

**MACEDONIA PLANNING COMMISSION
JULY 19, 2021
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, and Mr. Roberts
City Planner: Mr. Frantz
City Fire Inspector: Mr. Smith
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Rodic

APPROVAL OF THE JUNE 21, 2021 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR GREAT LAKES FISH & CORAL LOCATED AT 953 E. AURORA RD.

Mr. Novak and Mr. Semyar were present and gave an overview of the project. Mr. Frantz made his comments. There was discussion of the flat logo vs the raised letters. Mr. Westbrooks motioned to approve the signage contingent on submitting revised plans with measurements, all elements will be raised and three dimensional, the colors are acceptable, and all will be reviewed administratively. Mr. Roberts seconded, and Mr. Schiavone agreed.

PROPOSED SIGNAGE FOR SILGAN DISPENSING LOCATED AT 1224 E. HIGHLAND RD.

Mr. Macias was present and gave an overview of the proposed signage. Mr. Frantz made his comments. There was much discussion of the polycarbonate panel on the monument sign instead of the raised, channel set letters. Mr. Macias commented that cost is a factor. Mr. Westbrooks commented that the building signage is acceptable and motioned to approve on the condition that the monument sign would have raised channel letters, with administrative approval. Mr. Schiavone seconded, and Mr. Roberts agreed.

PROPOSED CONVERSION OF A FORMER PIZZA HUT TO A I-HOP RESTAURANT LOCATED AT 613 E. AURORA RD.

Mr. Waltz was present and gave an overview of the project. Mr. Frantz made his comments. There was discussion of the parapet and architecture. Mr. Frantz commented that the 24-hour nature of operation is a concern to the City and Mr. Waltz stated that he would communicate the concern to the applicant. Mr. Waltz commented that the lighting will all be replaced, and a lighting plan will be provided. There was discussion of parking and the number of spaces. Mr. Frantz commented that the signage will need to be a separate proposal. Mr. Rodic had no comments, Mr. Gigliotti had no comments, Mr. Smith commented that the occupancy load is approaching 100. Mr. Waltz replied that the intent is to not go over the existing occupancy load. Mr. Westbrooks went over comments on the Architectural Advisor's memo. The landscaping was discussed. Mr. Westbrooks motioned to approve the preliminary plan subject to the consultants and City staff members memo's, with the exception to # 1 of the City Architectural memo. Mr. Schiavone seconded, and Mr. Roberts agreed.

PROPOSED BUILDING ADDITION LOCATED AT 1011 E. AURORA RD.

Dr. Alrabody and Ann Corbo with Ellis Architects were present and gave an overview of the project. Mr. Frantz made his comments. There was discussion of the parking. Mr. Frantz read and discussed Ms. Schultz's memo, specifically the roofline, with the applicant. Mr. Gigliotti stated that they needed to continue to drain the site into the detention pond. Mr. Smith commented that Mr. Bell stated that construction and use will be required to meet Ohio Fire Code. Mr. Schiavone inquired if the entire structure would be a medical facility, and Mr. Alrabody replied he would like for it to be but has no way of knowing who would rent it. Mr. Westbrooks motioned to approve preliminary plan subject to BZA approvals for setback and any other variances granted and addressing staff and consultant's comments and memos. Mr. Roberts seconded, and Mr. Schiavone agreed.

MISCELLANEOUS: Mr. Westbrooks announced that Mr. Velotta has resigned as a Planning Commission member and that he was very much appreciated for his service.

ADJOURNMENT:

Mr. Schiavone motioned to adjourn at approximately 7:35 p.m. Mr. Roberts seconded, and all were in favor.