

**MACEDONIA PLANNING COMMISSION
MARCH 21, 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 was absent.

City Fire Inspector: Mr. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

APPROVAL OF THE FEBRUARY 14, 2022 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR BURLINGTON LOCATED AT 500 E. AURORA RD.

Mr. Westbrooks motioned to continue The Burlington proposal to the April 18, 2022 Planning Commission meeting, Mr. Schiavone seconded, and all were in favor.

PROPOSED UTILITY BUILDINGS FOR DOMINION EAST OHIO LOCATED AT 9796 SHEPARD RD.

Mr. Smith with Dominion was present and made his proposal. Mr. Rodic commented that the Planning Commission motioned to approve the final site plan for dominion September of 2021 and that plan had identified two specific buildings, and they are back again to obtain final approval. Mr. Gigliotti commented that there were two outstanding comments from the September meeting in 2021: 1) storm water management, and 2) sanitary sewer connection. Mr. Smith replied that they are close to finalizing the plans and should have them by next month. Mr. Gigliotti commented that they will need a right of way permit and most likely would need to be bored under the pavement, and approval from Twinsburg, both of which may be handled administratively. Mr. Westbrooks read the Architectural Advisor's comments. The landscaping was discussed, and Mr. Westbrooks commented that the buildings are acceptable to him due to the landscaping and set back of the buildings. Mr. Schiavone commented that on sheet 19 there is a drafting error, and someone needs to check it. Mr. Smith agreed. Mr. Westbrooks motioned to approve the final site plan contingent on the City Planner's March 8th 2022 memo and for the plans to be approved administratively. Mr. Cox seconded, and all were in favor.

PROPOSED TREE CLEARING LOCATED AT 7860 EMPIRE PARKWAY.

Mr. Clark with ARCO was present and made his proposal he stated that the plan was to drop the trees in place and stake out the perimeter and the wetlands so not to disturb the wetlands during the process; a no heavy equipment will be brought in until the SWP3 plan is in place. Eventually they would like to start the process of putting in a 300,000 sq. ft. distribution center with additional office space, and they would like to start in June or July with a finished building in 2023. Mr Westbrooks stated that a traffic study may be warranted and then he read the City Planner's comments. Mr. Gigliotti commented that if there is no SWP3 plan in place that laborers would be dropping the trees and not hauling them out or disturbing the earth in any way. Mr. Gigliotti also asked for the applicant to provide the wet land delineation and any permitting that may have been received or in process and would need to see the permitting as part of the SWP3 plan. Mr. Clark commented that they have a wet land delineation map on file with the U.S. Army Corps of Engineers and they have done a walk of the site. Mr. Wallenhorst and

Mr. Clark discussed the placement of the new building and that it would be in the same place as the old one. Mr. Cox motioned to approve the proposal subject to the City Planners memo. Mr. Schiavone seconded, and all were in favor.

CONTINUED:

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

Mr. Johnson was present and made his proposal. The size of the apron was discussed. Mr. Gigliotti commented that the Panda Express has a drive of 36 feet and that a 36-foot drive for the car wash is acceptable. The pass-through lanes were discussed. Mr. Gigliotti commented that the Get Go Car Wash has a bypass lane and so does the Laser Wash. Mr. Johnson stated that there are two kiosk pay stations in the double lane. Mr. Westbrook commented that the photometric and landscaping plan can be reviewed administratively. Mr. Wallenhorst discussed the architectural elevations and notes that needed to be updated and stated that the awning color is called out as burnt umber but is shown white in all the renderings. The colors were discussed, and it was determined that the awnings and framing will be white, and the back east door will be glass. Mr. Cox commented that if there is a reason for the garage door to be solid vs glass that he would approve. Mr. Kalish commented that they measured the site and that a fire hydrant would be placed in the middle of the proposed drive, and he pointed out that the closest hydrant is owned by the Key Inn and a yard hydrant might be required. Mr. Gigliotti commented that information was provided and from his point of view, the Planning Commission could provide an approval pending an administrative review of the plans. Mr. Westbrook motioned to approve the final site plan with the color changes stated by Mr. Wallenhorst, the driveway reduced to 36 feet, administrative review of lighting and landscaping, fire hydrant if required, and the garage door change if possible. Mr. Cox seconded, and all were in favor.

ADJOURNMENT:

Mr. Westbrook motioned to adjourn at approximately 6:25 p.m. Mr. Schiavone seconded, and all were in favor.