

**MACEDONIA PLANNING COMMISSION
JUNE 17, 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 Fire Inspector: Mr. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Monaco

APPROVAL OF THE APRIL 29, 2024 PUBLIC HEARING MINUTES.

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

APPROVAL OF THE MAY 20, 2024 PUBLIC HEARING MINUTES.

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

APPROVAL OF THE MAY 20, 2024 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR SUMMIT POINT LOCATED AT 9633 VALLEY VIEW RD.

Ms. Shannon with Vision Co. was present and gave an overview of the project. Mr. Frantz made his comments. There was much discussion of the architecture including the inset part and if it could be replaceable. An aluminum inset with raised letters and a sandstone background color was discussed. Mr. Westbrooks motioned to continue to the next meeting, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR THE SUBDIVISION VILLA LAGO.

Mr. Span was present. Mr. Frantz made his comments. It was determined that the current signage is legal non-conforming, and if replaced, must comply with the current code 1179.07 (g). Mr. Frantz stated that the code was amended 5 years ago. Mr. Roberts noted that the walls of the current signage were changed without the Planning Commission's approval and without a permit. Mr. Frantz commented that if they wanted to have 2 signs that they could apply for a variance. Mr. Westbrooks motioned to continue the proposal to the August meeting for the applicant to address the comments on the City Planner's memo, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR B&B THEATERS LOCATED AT 8161 MACEDONIA COMMONS BLVD.

Mr. Garner was present and gave an overview of the project. Mr. Frantz made his comments. The signage was discussed with and without the crest and the size of the crest. Mr. Roberts questioned the man doors and exit ramps on the front of the building. The architecture of the exit ramps were discussed. Mr. Frantz suggested screening the ramps. Mr. Westbrooks motioned to continue to the July meeting for the applicant to address the signs, the City Planners memo, and the ramp changes, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE AND AWNINGS/CANOPYS FOR APPLEBEE'S LOCATED AT 7159 MACEDONIA COMMONS BLVD.

The applicant was present and gave an overview of the project. Mr. Frantz made his comments including that the work has already been completed without being approved by Planning Commission and without a permit. Mr. Wallenhorst discussed the arches over the door including the drainage and snow load and

asked that it be submitted to the Building Department. The applicant stated that he would not install the new signage until the awnings with the apples were removed. Mr. Westbrook motioned to approve the proposal with contingencies 1) the returns are bronze 2) the loading calculations are submitted to the Building Department for the canopies 3) All unapproved awnings in violation are removed and all other awnings proposed must go to the Planning Commission for approval, with no permit being issued until all violation issues are resolved. Mr. Cox seconded and all were in favor.

PROPOSED SIGNAGE AND EXTERIOR SITE MODIFICATIONS FOR DUNKIN DONUTS LOCATED AT 815 E. AURORA RD.

Mr. Scott was present and gave an overview of the project. Mr. Frantz made his comments. There was much discussion of the awnings/canopies and the goose neck lighting. Mr. Frantz stated that if the awning were replaced, they needed to be replaced with metal awnings. Ms. Meske questioned what the inside of the building would look like if the awnings were removed. Mr. Wallenhorst motioned to approve the Dunkin signage as submitted with the existing awnings on the sides to be re-skinned, they can be orange, but need to be metal, goose neck light fixtures can be removed and at the main entry, the proposed awning or canopy be approved as submitted with the can lights shining down at the door as long as the bricks can be patched appropriately, the sconces on either side of the door can be removed, calculations for the canopy to be submitted to the Building Department for review, Ms. Meske seconded and all were in favor.

PROPOSED LOT SPLIT LOCATED AT 480 E. HIGHLAND RD.

Mr. Gutoskey and Ms. Lapine were present. Mr. Gutoskey gave an overview of the lot split. Mr. Frantz made his comments including that the City was concerned about the amount of storage already on the property. Ms. Lapine stated that most of the land is under contract with the land conservancy, and some of the land is usable, saleable land. The land is already being used by the applicant. Mr. Gigliotti asked what the property was going to be used for, and the question was not answered. There was much discussion of the storage already being used on the property. The Building Commissioner commented that he's afraid if it's approved with the storage that's on there currently, the owner will continue to do so. Ms. Lapine stated that she was not aware of the storage until recently. Mr. Cox motioned to approve as submitted, Mr. Westbrook seconded and all were in favor.

PROPOSED PARKING LOT FOR MOMENTUM CHURCH LOCATED AT 1717 E. AURORA RD.

Mr. Westbrook motioned to continue to the next meeting at the applicant's request, Mr. Cox seconded and all were in favor.

MR. WESTBROOKS PAUSED THE MEETING FOR A BREAK.

THE MEETING RESUMED

PROPOSED FINAL PLAN REVIEW FOR A NEW HOTEL LOCATED AT 20 GIRL SCOUT WAY.

Mr. Patel and Mr. Chandat were present and gave an overview of outstanding items. Mr. Frantz made his comments and confirmed that they were there for the building review only and would resubmit for final approval. The outbuilding, trash enclosure and roof details were discussed. Mr. Frantz commented that the view shed should be included with the final submittal. It was determined that a large amount of mature trees were on the property and they would be included in the view shed and that there would be a deed restriction guarantee stating the trees would not be removed. Ms. Meske stated that tree protection would need to be indicated on the final landscaping plan including how they would be protected during construction. The architecture was discussed along with the gables and dormers. The

height of the building was discussed. Mr. Westbrook motioned to continue to the August meeting, Mr. Cox seconded, and all were in favor.

ADJOURNMENT:

Mr. Roberts motioned to adjourn at approximately 9:03 p.m. Mr. Westbrook seconded, and all were in favor.

