

**MACEDONIA PLANNING COMMISSION
MAY 20, 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. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Monaco

APPROVAL OF THE APRIL 15, 2024 PLANNING COMMISSION MEETING MINUTES.

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

MR. ROBERTS RECUSED HIMSELF FROM THE MEETING.

Proposed Conditional Use approval to allow a P.U.D. in an R-1 Residential District located at 8312 Valley View Rd.

Proposed preliminary approval for a P.U.D. development located at 8312 Valley View Rd.

Mr. Coblentz and Mr. Barcikoski were present. Mr. Coblentz stated additional property was acquired to the west enabling more lots to be added. Mr. Frantz made his comments. There was much discussion of density per acre and how the code is interpreted. Mr. Coblentz commented that he would like to research how other subdivisions' density was approved. Mr. Cox questioned the property to the west being in Hudson, Mr. Coblentz stated that the lots in Hudson would be vacant and considered green space. Mr. Gigliotti made his comments. A 25 ft front yard setback was discussed. Mr. Westbrooks commented that there were enough issues to be continued to a future meeting including: overall density, building envelope (density per acre), and street access. Mr. Cox motioned to continue to the July meeting, Mr. Cox seconded, Mr Wallenhorst and Ms. Meske agreed.

MR. ROBERTS REJOINED THE MEETING.

Proposed signage for Prime IV located at 911 E. Aurora Rd.

The applicant was present, Mr. Frantz made his comments. Mr. Westbrooks motioned to approve subject to confirmation of building frontage measurement. Mr. Cox seconded and all were in favor.

Proposed signage for Summit Corners (previously American House) located at 8400 S. Bedford RD.

Ms. Clark with Ace Lighting was present. Mr. Frantz made his comments. The height was discussed and confirmed to be less than 8 feet. Mr. Roberts motioned to approve, Mr. Westbrooks seconded and all were in favor.

Proposed concrete slabs & the installation of 5 silos at Plastic Materials, Inc. located at 775 E. Highland Rd.

Mr. Richardson with Plastic Materials was present and gave an overview of the project. Mr. Frantz made his comments. Consolidation of lots was discussed and a letter of intention to consolidate was submitted by the applicant. Mr. Frantz stated that the silos would need to be attached to the building or a variance would be required. Mr. Westbrooks motioned to approve the plans subject to the letter of

intention to consolidate the three lots, it will not exceed the non-conforming height of 55 ft., with an 18 ft setback and any additional landscaping is not required. Mr. Wallenhorst seconded and all were in favor.

Proposed site plan review for 7-Brew located at 660 E. Aurora Rd.

Mr. Yovichin of Fabor Architecture was present along with others. It was determined that today's submittal was for site plan only and not the lot split. Mr. Martynowski stated that the lot split would not be pursued at this point. Ms. Balsamo presented the traffic study on video. Mr. Fantz made his comments. The traffic was discussed in great detail along with the stacking and parking. Mr. Gigliotti made his comments and stated that he could not recommend a yes vote knowing that the traffic study does not support what he has seen and it would be a problem for the community. Mr. Roberts agreed with Mr. Gigliotti and stated that the traffic study video shown does not depict what he has seen and that it is virtually impossible to make a turn and nobody follows the signs, including that there would be a pedestrian crossing safety issue. He suggested using Gateway Plaza down the street. Mr. Stein replied that the owner of that plaza had refused the proposal. The traffic flow was again discussed, Mr. Westbrooks stated that not being able to turn left is a problem and will block traffic, and that he would not vote yes. The architecture was discussed, along with the dumpster and cooler with standard masonry used. Samples of brick and metal roof were submitted for architectural review. Mr. Frantz stated that the LED fascia band is not permitted in the district. Ms. Meske discussed landscaping suggesting that bamboo is not hearty to the zone and ornamental grass could be used instead along with tree choices, and that she wanted the landscaping to be successful. Mr. Westbrooks commented that a lot needs to be addressed and motioned to continue to the July meeting. Mr. Wallenhorst seconded and all were in favor.

MISCELLANEOUS:

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 8:00 p.m. Mr. Wallenhorst seconded, and all were in favor.