

**MACEDONIA PLANNING COMMISSION
MAY 17, 2021
VIRTUAL
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:31 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Schiavone, Mr. Roberts, Mr. Cox joined at 5:44p.m.

Mayor: Nick Molnar

City Planner: Mr. Frantz

City Fire Inspector: Mr. Bell

City Engineer: Joe Gigliotti

Building Commissioner: Bob Rodic

APPROVAL OF THE APRIL 19, 2021 PUBLIC HEARING MINUTES

Mr. Roberts motioned to approve, Mr. Schiavone seconded, and Mr. Westbrooks agreed.

APPROVAL OF THE APRIL 19, 2021 PLANNING COMMISSION MEETING MINUTES.

Mr. Roberts motioned to approve, Mr. Schiavone seconded, and Mr. Westbrooks agreed.

MR. COX JOINED THE MEETING

PROPOSED COMPRESSOR AND CHARGING CANOPY AT 1390 HIGHLAND RD. FOR PARKER HANNIFIN.

Mr. Meyers from Meyers Architects, and Mr. Beane the owner of Parker Hannifin was present. Mr. Meyers gave an overview of the proposal. Mr. Frantz made his comments and questioned the remaining sides that have been revised, Mr. Meyers replied that they are metal panels down to a wainscoting and colors were chosen to compliment the existing building. They are prefabricated buildings. Mr. Gigliotti had no comments. Mr. Schiavone stated that he thinks that the wainscoting can be put on the bottom. Mr. Beane agreed that the structure will tie into the main building as cleanly as possible. Mr. Bell stated that before they can put it to use it must be inspected to meet the fire code. Mr. Westbrooks motioned to approve as resubmitted contingent to owner working with the City staff to administratively approve architectural improvements to the building, Mr. Schiavone seconded, and all were in favor.

PROPOSED TRANSMISSION STATION REPLACEMENT, BUILDING REMOVAL, AND NEW BUILDINGS FOR DOMINION ENERGY LOCATED AT 9796 SHEPARD RD.

Mr. Smith with Dominion Energy was present and gave an overview of the proposal stating that there are two projects taking place, 1) The transmission replacement, and 2) installing a new building. He said that the site would be brought up to modern standards. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Westbrooks questioned if the projects should remain separate or if it would be better to combine the parcels. Mr. Frantz stated that some of the set back issues would be eliminated by combining the two parcels. Mr. Gigliotti made more comments. Mr. Westbrooks stated he would like to see the screening. Mr. Bell had no comments. Mr. Frantz talked to Mr. smock about the screening and continuing it, and it should be consistent from the North to the South. Mr. Rodic had no comments. Mr. Schiavone asked the applicant what capacity will the vehicles be entering and exiting the facility, and would they be hauling materials, and what about the noise level? will the surrounding residents be concerned about it. He said these things should be addressed, and a very good set of plans should be

completed so that the planning commission can know exactly what is going on, and there are too many things that are missing. Mr. Roberts completely agreed with the screening and commented that it is a great opportunity to take advantage of that now. Mr. Smith said that the buildings are very basic, and just framed in buildings and agrees to table the project. They will have an offline discussion with Mr. Frantz, Mr. Gigliotti, and the architect as well as himself and the design group from the project to work through the issues for the next meeting. Mr. Cox motioned to table at the applicants request based on the need to address several technical requirements and to review the plan comprehensively and arrange a meeting with Mr. Frantz and Mr. Gigliotti. Mr. Roberts seconded, and all were in favor.

PROPOSED NEW BUILDING FOR OPTIMA DERMATOLOGY AT 8183 GOLDEN LINK BLVD.

Mr. Makhlof with Bern's, Ockner & Greenberger LLC was present, and introduced the development team: Mr. Schram, Mr. Puyanich, Mr. DeSutter, Mr. Hunt, and Mr. Harvey. Mr. Westbrooks stated he feels the project is not ready for the Planning Commission based on the comments received, also, many things conflict with the Development criteria. Mr. Makhlof commented that the architectural team's presentation is to show the compatibility and different buildings and the similarity of what they have that are under the western reserve code, stating that it would be helpful to get some feedback through a collaborative process with the Planning commission to get them to the stage they need to be. Mr. Westbrooks stated that they need time for the Architectural Advisor to review the project. Mayor Molnar commented that they had talked about how strict Macedonia is with their buildings and what was submitted was not per code and had suggested they could work with our Architectural Advisor to help to design something. What was presented is not going to work. Mr. Makhlof would like it to be a collaborative process. Mr. Westbrooks said he hesitates to discuss everything about the project before the BZA approvals, and it would be more productive to work with the staff to get some of the issues addressed before coming back to the Planning Commission. Mr. Gigliotti commented that he can certainly be available for a meeting. Mr. Cox commented that the landlord approval is needed, and the discussion is premature. Mr. Westbrooks asked if they opposed to coming back after BZA and a special meeting can be scheduled. Mr. Makhlof stated time is of the essence and would like to schedule a special meeting. Mr. Westbrooks motioned to table needing for the refinement plan and applicant to work with City, and to get the BZA approvals. Mr. Cox seconded, and all were in favor.

MISCELLANEOUS:

Mr. Westbrooks motioned to add Don Basch jewelers to the agenda for a discussion, Mr Cox seconded. Mr. Westbrooks stated that they wanted an extension due to Covid. Mr. Frantz stated he does not think any action was taken by Planning Commission and no approvals have been given. Mr. Westbrooks motioned to extend any previously approved plan or conditional zoning certificate pursuant to the requirements of the code if such approval is not necessary it becomes null and void. Mr. Schiavone seconded, and all agreed.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 6:40 p.m. Mr. Schiavone seconded, and all were in favor.