and including the plan titled MRD1 or exhibit A. Mr. Wallenhorst seconded and all were in favor.

Mr. WESTBROOKS MOTIONED TO ADJUST THE AGENDA TO MAKE CHICK FIL A NUMBER 2 ON THE AGENDA, ALL WERE IN FAVOR.

PROPOSED SITE PLAN APPROVAL FOR THE DRIVE-THRU LANES AT CHICK-FIL-A LOCATED AT 8213 GOLDEN LINK BLVD.

Mr. Fraley was present and gave an overview of the project. Mr. Westbrooks stated that the plan previously approved is not what's currently in place, and the Chipotle access drive has been closed. Mr. Frantz made his comments including that he was unaware that the site had been built differently than what was previously approved and have had conversations with Chick fil a that they cannot close the access drive. Mr. Frantz requested plans of what was done and what is proposed. Mr. Westbrooks commented he would rather see the reflectors vs the bollards. Mr. Gigliotti commented that was difficult for him to recommend any sort of approval to a plan that is clearly in conflict with the development criteria for the Crossings, along with the size of the drive apron being too wide. Mr. Westbrooks motioned to continue to the August 21, 2023 Planning Commission meeting. Mr. Wallenhorst seconded and all were in favor.

PROPOSED SITE MODIFICATION FOR THE RACK RETAIL STORE LOCATED AT 500 E. AURORA RD.

Mr. Greenburg, Mr. Cospser and Mr. Cipriani were present and gave an overview of the project along with showing an example of the elevation of the store front including all of the tenants, along with the

elevation facing route 8. Mr. Frantz made his comments. There was much discussion of the architecture. Mr. Westbrooks motioned to approve the reduction on the west side by 2 ft and height on the Route 8 side, and the changes as detailed on exhibit A, and does not include any approvals on the front of the building side from tenant space to tower. The applicant is to move the rooftop unit off the far southwest elevation down to the lower level to ensure that only the top is visible at the 4ft parapet and any shrouding is necessary will be involved. Mr. Cox seconded and all were in favor.

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

Mr. Greenburg, Mr. Cosper and Mr. Cipriani were present. Mr. Frantz made his comments. The architecture was discussed. Mr. Wallenhorst motioned to approve the Sephora application using option 4A, Mr. Roberts seconded and all were in favor.

REVIEW OF THE MAXIMUM BUILDING HEIGHT LANGUAGE.

Mr. Westbrooks motioned to ratify the maximum building height language as is, Mr. Wallenhorst seconded and all were in favor.

MISCELLANEOUS:

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 7:05 p.m. Mr. Wallenhorst seconded, and all were in favor.