

**MACEDONIA PLANNING COMMISSION
AUGUST 16, 2021
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, and Mr. Wallenhorst.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Bell

City Engineer: Joe Gigliotti

Building Commissioner: Bob Rodic

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

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

PROPOSED MONUMENT SIGN FACE FOR GULLCO LOCATED AT 8157 BAVARIA RD.

Mr. Frantz made his comments. Mr. Berdine submitted a revised sign plan. Mr. Cox motioned to approve the revised plan, Mr. Wallenhorst seconded, and all were in favor.

PROPOSED FINAL SITE PLAN REVIEW FOR NEW STORAGE BUILDINGS LOCATED ON FREEWAY DR. FOR SPACE PLACE.

Mr. Krash, Mr. Woolwind, and Mr. Ferguson were present. Mr. Frantz made his comments. There was discussion of the chain link fence. Mr. Frantz commented that there is no outdoor storage permitted and the lighting plan can be reviewed administratively. Mr. Rodic commented that they could work through any architectural issues administratively. Mr. Gigliotti commented that a copy of the permit from the Army Corp. authorizing the fill in of the remainder of the wetlands is needed. Mr. Bell commented that the city ordinance states that any structure located 300 foot or more away from the road is required to have a yard hydrant on an eight-foot line. There was discussion of the block being used and the roof color. Mr. Westbrooks motioned to approve the final site plan pending BZA approval, administrative review of landscaping and lighting, and to comply with the Engineers comments. Mr. Roberts seconded, and all were in favor.

PROPOSED CONSTRUCTION OF A PANDA EXPRESS RESTAURANT AT 8261 GOLDEN LINK BLVD.

Mr. Abeling was present and gave an overview of the proposed project. Mr. Frantz made his comments. Mr. Abeling commented that they can address everything on the City Planner memo. There was discussion of the right of way and the landscaping buffer. Mr. Abeling commented that they might forgo the lot split and have two buildings on one lot with one drive. Mr. Gigliotti commented that leaving it as one lot is beneficial, and that a variance might be needed. It was determined that the Golden Corral Building should come down as early as possible. Mr. Gigliotti commented that Summit County might not want to see a shared sanitary sewer connection out to the road. Mr. Abeling commented that it could be converted to a public sewer main. Mr. Bell commented that in the construction phase, the 2017 Ohio

Fire Code will be required. Mr. Wallenhorst commented that overall, it's a great looking building. The Architecture was discussed. Mr. Westbrooks motioned to approve the preliminary plan subject to the City Planner, Engineer, Fire Inspector, and Architectural Advisors comments. Mr. Cox seconded, and all were in favor.

PROPOSED FINAL SITE PLAN APPROVAL FOR A BUILDING ADDITION LOCATED AT 1011 E. AURORA RD.

Dr. Alrabody and Ms. Corbo with LS Architects were present and gave an overview of the proposal. The Architecture was discussed. Mr. Westbrooks commented that he would like it to look like it was done all at one time, and not like a bank. Mr. Frantz made his comments. Mr. Gigliotti commented that if the total height of the retaining wall from the bottom of the footer to top is 48 inches or more, the plan would need to be a detailed design stamped by an Engineer. There was more discussion of the architecture. Mr. Westbrooks motioned to approve the final plan (exhibit A) subject to administrative review of outstanding comments, with landscaping review, BZA approvals, and final architectural review. Mr. Cox seconded and all were in favor.

PROPOSED NEW MEDICAL OFFICE BUILDING LOCATED AT 8183 GOLDEN LINK BLVD.

Mr. Makhoulouf, Mr. Cubianic, Mr. Harvey, Mr. Hunt, and Mr. Sullivan were present. The Optima team gave an overview of the proposal. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Bell made his comments and questioned if it was a surgery center, if it would have any overnight facilities and the fire department will be called to transfer patients to an appropriate facility. Mr. Sullivan replied that it does not qualify as a surgery center. Mr. Bell commented that it will be scrutinized based on the use group for the building due to biological waste, labs, and x-ray equipment. Mr. Frantz commented on the giant "O" shown on the plans but not on the elevation sheet, and that it would need a variance for more square footage. He also added that the city doesn't allow for two signs on the same building elevation, a variance would be needed for additional signage. It was determined that the building design is unique to Macedonia. There was much discussion of the architecture. Mr. Rodic commented that he would like for any conversation between the Optima team and one of the Commission members to go through the Building Department. Mr. Gigliotti pointed out that is true of any communication not for just this item. Mr. Frantz stated that the signage must be a separate submittal. Mr. Wallenhorst requested a first-floor plan to be submitted. Mr. Westbrooks motioned to approve the preliminary plan contingent to BZA approvals and excluding the architecture. Mr. Roberts seconded, and all were in favor.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 8:20 p.m., Mr. Roberts seconded, and all were in favor.