

**MACEDONIA PLANNING COMMISSION  
DECEMBER 18, 2023  
MEETING MINUTES**

**CALL TO ORDER:** Mr. Westbrooks called the meeting to order at approximately 5:17 p.m.

**MEMBERS PRESENT:**

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske  
City Planner: Mr. Frantz  
City Engineer: Mr. Gigliotti  
Building Commissioner: Mr. Rodic

**APPROVAL OF THE NOVEMBER 20, 2023 PLANNING COMMISSION MEETING MINUTES.**

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

**PROPOSED CONDITIONAL USE PERMIT AND CURB CUT FOR STG ELECTRIC LOCATED AT 360 HIGHLAND RD.**

Mr. Westover was present. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Westover commented that the island will be raised, widened, painted yellow and a "right turn only" sign will be placed to the east in the grass. There was discussion of landscaping around the building and that it would not be changed. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate with the avoidance of doubt that the Conditional Zoning Certificate this evening is issued to industrial services use that is permitted under 1169.03 (b) 1, and the request is not being granted for retail use, and with two conditions: A new drive on Capital Blvd. across from hotel drive, and an island restricting the left turns out of the Highland Rd access per the resubmitted plans, administrative approval. Mr. Wallenhorst seconded, and all were in favor.

**PROPOSED SIGNAGE FOR STG ELECTRIC LOCATED AT 360 HIGHLAND RD.**

Mr. Macias with Fast Signs was present and submitted a revised sign package. Mr. Frantz made his comments. Mr. Westbrooks motioned to approve the revised signage with the extended, projected letters a quarter inch, Mr. Wallenhorst seconded and all were in favor.

**PROPOSED CONDITIONAL USE PERMIT AND OUTDOOR STORAGE FOR PREMIER DEVELOPMENT LOCATED AT 9456 S. FREEWAY DR.**

Ms. Shermin and Mr. Pezack were present. Mr. Frantz made his comments. Ms. Sherman commented that there are currently 9 docks and they are adding 6 with trucks being parked at, trucks will only be stored at the doors. Mr. Westbrooks read the Fire Inspector's memo. Ms. Sherman stated that they have a sprinkler permit and exit signs will be brought up to code. Mr. Westbrooks requested that when submitting plans to the Building Dept. to indicate where the trucks are located and the hammer head turn around. Mr. Westbrooks motioned to approve the Conditional use permit for an outdoor storage facility with the condition that the revised plan is shown that denotes max of 12 trucks parking and shows area of truck parking and depicts the hammer head turn around, staff comments, and to be approved administratively. Mr. Cox seconded and all were in favor.

**PROPOSED SIGNAGE FOR ARBY'S LOCATED AT 683 E. AURORA RD.**

Mr. Breola was present. Mr. Frantz made his comments. Mr. Breola submitted a revised copy of the plans. There was much discussion of the non-conforming monument sign and how to get it to conform. Mr. Westbrooks approved the signage as presented in the revised plans with one sign per side and

contingent on providing the height of the sign compared to the average grade for the monument sign, and with metal awnings. Mr. Cox seconded and all were in favor.

**PROPOSED SIGNAGE FOR POST NET LOCATED AT 8210 MACEDONIA COMMONS BLVD.**

Mr. Reidel was present. Mr. Frantz made his comments. Ms. Meske stated that the sign needs to align with the Martial Arts signage. Mr. Westbrooks motioned to approve the signage based on the newly submitted plans signs with the contingency that there's coordination and a drawing submitted to the Building Dept with the Martial Arts sign and the red color is approved.

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

Mr. Patel was present. Mr. Frantz made his comments. The landscaping was discussed. Ms. Meske requested to see what the species are (call out each plant) and suggested more diversity. Mr. Frantz requested to see the cross section of the mound in an updated plan. The photo metrics were discussed. Mr. Frantz requested 12 to 14 feet light poles and to see something more decorative than shoe box lights. The utility easement was discussed. Mr. Frantz suggested a title search to be done on the utility easement. Mr. Wallenhorst questioned if a topographic survey had been done on the site and that will bring the building height to attention. Mr. Patel stated that they have not moved forward with any solid engineering design. The height of the building and the view shed was discussed. Mr. Frantz stated per A 201 of the plans the height of the building is 45 ft 11" and the gables extend above that to 54 ft 8 inches. Mr. Frantz read 1133.02 section of the code and it was determined that the building is 11 and half inches over. Mr. Patel stated they will focus on bringing the height down. Mr. Wallenhorst discussed the architecture. Mr. Pierson with TMS Engineers discussed the traffic study and commented that they do not anticipate any insignificant amount of delay. Mr. Gigliotti questioned the intersection of S. Bedford and Highland Rd. Mr. Pierson commented that a small amount of traffic would be going that way. Mr. Frantz stated that a 22 ft drive is acceptable, and to run the auto turn templates to be able to determine if the radii is appropriate. Mr. Gigliotti was glad for the storm water quality area in the southwest corner to be shown, and said to submit wet land clearance, and have an engineer provide a utility plan in the next submittal; no planting can take place on the islands in the storm sewer easements. Mr. Patel questioned the fencing and asked for guidance and it was determined that a fence was not necessary. Mr. Westbrooks motioned to approve the preliminary plan subject to the staff's comments, and with the 22 ft. drive isles, Mr. Cox seconded and all were in favor.

**MISCELLANEOUS:**

Mr. Cox nominated Mr. Westbrooks to be the Planning Commission Chairman for the 2024 calendar year, Mr. Westbrooks nominated Mr. Wallenhorst for the Vice Chairman. Mr. Roberts motioned for Mr. Westbrooks to be the Chairman and Mr. Wallenhorst to be the Vice Chairman and everyone agreed.

**ADJOURNMENT:**

Mr. Westbrooks motioned to adjourn at approximately 7:45 p.m. Mr. Cox seconded, and all were in favor.