

**MACEDONIA PLANNING COMMISSION  
JUNE 20, 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 Wallenhorst. Mr. Cox was absent.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Rodic

**APPROVAL OF THE MAY 16, 2022 PLANNING COMMISSION MEETING MINUTES.**

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

**PROPOSED CHANGE TO THE EXISTING SIGNAGE AT KOHL'S LOCATED AT 8100 MACEDONIA COMMONS BLVD.**

Mr. Detar with Sign Erectors Inc. was present. Mr. Frantz made his comments. Mr. Westbrooks motioned to approve the revised sign plan subject to administrative review, bronze returns, and the Height of 72 inches. Mr. Wallenhorst seconded, and all were in favor.

**PROPOSED RELOCATION OF THE TRASH ENCLOSURE FOR I-HOP LOCATED AT 613 E. AURORA RD.**

The applicant was present and made the relocation proposal. Mr. Frantz made his comments. The landscaping was discussed, and that a number of outstanding issues needed to be addressed. Mr. Gigliotti commented that the dumpster location could impact the interconnect driveway that runs across the back of the businesses. The location of the neighboring dumpsters was discussed. Mr. Westbrooks motioned to approve the proposal with the modification that the dumpster would be moved back enough to not impede past the curb line when the doors are open, contingent on the resolution of the landscaping and lighting issues, and that the City requires a performance guarantee to be worked out with the Building Department prior to work commencing. Mr. Roberts seconded, and all were in favor. Extra comments were added to the motion including that the landscaping plan be by a landscape architect, and the outstanding items from the previous plan approval are also addressed on a plan updated that is provided administratively.

**PROPOSED MONUMENT SIGN FOR INDUSTRIAL PUMP AND EQUIPMENT LOCATED AT 384 HIGHLAND RD.**

Mr. Petro with Cesco Imaging was present and gave an overview of the proposal. Mr. Frantz made his comments. Mr. Westbrooks motioned to continue to the July 18, 2022 meeting. Mr. Schiavone seconded, and all were in favor.

**PROPOSED SITE PLAN REVISION FOR AN OVERSIZED DETACHED GARAGE LOCATED AT 10055 VALLEY VIEW RD.**

Mr. Fike with Paul Fike Builders and Mr. Nyseth (owner) were present. Mr. Fike explained that the owner would like to revise the plans to make the garage larger. Mr. Frantz made his comments. Mr. Gigliotti commented on the downspouts and storm sewer connections tying into the existing piping toward the front of the yard and that a drawing should be submitted. Mr. Westbrooks motioned to

approve the revised plans conditional on the BZA height approval, with no business or rentals to be in the garage, and a deed restriction to be filed with the County. Mr. Roberts seconded, and all agreed. The landscaping was discussed.

**PROPOSED ADDITION TO THE GODDARD SCHOOL LOCATED AT 2073 ALEXANDRIA WAY.**

Mr. Lindley, the business owner was present and gave an overview of the project. Mr. Frantz made his comments. The parking was discussed. Mr. Gigliotti commented that with the sanitary sewer being relocated to the North, the mound would be impacted by the new sanitary sewer installation. The easement would need to be revised with summit county. A copy of the signed easement would need to be submitted to the Building Department. Mr. Gigliotti commented that the current vegetation needs to be called out on the landscaping plan that will be submitted. Mr. Westbrooks commented that he would like to see a more refined plan, and architectural views with the expansion. Mr. Schiavone commented that to move on with the project they will have to get parking approval from the BZA and a stamped architectural drawing from an architect will be required and is standard procedure and Mr. Gigliotti's comments must be itemized on the drawings. Mr. Westbrooks motioned to continue the proposal to the July 18, 2022, Planning Commission meeting, Mr. Wallenhorst seconded, and all were in favor.

**PROPOSED PRELIMINARY SITE PLAN REVIEW FOR A SELF-STORAGE FACILITY TO BE LOCATED AT 8231 BAVARIA RD.**

Mr. Kresse and Mr. Villanti were present and gave an overview of the project. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Kalish commented on and discussed hydrant spacing, parking (min of 20 ft), Knox box, and Fire Department access to the buildings. The parking striping, screening, building set back, retaining wall and building slope was discussed. Mr. Villanti discussed the lighting. Mr. Rodic requested that the fire sprinkling standpipe location should be on the next plan. Mr. Gigliotti commented that he would like to see that comments 1 & 2 be achieved before the final plan approval, and that items 3, 4, and 5 would need to be seen on the next submittal with the elevations, retaining wall, grading plan, and storm sewer drainage. It was decided that the setback would be okay with screening. Mr. Westbrooks motioned to continue the proposal to the August 15, 2022 Planning Commission meeting based on the applicants need to address items in the code, Mr. Schiavone seconded and all were in favor.

**MISCELLANEOUS:**

**PROPOSED SITE PLAN MODIFICATION FOR DOMINION ENERGY LOCATED AT 9796 SHEPARD RD.**

Mr. Rodic explained that there was a change to the site plan. Mr. Gigliotti commented that Dominion would like to use grass permeable pavers and less gravel for the access road. Thus, not needing storm water detention. Mr. Wallenhorst motioned to approve with the condition that the new permeable paver area be maintained throughout the life of the property amending the previous site plan approved. Mr. Roberts seconded and all were in favor.

**ADJOURNMENT:**

Mr. Westbrooks motioned to adjourn at approximately 7:34 p.m., Mr. Roberts seconded, and all were in favor.