

**MACEDONIA PLANNING COMMISSION
MARCH 18, 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 FEBRUARY 12, 2024 PUBLIC HEARING MINUTES

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

APPROVAL OF THE FEBRUARY 12, 2024 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR SMART SELF STORAGE LOCATED AT 8231 BAVARIA RD.

Mr. Kresse was present. Mr. Rodic confirmed that all of the yellow highlighted comments on the City Planners memo were taken care of. Mr. Frantz made his comments. Mr. Kresse commented that the window signage would be removed and questioned the building frontage with two buildings facing the front. Mr. Frantz stated that the square footage for signage is determined by the building that the sign will be put on. The building frontage was discussed and it was determined that the square foot for signage is determined by one building not both combined. Mr. Frantz stated that a variance for signage could be applied for. The letters on the signage were discussed as being raised dimensional letters attached to a metal backer. The monument sign was discussed as masonry built out of brick with a flat panel sign recessed into the brick. Ms. Meske discussed the landscaping commenting on the Japanese Maple and asked to consider a Celebration Maple in its place. Mr. Westbrooks motioned to approve the sign plan with removal of the window signs, to include the updated ground monument sign submitted at the meeting, with the masonry monument base and subject to approval from BZA or reduction of sign area to be approved administratively. Mr. Wallenhorst seconded and all were in favor.

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

Mr. Smith was present. Mr. Frantz made his comments and recommended approval. Mr. Roberts motioned to approve as submitted, Mr. Cox seconded and all were in favor.

PROPOSED SIGNAGE FOR NORDSTROM, THE RACK RETAIL STORE LOCATED AT 500 E. AURORA RD.

Ms. Clarke was present. Mr. Frantz made his comments and recommended approval. Ms. Meske motioned to approve, Mr. Wallenhorst seconded and all were in favor.

PROPOSED LOT SPLIT FOR 7-BREW COFFEE SHOP LOCATED AT 8210 MACEDONIA COMMONS BLVD.

Mr. Martynowski and Mr. Burns were present. Mr. Martynowski gave an update on the project. Mr. Frantz made his comments and discussed the frontage of the lot split along with section 1117 (03) (b) of the Zoning code and recommended a request of BZA for administrative relief if the applicant isn't able to design the lot in conformance of the code. Mr. Gigliotti made his comments, including traffic concerns. Mr. Burns commented on the lot split and the site plan including that they think the lot split is an appropriate use in the location. Mr. Wallenhorst suggested review of the project by the Law Director before moving forward. Mr. Frantz stated that the Planning Commission cannot create nonconformities. Mr. Westbrooks motioned to continue to the April meeting to get an opinion from the Law Director. Mr.

Wallenhorst seconded and all were in favor. Mr. Westbrook commented he could not respectfully approve the lot split with the layout as it is with the drive-through entrance where it is located due to traffic issues.

ADJOURNMENT:

Mr. Westbrook motioned to adjourn at approximately 6:15 p.m. Mr. Cox seconded, and all were in favor.