

**MACEDONIA PLANNING COMMISSION
FEBRUARY 14, 2022
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. Cox, Mr. Wallenhorst, and Mr. Roberts was absent.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Smith

City Engineer: Joe Gigliotti

Building Commissioner: Bob Rodic

APPROVAL OF THE JANUARY 10, 2022, PLANNING COMMISSION MEETING MINUTES.

Mr. Cox motioned to approve the January 10, 2022 Planning Commission minutes, Mr. Wallenhorst seconded, and all were in favor.

PROPOSED SIGNAGE FOR WAYBACK BURGERS LOCATED AT 463 E. AURORA RD.

Mr. Evans with FastSigns was present. Mr. Frantz made his comments. Mr. Cox motioned to approve the signage plans as submitted, Mr. Schiavone seconded, Mr. Westbrooks and Mr. Wallenhorst agreed.

PROPOSED SIGNAGE FOR BIND TECH LOCATED AT 8212 BAVARIA DR.

Mr. Costiuc with Signarama was present. Mr. Frantz made his comments. There was much discussion of the faux sign materials and colors. Mr. Westbrooks commented that there is some landscaping present. Mr. Westbrooks motioned to approve the signage with the modified materials being that the entire sign is made from stone looking material with a cap on top and attached letters to be approved for look and color administratively. Mr. Wallenhorst seconded, Mr. Schiavone and Mr. Cox agreed.

PROPOSED SITE IMPROVEMENTS INCLUDING PARKING LOT RESTRIPIING AND INSTALLATION OF SIGNS AND LIGHT POLES AT TARGET LOCATED AT 8282 GOLDEN LINK BLVD.

Mr. Immel with Target was present and made his proposal. Mr. Frantz made his comments. Mr. Gigliotti made his comments. There was much discussion of the curbed ramp and its location. Mr. Westbrooks motioned to approve the restriping and parking plan with the exception to the curbed ramp being moved so that the crosswalk is perpendicular with the drive isle and is to be reviewed administratively. Mr. Wallenhorst seconded, Mr. Cox and Mr. Schiavone agreed.

PROPOSED PLAT APPROVAL FOR SPRUCE HILL CROSSINGS PHASE III.

Mr. Coblentz with Coblentz homes was present and gave an overview of the proposal. Mr. Frantz made his comments. Mr. Coblentz explained that it was going to be developed as one phase but decided to split it up into phase 3 and 4. Mr. Frantz commented he didn't know where the Conditional Zoning Certificate stands in the approval by City Council, but it is a necessary step. Mr. Gigliotti commented that the plat is acceptable. Mr. Smith commented that the fire access road is missing from the plan and that Kelly Dr. requires a turn around of 96 ft. cul-de-sac. Mr. Gigliotti commented that the fire access road is shown on the improvement plans. Mr. Westbrooks motioned to approve the plat as submitted with the admission of Mr. Frantz's comments to be reviewed administratively. Mr. Wallenhorst seconded, Mr. Schiavone and Mr. Cox agreed.

PROPOSED PRELIMINARY APPROVAL OF A NEW BUILDING FOR DON BASCH JEWELERS LOCATED ON FAIRLANE DR.

Mr. Leszynski with MVL Construction and Mr. Basch were present. Mr. Westbrook commented that the BZA approvals have expired and that they must be re applied for. Mr. Leszynski commented that the purpose for attending the meeting was for feedback on the project. Mr. Frantz made his comments regarding the lot consolidation. Mr. Gigliotti made his comments regarding the lot consolidation plat. Mr. Wallenhorst motioned to approve the lot consolidation as submitted with the City Planners comments. Mr. Cox seconded, Mr. Westbrook, and Mr. Schiavone agreed. Mr. Frantz made his comments regarding the new building proposal. Mr. Westbrook went over the Architectural Advisors comments. Mr. Gigliotti made his comments. Mr. Wallenhorst discussed landscaping and screening with the applicant. The height of the tower was discussed and was suggested to maybe lower it. Mr. Westbrook questioned the trees on the North side of the site and if the trees would stay, Mr. Leszynski commented that the trees in question were not on the property. Mr. Westbrook motioned to continue the new building proposal to the March 21, 2022 Planning Commission meeting. Mr. Cox seconded, Mr. Schiavone and Mr. Wallenhorst agreed.

PROPOSED SITE PLAN APPROVAL FOR THE WAVE CAR WASH LOCATED AT 307 HIGHLAND RD.

Mr. Johnson with MDM Services was present and gave an overview of the proposal. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Johnson commented that the intent is to comply. Mr. Smith commented that they may need to add an additional hydrant. There was much discussion of the one-way drive exiting south from the pay station. Mr. Gigliotti recommended the applicant verify the survey that showed the catch basin and everything else. Mr. Gigliotti had issues with the design site engineer's calculations, and to develop the site there needs to be storm water detention on site and he is willing to discuss with the design engineer. Mr. Rodic commented that the Architectural advisor will go over the recently submitted plans. There was discussion of the color of the brick being used on the building. Mr. Gigliotti commented that an area can be shown on the plan for storm water retention. Mr. Schiavone commented that a site plan/grading plan showing utilities would be beneficial, and could show fire hydrants, grades, and storm water retention plan, without it, he doesn't believe that it should be approved. Mr. Westbrook motioned to continue the Wave Car Wash proposal to the March 21, 2022 Planning Commission meeting. Mr. Cox seconded, Mr. Wallenhorst and Mr. Schiavone agreed.

MISCELLANEOUS:

PROPOSED GRADING ADJUSTMENT FOR OPTIMA DERMATOLOGY LOCATED AT 8183 GOLDEN LINK BLVD.

Mr. Sullivan with Macedonia Retail Management LLC was present and gave an overview of the proposal. Mr. Frantz made his comments. Mr. Gigliotti made his comments and questioned how the new proposed elevation of the site relates to the existing sites around it. Mr. Sullivan answered that the original plan was two foot lower than the surrounding sites. Mr. Gigliotti requested that all the survey information be provided in the resubmittal for review. Mr. Cox motioned to approve the grading adjustment with administrative approval. Mr. Westbrook seconded, Mr. Schiavone and Mr. Wallenhorst agreed.

ADJOURNMENT:

Mr. Schiavone motioned to adjourn at approximately 8:48 p.m. Mr. Cox seconded, Mr. Westbrook and Mr. Wallenhorst agreed.