

**MACEDONIA PLANNING COMMISSION
JANUARY 8, 2024
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

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

APPROVAL OF THE DECEMBER 18, 2023 PUBLIC HEARING MINUTES.

Mr. Cox motioned to approve as submitted. Ms. Meske seconded and all were in favor.

APPROVAL OF THE DECEMBER 18, 2023 PLANNING COMMISSION MEETING MINUTES.

Mr. Cox motioned to approve as submitted. Ms. Meske seconded and all were in favor.

PROPOSED LOT SPLIT/CONSOLIDATION FOR CROOKED HORN LTD AND M&M WELDING LOCATED AT 552 E. HIGHLAND RD.

Mr. Wagner and Mr. Gutoskey were present and gave an overview of the project, stating the goal is to sell off some of the land to property owners and the rest will go to a land conservancy. Mr. Frantz made his comments including that the back of M&M welding as it stands has haphazard storage and is concerned that it would be a continuation of that non-conforming condition into the strip of land that is obtained. Mr. Gigliotti made his comments and asked Mr. Gutoskey to clarify what the purpose of the lot split/consolidation was. Mr. Gutoskey stated that the developer is looking for a way to straighten out the street and figure out what the neighbors want. Public access to the land was discussed. Mr. Frantz stated for the record, that the outdoor storage behind M&M is nonconforming condition and it shouldn't expand and if outdoor storage is proposed the code would need to be followed. Mr. Westbrooks motioned to approve the lot split/consolidation with 2 notations; 1) Planning Commission would grant an exception to the width to dept ratio identified in 1117.03 (b)(1) of the code and 2) Require that the 4 parcels identified in the City Planners memo be consolidated into one parcel, and the City Planners December 31st memo as a general reference for the consolidation. Mr. Roberts seconded and all were in favor.

PROPOSED LOT SPLIT LOCATED AT 8100 MACEDONIA COMMONS BLVD. (KOHL'S).

Mr. Martynowski and Mr. Osborne were present. Mr. Osborne gave a background of the property and proposal and stated that they were talking with a retailer interested in that location. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Westbrooks motioned to approve the lot split subject to the City Planner & Engineer's comments, which includes providing the access easements for administrative review and to include the City Planner's April 2019 comments on the same site. Mr. Roberts seconded and all were in favor.

PROPOSED LOT SPLIT LOCATED AT 8161 MACEDONIA COMMONS BLVD. (CINEMARK).

Mr. Martynowski and Mr. Osborne were present. Mr. Frantz made his comments, including that the parking spaces must be 10x20 within the parcel. Mr. Gigliotti made his comments and questioned the gas line and easement to be relocated and asked that it be put onto the plan. Mr. Westbrooks motioned

to approve the lot split subject to the City Planner and Engineer's comments. Mr. Wallenhorst seconded and all were in favor.

PROPOSED LOT SPLIT LOCATED AT 8210 MACEDONIA COMMONS BLVD. (7-BREW)

Mr. Martynowski and Mr. Osborne were present. Mr. Osborne gave an overview of the project and the reason for the lot split. Mr. Frantz made his comments. The setback of the building was discussed. Mr. Westbrooks motioned to continue to the next meeting after the applicants go for BZA approval for a reduced lot size. Mr. Roberts seconded and all were in favor.

PROPOSED NEW BUILDING FOR 7-BREW LOCATED AT E. AURORA RD.

Mr. Yovichin was present. Mr. Frantz made his comments. The impact of traffic was discussed along with the building setback. Ms. Meske discussed the option of flipping the site plan. Mr. Gigliotti was concerned with internal traffic flow. Mr. Westbrooks requested a traffic study to analyze how the entire site will flow. Mr. Westbrooks motioned to continue to an undesignated date. Mr. Wallenhorst seconded and all were in favor.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 6:55 p.m. Mr. Roberts seconded, and all were in favor.