

MACEDONIA PLANNING COMMISSION
May 16, 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. Roberts, Mr. Cox, and Mr. Wallenhorst.
City Planner: Mr. Frantz
City Fire Inspector: Mr. Kalish

APPROVAL OF THE APRIL 18, 2022 PLANNING COMMISSION MEETING MINUTES.

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

APPROVAL OF THE APRIL 18, 2022 PUBLIC HEARING MINUTES.

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

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

Mr. Barnsworth with Archer Signs was present. Mr. Frantz made his comments. Mr. Westbrooks motioned to approve subject to; the distance from the sign to the right of way is added to the plan. Mr. Roberts seconded, and all were in favor.

PROPOSED PAVILLION AT SPECIALTY LUBRICANTS LOCATED AT 8300 CORPORATE PARK DR.

Mr. Fike with Fike Builders and Mr. Bugenske with Specialty Lubricants were present. Mr. Frantz made his comments. Mr. Bugenske commented that a crosswalk would be installed. Mr. Westbrooks motioned to approve the plans with the addition of the sidewalk and crosswalk. Mr. Roberts seconded, and all were in favor.

PROPOSED NEW BUILDING FOR DON BASCH JEWELERS LOCATED ON FAIRLANE DR.

Mr. Leszynski with MVL Construction along with Mr. Basch were present. Mr. Frantz made his comments and read the unapproved BZA variance approvals. There was discussion of the landscaping and mounding. Mr. Westbrooks read the City Engineers comments. Mr. Wallenhorst discussed the tower elevation of 37 feet, and that he thinks it is extremely too tall and it would look out of place and Mr. Leszynski agreed to a 32-foot tower and discussed the architecture, and color samples were shown. Mr. Westbrooks commented on the resident letter sent by resident Mr. Repack. Mr. Repack commented that he lives at 8250 Harmon, directly north of the proposed building. There was much discussion of the BZA approvals and the building set back. Mr. Repack stated that the corner of the building would violate the 47-foot set back the BZA granted. There was discussion of 1161.03 (district boundary lines) of the zoning code. Mr. Repack disagreed with the interpretation of the code and would like for the City Attorney, Mr. Guidetti's interpretation of it. He also stated that his biggest concern was the flooding. Mr. Westbrooks motioned to approve the plans subject to administrative review to incorporate the comments made in Mr. Frantz memo regarding landscaping and lighting, the 37-foot tower lowered to 32-foot, the screens on roof to be black, the rear entry is brick, larger windows will be used, additional detail on tower will be added, subject to outstanding comments from the consultants which includes the consolidation. Mr. Wallenhorst seconded, and all were in favor.

PROPOSED NEW BUILDING LOCATED AT 7860 EMPIRE PARKWAY.

Mr. Clark with ARCO National Construction was present and gave an overview of the project. Mr. Frantz made his comments. Mr. Clark commented that the site plan might shift to the North. Mr. Frantz asked if it would be a private drive off the public road, and Mr. Clark replied that is correct it would be similar to a public road but not requested for dedication. The architecture, parking, and landscaping were discussed. Mr. Kalish asked if there were three buildings planned for the site and if there was global access and fire hydrants and requested two entrances and exits and would prefer access all around the building and a sprinkler system. The additional building sites were discussed. Mr. Westbrooks read the City Engineers and the Architectural Advisors comments. Mr. Westbrooks motioned to approve the preliminary plans subject to comments contained in the consultant's memo's as well as the comments from the Fire Inspector. Mr. Cox seconded, and all were in favor.

ADJOURNMENT:

Mr. Wallenhorst motioned to adjourn at approximately 6:59 p.m. Mr. Roberts seconded and all were in favor.