

**MACEDONIA PLANNING COMMISSION
MEETING AGENDA
OCTOBER 16, 2023**

Location: Macedonia City Hall
Council Chambers
9691 Valley View road
Macedonia, Ohio 44056

Time: 5:30 P.M.

Call to Order:

Roll Call:

- Mr. Westbrooks
- Mr. Roberts
- Mr. Cox
- Mr. Wallenhorst
- Ms. Meske

Approval of the September 18, 2023 minutes.

Agenda Items:

- 1) Ms. Emfinger with Signs Made Fast is proposing a name and signage change for the Wave Car Wash to the Whistle Express Car Wash located at 309 E. Highland Rd.

Kylie Emfinger
Signs Made Fast
368 8th St.
Freedom PA 15042
304-224-8807
kylie@singsmadefast.us

Miscellaneous:

Adjournment:

Tabled Item:

03/20/2023 Proposed preliminary plan approval for a new hotel located at 20 Girl Scout Way.
04/17/2023 Proposed Trucking School located at 9426 Freeway Dr.

**The next regularly scheduled meeting is set for November 20, 2023
All requests & documentation for the Planning Commission must be submitted by October 27, 2023
Tabled items will be removed after one (1) year of inactivity.**



City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
 MACEDONIA PLANNING COMMISSION**

All Plans for Submittal Must be **FOLDED**.
 No Rolled Plans will be Accepted.

DATE OF APPLICATION: 09-15-23
 LOCATION OF PROPERTY INVOLVED: 309 E. Highland Rd, Macedonia, OH 44056
 NATURE OF REQUEST: Refacing monument sign + wall sign with new art.
 APPLICANT NAME: Kylie Einfinger PHONE: 304-224-8807
 APPLICANT ADDRESS: 368 8th St., Freedom, PA 15042
 APPLICANT EMAIL ADDRESS: kylie@signsmade fast.us
 APPLICANT SIGNATURE: Kylie Einfinger DATE: 09-15-23
 NOTES: No structure or lighting changes. Just updating the car wash name. Same color scheme.

MEETING DATE: 10-16-23 FILING FEE: \$50 ESCROW REQUIRED: \$350

Deadline for submitting applications is **21 DAYS** prior to the meeting date. When applying for a hearing, please furnish **TWO** sets of sketches, maps, drawings, descriptions, or photographs of the property in question. **TWO** copies of the site plan are required. **PLANS MUST BE FOLDED, NOT ROLLED.** No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, the landscape and lighting plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commissioner's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE, ADDITIONAL FEES MAY BE REQUIRED.

The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
 City of Macedonia

Please submit plans to:
 Macedonia Building Department
 9691 Valley View Road
 Macedonia, Ohio 44056

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Signage Approval – Whistle Express Car Wash

DATE: October 1, 2023

The applicant is proposing new signage due to a change in ownership for the car wash located at 307 East Highland Road (previously Wave Car Wash). I have reviewed an application dated September 15, 2023 in connection with this request and offer the Planning Commission with the following comments for their consideration:

Analysis

Section 1179.03 (f) (2) of the Macedonia Planning and Zoning Code permits two square feet of identification signage for each lineal foot of building frontage. The building has approximately 35 feet of frontage on Route 8, which provides 70 square feet of sign area. The building also has approximately 100 feet of customer frontage facing a parking lot. Section 1179.07 (f) (1) provides an increase for buildings that have a customer entrance facing a parking lot. This increase represents 40% of the additional frontage as if it were to be considered the principal frontage. Therefore, the total area permitted for the site is **110 square feet**.

The proposed wall sign is 4'x6.67' (26.67 sq. ft.), which is nearly identical to the previously approved Wave Car Wash sign.

The proposed monument sign (within the existing brick surround) is 4.5'x7.83' (35.25 sq.ft.). Combined, the two signs total 61.92 square feet.

Based on the above, the signage replacement can be approved as submitted. Please note: no information is provided to determine if an electronic message center (EMC) is included with the signage update. My assumption is the EMC portion of the sign is not changing and will remain as previously approved. This includes the ratio of EMC to static messaging as regulated by the Planning and Zoning Code. This should be confirmed by the applicant.

Recommendation

The proposed sign area complies with the limitations of the Code. However, as noted above, the applicant must confirm that the EMC portion of the sign is not changing and will remain in compliance as previously approved.

Please do not hesitate to contact me with any questions.

Client:
Magnolia Wash Holdings
5241 Fairview Rd
Suite 400
Charlotte, NC 28209

Location Address:
Whistle Express Car Wash #174
309 E. Highland Road
Macedonia, OH 44056

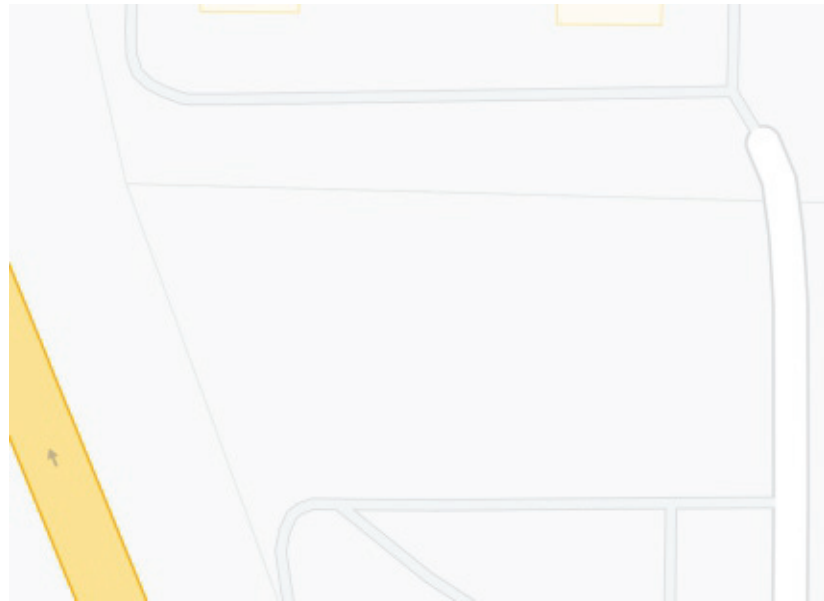
Description:
Site Plan

Color Key:

Layout Date:
06/27/2023 - AR

Revision Date:
07/13/2023 - SK

File Name:
31031_Macedonia.pdf
Project Number: 31031



VICINITY MAP:

SIGN	SQ FT	QTY	TOTAL
A	34.7	1	N/A
B	26.7	1	N/A



This is an old Google Image They did not have an updated overhead image.*



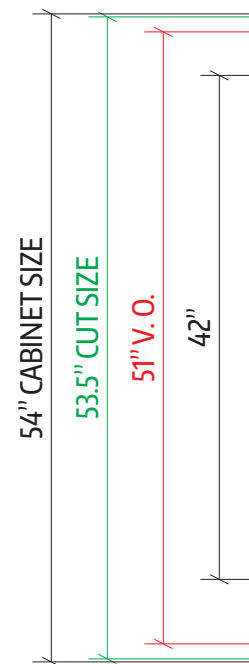
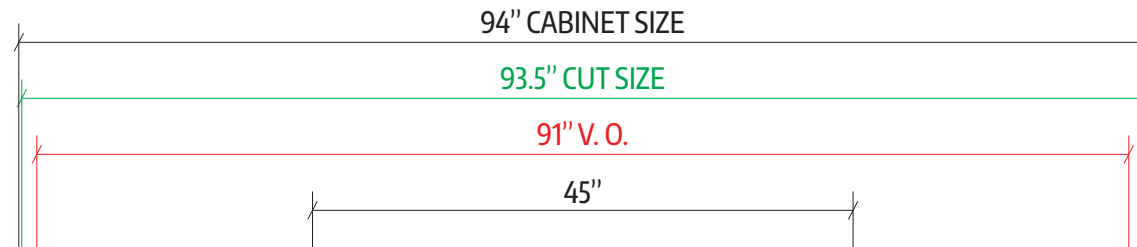
SP Site & Sign Location Plan



Proposed



Existing



Client:
 Magnolia Wash Holdings
 5241 Fairview Rd
 Suite 400
 Charlotte, NC 28209

Location Address:
 Whistle Express Car Wash #174
 309 E. Highland Road
 Macedonia, OH 44056

Description:
 Monument - Face Replacement
 (34.7 sq ft)

Qty: 2 (1 per side)

Provide 3/16" (thk) replacement polycarbonate faces w/ surface applied digitally printed graphics to match color key.

Note:
 Remove existing face

Color Key:
 White
 PMS 286 C
 PMS 7548 C

Layout Date:
 06/27/2023 - AR

Revision Date:
 07/13/2023 - SK

A Monument - Face Replacement
 Scale: 3/4" = 1'-0"



1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

File Name:
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Proposed



Existing



B Wall Sign - Face Replacement

Scale: 3/4" = 1'-0"



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Sign Management Made Simple

Client:
Magnolia Wash Holdings
5241 Fairview Rd
Suite 400
Charlotte, NC 28209

Location Address:
Whistle Express Car Wash #174
309 E. Highland Road
Macedonia, OH 44056

Description:
Wall Sign - Face Replacement
(26.7 sq ft)

Qty: 1

Provide 3/16" (thk) replacement polycarbonate faces w/ surface applied digitally printed graphics to match color key.

Note:
Remove existing face

Color Key:
 White
 PMS 286 C

Layout Date:
06/27/2023 - AR

Revision Date:
07/13/2023 - SK

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