

**MACEDONIA PLANNING COMMISSION
SEPTEMBER 18, 2023
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. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske
City Planner: Mr. Frantz Absent
City Fire Inspector: Mr. Kalish
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Rodic

APPROVAL OF THE AUGUST 21, 2023 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR CRUMBL COOKIE LOCATED AT 509 E. AURORA RD.

Mr. Briola was present and submitted revised drawings including the raceway. Mr. Westbrooks read the City Planners memo. The square footage of the sign along with the black border around the letters was discussed. Mr. Westbrooks motioned to approve the revised plans (option B) contingent on the City Planner and administrative review. Ms. Meske seconded and all were in favor.

PROPOSED EXTERIOR ELEVATION REMODEL AND REFRESH FOR ARBY'S LOCATED AT 683 E. AURORA RD.

Mr. Thompson was present and submitted color samples. Mr. Westbrooks read the City Planners memo. It was determined that the menu board would be a separate proposal included in the proposed sign package. The vinyl awnings were discussed with the frames remaining and using new fabric. Mr. Westbrooks read the Architectural Advisors' memo. The color "functional grey" was preferred by the Planning Commission for use on the rear door. The light fixtures were discussed including that no colored bulbs will be used. Mr. Westbrooks motioned to approve the plans with the red color, and functional grey to be used on the rear door, lights approved, dormers to be painted at the same time and with red bollards. Mr. Cox seconded and all were in favor.

MR. ROBERTS RECUSED HIMSELF FROM THE MEETING.

PROPOSED PARKING AND LANDSCAPING FOR COBLENTZ HOMES LOCATED AT 585 E. HIGHLAND RD.

Mr. Coblentz was present and gave an overview of the project. Mr. Westbrooks read the City Planners memo. The reduction of the apron was discussed. Ms. Meske commented that she wanted to see what was being put into the beds and Mr. Coblentz stated that he would have a professional landscaper draw up a plan. Mr. Westbrooks motioned to approve the plans with administrative review of the landscaping, Mr. Cox seconded, and Mr. Wallenhorst agreed.

MR. ROBERTS RE JOINED THE MEETING.

MISCELLANEOUS:

Best Buy Lot Split discussion

Mr. Gigliotti discussed the lot split with the Planning Commission stating that he wanted to make them aware of the changes. The lot split does not create any new buildable lots and will bring the parcel into compliance.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn the meeting at approximately 6:15 p.m., Mr. Roberts seconded and all were in favor.