

**MACEDONIA PLANNING COMMISSION
DECEMBER 20, 2021
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. Schiavone, Mr. Roberts, Mr. Cox, and Mr. Wallenhorst.
City Planner: Mr. Frantz
City Fire Inspector: Mr. Bell
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Rodic

APPROVAL OF THE NOVEMBER 15, 2021 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR THE I-HOP LOCATED AT 613 E. AURORA RD.

Mr. Verbeck with Archer Corporation was present. Mr. Frantz made his comments. Mr. Westbrooks motioned to table to the February Planning Commission meeting. Mr. Wallenhorst seconded and all were in favor.

PROPOSED ADDITION OF 20 PARKING SPACES AT PEAK NANO LOCATED AT 8190 ROLL & HOLD PARKWAY.

Mr. Hengst with HSB Architects was present and made his proposal. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Westbrooks motioned to approve with a storm water feature added and approved administratively. Mr. Schiavone seconded, and all were in favor.

PROPOSED FAÇADE CHANGE TO GATEWAY PLAZA LOCATED ON AURORA RD.

Mr. Wasserman was present and made the proposal. Mr. Frantz made his comments. There was much discussion of the west tower architecture. Mr. Frantz recommended to gable all the store fronts, or just do the Route 8 element and leave everything else to match with the Burlington and other two existing tenants so that it is consistent. Mr. Bell commented that he would review all the plans. Mr. Wallenhorst commented on architecture, and the painted part of the building recommending a maintenance program. There was discussion of the "B" in the Burlington store front signage and that they would need to come back to Planning Commission. Mr. Westbrooks motioned to approve the final plan to construct the new Burlington entrance as shown in the plan contingent on approval of the BZA for signage. Additionally, the tower concept in the corner 7 A and completion of the west side of the building to either remove the bump out and complete the side or leave bump out and finish the façade to match the rest of the building conceptually to show the future tenants as flat top entrances. Approved administratively and if the west elevation can not be agreed upon it must return to the Planning Commission. Mr. Robert seconded, and all were in favor.

PROPOSED WAVE CAR WASH LOCATED AT 307 HIGHLAND RD.

Mr. Johnson with MDM Services and Mr. Grassa with Cedarwood Development were present and made their proposal. Mr. Frantz made his comments. Mr. Johnson stated that there is a lobby for the employees and people that walk through and get the car at the end, or it could be a remain-in-your-car facility and will get the interior workings of this layout. Mr. Westbrooks talked about getting more windows in the building to get more sunlight. There was much discussion of architecture and flipping or

moving the building closer to Route 8. Mr. Gigliotti made his comments. Mr. Bell stated that the construction should follow the 2017 fire code. Mr. Johnson questioned whether the building would need to be sprinkled and Mr. Bell replied it would be based on design and that a Knox box will be needed. Mr. Rodic commented that Ms. Schultz requested plans for the pay station kiosks. Mr. Ventura, Macedonia Councilman, questioned if a traffic survey would be done. Mr. Westbrooks replied that the commission hasn't requested it and it is known that it will be very difficult getting in and out and that there is no way a left can be made during rush hours. Mr. Gigliotti agreed with Mr. Westbrooks and commented that the applicant is not requesting a new access drive, if they were then a traffic study would be requested. Mr. Cox questioned if the other tenant would be in the monument sign in front of KFC, Mr. Johnson replied that they would like their own monument sign. Mr. Grassa commented that he was told by the past administration that when someone came in for that space, they could re-apply for a variance to be on the monument in front of KFC. Mr. Roberts asked about the hours of operation, and Mr. Johnson replied that he didn't think it would be 24 hours, but he would find out. Mr. Wallenhorst talked about different site plan layouts and options. Mr. Frantz stated that he would like to see the design alternatives that includes flipping the building. Mr. Westbrooks motioned to approve the preliminary plan with the plans coming back to the Planning Commission for final site plan and architectural issues and to see alternative site plans. Mr. Schiavone seconded, and all were in favor.

MISCELLANEOUS:

Mr. Cox motioned to keep Mr. Westbrooks as Chairman and Mr. Schiavone Vice chairman for the 2022 year. Mr. Roberts seconded, and all were in favor.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at 7:20 p.m., Mr. Schiavone seconded, and all were in favor.