

**MACEDONIA PLANNING COMMISSION  
APRIL 29, 2024  
MEETING MINUTES**

**CALL TO ORDER:** Mr. Westbrooks called the meeting to order at approximately 5:17 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. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Monaco

**APPROVAL OF THE MARCH 18, 2024 PLANNING COMMISSION MEETING MINUTES.**

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

**PROPOSED SIGNAGE FOR CHASE BANK LOCATED AT 8261 GOLDEN LINK BLVD.**

Mr. Cabe was present. Mr. Frantz made his comments. Mr. Cox motioned to approve as submitted, Mr. Wallenhorst seconded and all were in favor.

**PROPOSED SIGNAGE FOR TESLAMEND LOCATED AT 585 HIGHLAND RD.**

Mr. Almukdad was present. Mr. Frantz made his comments. Ms. Meske motioned to approve as submitted, Mr. Roberts seconded and all were in favor.

**PROPOSED CONDITIONAL USE CERTIFICATE TO CONSTRUCT AN ADDITION ON AN EXISTING ACCESSORY BUILDING LOCATED AT 781 LEDGE RD.**

Mr. Fosselman was present and gave an overview of the project. Mr. Frantz made his comments and recommended a scaled plan be submitted to the Building Department and suggested a variance for height from the BZA if needed. Mr. Gigliotti commented that the size of the project is below the threshold for the storm water management code, but positive drainage away from structure is needed. Mr. Fosselman stated that the existing storm water drainage will be extended to flow away from structure onto own property. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate subject to administrative review of the compliance of height restriction, Mr. Roberts seconded and all were in favor.

**PROPOSED CONDITIONAL ZONING CERTIFICATE FOR ANYTHING ON WHEELS TO PERMIT RETAIL SALES IN A L-I LIMITED INDUSTRIAL DISTRICT LOCATED AT 9100 VALLEY VIEW RD. UNIT F.**

Mr. Frantz made his comments and suggested approval. Mr. Westbrooks motioned to approve the request for a Conditional Zoning Certificate as an accessory use per 1169.03 (D) (2) of the code. Mr. Cox seconded and all were in favor.

**PROPOSED STORAGE BUILDING FOR GROUND UP LOCATED AT 1411 E. TWINSBURG RD.**

Mr. DiRosa was present along with his business partner and submitted a new drawing to the Planning commission. Mr. Frantz made his comments. There was much discussion of setbacks, storm water management, parking, yard hydrants, etc. Mr. Frantz recommended using a design professional. Mr. Westbrooks motioned to continue to the inactive agenda, Mr. Wallenhorst seconded and all were in favor.

**MS. MESKE RECUSED HERSELF FROM THE MEETING.**

**PROPOSED CONDITIONAL ZONING CERTIFICATE FOR A PROPOSED SENIOR CITIZEN RESIDENTIAL FACILITY IN A B-2 BUSINESS DISTRICT LOCATED ON VALLEY VIEW RD.**

Mr. Brown and Mr. Ochner, the attorney, and numerous other representatives were present. Mr. Brown gave an overview of the project. Mr. Kalish expressed the need for emergency access. Driveway access and parking were discussed. Mr. Gigliotti stated that private drive standards will be required and a document in place for maintenance between the 3 property owners. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate contingent on the market study being investigated, parking issues/variance, access road details being provided, fire access, consolidation plat, and if the layout for use changes or expands the Conditional Zoning Certificate would need to be revised or the applicant would need to return to the Planning Commission for approval. A Public Hearing was held prior to the meeting with no public comments and a second Public Hearing was unnecessary. Mr. Cox seconded, Mr. Wallenhorst voted yes, Mr. Cox voted yes, and Mr. Roberts voted no.

**MS. MESKE RETURNED TO THE MEETING.**

**PROPOSED SITE PLAN REVIEW FOR 7-BREW LOCATED AT 660 E. AURORA RD.**

Mr. Westbrooks motioned to continue to the May meeting at the applicant's request. Mr. Wallenhorst seconded and all were in favor.

**MISCELLANEOUS:**

**PROPOSED SIGNAGE COLOR CHANGE FOR NORDSTROM RACK TOWER LOCATED AT 500 E. AURORA RD.**

Mr. Wallenhorst motioned to approve the change with white lettering and no physical letter changes, Mr. Roberts seconded and all were in favor.

**ADJOURNMENT:**

Mr. Wallenhorst motioned to adjourn at approximately 7:30 p.m. Mr. Cox seconded, and all were in favor.