

**MACEDONIA PLANNING COMMISSION
FEBRUARY 12, 2024
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:18 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske

City Planner: Mr. Frantz

City Fire Inspector: Mr. Smith

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

APPROVAL OF THE JANUARY 8, 2024 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED CONDITIONAL ZONING CERTIFICATE TO PERMIT OUTDOOR STORAGE IN A G-1 GENERAL INDUSTRIAL DISTRICT FOR SPACE PLACE LOCATED AT 9165 S. FREEWAY DR.

Mr. Krash, Mr. Wohlwend and Mr. Simms were present. Mr. Wohlwend gave an overview of the project. Mr. Frantz made his comments. Mr. Simms submitted a copy of the easement and it was discussed that it doesn't prohibit vehicles. The applicant proposed to add a provision to the storage lease which gives automatic authority to pick up and remove any car necessary and has contracted with a towing company to pick up any car within a 2-hour time frame. Mr. Frantz questioned if they had a letter from the utility company stating the site plan was reviewed and acceptable. Mr. Krash stated he had reached out to the utility company and has had no response. There was much discussion of the setback of the property to the residential area. Mr. Cox didn't agree with the 300 ft. distance setback to the residential area and doesn't think it's accurate. Mr. Krash stated that it was 270 feet from the corner of the property. Mr. Frantz read 1169.04 (f) 2 of the code definition, and 1133.02 22. Mr. Frantz stated the Planning Commission amended the Planning & Zoning code so that the BZA could provide an interpretation of the code, and the applicant could appeal the decision of the Planning Commission, seek interpretation of the language of the code, or get a direct variance for setback. Mr. Wallenhorst questioned the previously approved Conditional Zoning Certificate that stated "no outdoor storage" Mr. Frantz commented, the code allows for outdoor storage and it could be amended and pointed out the applicant originally said they wouldn't have outdoor storage. It wasn't designed on the site plan, it clearly didn't show outdoor storage, and it appeared during the construction process when it was created for outdoor storage, and it was the intention with it being set aside with gravel and it was actually being used as storage. Mr. Krash stated that he would like the gravel to remain, but if a hard surface was required, he would have no issues, Mr. Westbrooks stated that a hard surface is required. Mr. Gigliotti stated it was disappointing that the area of green space was covered with gravel for outdoor storage, records indicate no wetlands and the detention pond is appropriately designed, and to submit plans for the hard surface. The landscape screening was discussed. Mr. Westbrooks motioned at the applicants request to amend the approval of the original Conditional Zoning Certificate to remove the prohibition of outdoor storage. Mr. Roberts seconded and all were in favor. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate subject to; documentation from the easement holder that specifically allows as suggested by the City Planner or approved by the City Law Director, approval from BZA for the set back from the residential area, variance for gravel surface or asphalt-concrete provided, subject to administrative review of the site plan including screening, 1169.04 (f) 2,

definition of street, 1133.04 04 22 and to incorporate the City Planners memo. Mr. Roberts seconded and all were in favor.

MS. MESKE RECUESED HERSELF FROM THE MEETING AND SAT IN THE AUDIENCE.

PROPOSED CONDITIONAL ZONING CERTIFICATE TO PERMIT 55 YEAR AND OVER MULTI FAMILY RESIDENCES IN A B-2 COMMUNITY SHOPPING DISTRICT LOCATED AT PARCEL NUMBERS 3303899 & 8100104 ON VALLEY VIEW RD.

Mr. Brown was present and gave an overview of the project, commenting that he would like to reevaluate and discuss 6 a. and 6 b. of the City Planners memo. Mr. Gigliotti discussed the shared driveway and questioned who would maintain it, and documentation of that. The current condition of the driveway was discussed. Mr. Frantz stated that shared driveways are not permitted, it is a private road. The traffic impact analysis was discussed and it was decided it was needed. The Fire Inspector made comments discussing the fire hydrants, height of building, and access. Mr. Frantz suggested the application using auto turn. Mr. Roberts was concerned about how taxing the emergency services would be and if the fire dept would spend a significant amount of time there. Mr. Wallenhorst discussed the architecture, the height of the building and screening of the HVAC units. Mr. Westbrook motioned to continue to the April 15, 2024 meeting. Mr. Cox seconded, Mr. Roberts and Mr. Wallenhorst agreed.

ADJOURNMENT:

Mr. Westbrook motioned to adjourn at approximately 6:55 p.m. Mr. Wallenhorst seconded, Mr. Cox and Mr. Roberts were in favor.