

**MACEDONIA PLANNING COMMISSION
MARCH 20, 2023
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:35 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Schiavone, and Mr. Cox.
City Planner: Mr. Frantz (By phone)
City Fire Inspector: Mr. Kalish
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Rodic

APPROVAL OF THE FEBRUARY 13, 2023 PLANNING COMMISSION MEETING MINUTES.

Mr. Cox motioned to approve the February 13, 2023 Planning Commission minutes, Mr. Roberts seconded and all were in favor.

PROPOSED CONDITIONAL ZONING CERTIFICATE FOR A NEW HOTEL LOCATED AT 20 GIRL SCOUT WAY.

Mr. Patel with Oakwood Hospitality and Ms. Schwickerath were present and gave an overview of the revisions in response to the memos received. Mr. Frantz made his comments including that the similar use determination was made in 2014 but subject to the Conditional Zoning Certificate. The parking and the loop around driveway were discussed. Mr. Patel stated that he had a traffic study done in 2014. Mr. Gigliotti stated that the traffic study should be updated due to the fact that it is 9 years old and the number of rooms has changed. The landscaping was discussed. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate subject to the review of possible updates to the traffic study, performance of a landscaping plan relating to buffering is tied to the final site plan approval, if not approved then it would rescind the Conditional Zoning Certificate and all would be based on the actual survey and landscape buffer plan. Mr. Schiavone seconded and all were in favor.

PROPOSED PRELIMINARY PLAN APPROVAL FOR A NEW HOTEL LOCATED AT 20 GIRL SCOUT WAY.

Mr. Patel with Oakwood Hospitality and Ms. Schwickerath were present. Mr. Frantz made his comments. The set back and easements were discussed along with the parking. Mr. Frantz commented that they are compliant with the amount of parking spaces. Ms. Schwickerath stated that the drive isle width is 26 ft wide per the request of the Fire Inspector. Mr. Frantz stated 11607.02(g) set the height at a maximum of three stories or 35 feet and the proposal is four stories with 42 feet with an additional seven ft tall parapet wall to screen the rooftop mechanical and would require a variance from the BZA. Mr. Patel commented that that ordinance was abated in 2017 to say that a four story and 45 feet high building was approved in a B-1 Zoning. It was determined that legal verification of the ordinance change would be needed. There was much discussion of the architecture of the roof. Mr. Wallenhorst commented that the screening and elevations need to be updated. Mr. Gigliotti made his comments. Mr. Westbrooks continued the proposal to the April meeting, Mr. Wallenhorst seconded and all were in favor.

PROPOSED ADDITION TO THE GODDARD SCHOOL LOCATED AT 2073 ALEXANDRIA WAY.

Mr. Elsey with GBC Design was present. Mr. Frantz made his comments. There was much discussion of the impact of the mound and restoring it back to its original condition with a three-year maintenance bond. Mr. Frantz commented that he would like to see a landscape architect provide a landscaping plan.

Mr. Elsey discussed the architectural changes and commented that brick and a window was added to the gable to make it more Western Reserve style. Mr. Elsey commented that he would provide a lighting photometric plan. Mr. Westbrook motioned to approve the final plan subject to administrative approval and review of the engineering, photometric and landscaping mound plans including a three-year maintenance bond. Mr. Wallenhorst seconded and all were in favor.

PROPOSED NEW CHASE BANK (NEW BUILDING) LOCATED AT 8261 GOLDEN LINK BLVD.

Mr. Benson, Ms. Gogolin, and Mr. Colliander were present. Mr. Benson went over the architectural changes that were made and showed samples of the elevations and materials being used. Mr. Wallenhorst discussed the architecture and the windows in detail. Mr. Frantz made his comments. The parking was discussed. Mr. Gigliotti made his comments. Mr. Schiavone and Mr. Wallenhorst discussed Ms. Schultz's memo with the applicant regarding the architecture. Mr. Frantz suggested shared parking with Panda Express. Ms. Gogolin commented she would like to keep the parking at 28 spaces and will make the landscaping 100% compliant on the final site plan submittal. Mr. Gigliotti made more comments. Mr. Westbrook motioned to approve the preliminary site plan subject to the comments and memos submitted, and with the architectural changes concerning the windows as discussed. Mr. Cox seconded and all were in favor.

PROPOSED BARN ADDITION LOCATED AT 9467 N. BEDFORD RD.

Mr. & Mrs. Moauro were present and explained what they were putting in the barn addition. Mr. Frantz made his comments. Ms. Roganish, secretary read Mr. Moauro's email stating that building 3 was a wooden structure which is no longer on the property, the DDR business was a three person partnership which is no longer in business and has not had activity for 25 years, Prime Coral Properties is a partnership on a home in Florida, his partner lives in the home and maintains the company address for convenience purposes, and that the current outbuildings serve as storage for his cars, lawn mower, tractor and various personal items. Mr. Frantz stated that the existing buildings were legal but non-conforming and that a Conditional Zoning Certificate with a Public Hearing would be needed to proceed and suggested that he apply to the BZA for necessary variances. Mr. Westbrook motioned to approve the plan contingent on the BZA variances necessary, and to restrict the use to residential, providing the city with a copy of a voluntary deed restriction, Mr. Cox seconded and all were in favor.

PROPOSED MONTESSORI SCHOOL LOCATED AT 10247 VALLEY VIEW RD.

Mr. Roberts stated that his wife works for the architectural firm that is working with the Montessori school and asked if any member of the Planning Commission thought he should recuse himself from reviewing and discussing the submittal. It was determined by all that it was acceptable for Mr. Roberts to remain. Mr. & Mrs. Stephens were present and shared pictures and information about the project, explaining that the first floor would be used for classrooms and the second floor would contain offices for administration with the other wings being leased out to a speech therapy specialist and an art therapist. There are currently 24 students and have hopes to have a toddler classroom. The hours of operation will mirror Nordonia Schools and only two after hour functions will take place. Mr. Frantz made his comments and instructed the applicants that signage would need to be submitted to the Planning Commission for review and approval. The parking was discussed with drop off and pick up and it was determined that the number of parking spaces was sufficient. Mr. Westbrook motioned to approve the submittal as a school with the comments to be addressed, the building to have blue shutters, and the signage is to return to the Planning Commission for approval. Mr. Wallenhorst seconded and all were in favor.

PROPOSED AMENDMENT OF THE FENCE ORDINANCE TO ALLOW A SOLID PRIVACY FENCE.

Withdrawn by applicant.

PROPOSED BUILDING RENOVATIONS LOCATED AT 585 E. HIGHLAND RD.

Mr. Roberts recused himself from the meeting. Mr. Coblenz was present and gave an overview of the project explaining the renovations that would be taking place and showed pictures stating that the front would be Coblenz's Homes office and the rear warehouse space would be leased out. The architecture was discussed and it was determined that it was not in the Town Center requiring the Western Reserve Architecture. Mr. Frantz made his comments. The garage doors were discussed along with the Highland Point Parkway side of the building which will have new metal siding, and eventually siding the entire building. The apron behind building one is stone and will be replaced with concrete, the back apron is gravel and will remain gravel, if possible, but could be replaced with concrete. Mr. Kalish questioned if the buildings had fire walls and were sprinkled. Mr. Coblenz stated that there was masonry block between each unit with break outs, and they will be filled with masonry material, the back building is split in two and they have break outs. Mr. Kalish commented that if equipment was to be stored inside, a sprinkler system would need to be installed. The landscaping and parking lot striping was discussed. Mr. Wallenhorst motioned to approve the elevations, with the space below the metal siding to be the same color as above, the applicant is to return to the Planning Commission with the landscaping, parking lot striping and lighting plans for review and approval. Mr. Westbrook seconded, Mr. Cox and Mr. Schiavone agreed.

PROPOSED BUSINESS PARK LOCATED AT PARCEL NUMBER 3311083.

Withdrawn by applicant.

ADJOURNMENT:

Mr. Westbrook motioned to adjourn the meeting at approximately 10:15 p.m. Mr. Cox seconded, and all were in favor.