

**MACEDONIA PLANNING COMMISSION
JULY 15, 2024
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:19 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Cox. Mr. Roberts & Ms. Meske were absent.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Monaco

APPROVAL OF THE JUNE 17, 2024 PLANNING COMMISSION MEETING MINUTES.

Mr. Cox motioned to approve, Mr. Wallenhorst seconded, and Mr. Westbrooks was in favor.

PROPOSED CONDITIONAL USE CERTIFICATE TO OPERATE A MEDICAL FACILITY IN A B-2 COMMUNITY SHOPPING DISTRICT LOCATED AT 911 E. AURORA RD.

Mr. Sutton was present. Mr. Frantz made his comments, including that a site plan showing parking spaces and hours of operation would be needed. The hours of operation were discussed and Mr. Sutton commented that the hours of operation would never be open for 24 hours. Mr. Frantz stated that Planning Commission would need to adjust the Conditional use certificate if the hours changed. Mr. Westbrooks motioned to approve the Conditional Use Certificate subject to administrative review of the site plan with parking and hours of operation. Mr. Cox seconded and Mr. Wallenhorst agreed.

PROPOSED SIGNAGE FOR ORKIN LOCATED AT 460 E. HIGHLAND RD.

Mr. Berdine was present. Mr. Frantz made his comments. Mr. Berdine submitted plans at the time of the meeting with the total square footage. Mr. Wallenhorst questioned if the signs on the side garage doors were remaining. Mr. Wallenhorst motioned to approve the signage as supplied with additional information and with the condition of the signage on side of building be either removed or information provided on the size permitted properly. Mr. Westbrooks seconded and Mr. Cox agreed.

PROPOSED SIGNAGE FOR SONIDA SENIOR LIVING LOCATED AT 9633 VALLEY VIEW RD.

Ms. Shannon was present and discussed the signage colors. Mr. Frantz made his comments. Mr. Wallenhorst commented on the colors of the sign. Mr. Wallenhorst motioned to approve the signage with modifications; the leaves at top of the sign are permitted to be teal and purple in color and the bottom band with the address is to be black lettering shown in option 2. Mr. Westbrooks seconded and Mr. Cox agreed.

PROPOSED EXIT RAMPS AT B&B THEATER LOCATED AT 8161 MACEDONIA COMMONS BLVD.

Mr. Garner was present. The exit ramps and walls were discussed. Mr. Monaco commented that the emergency light must illuminate the pass of egress, and that the light must be installed high enough to illuminate the ramp along with the end of the ramp. Mr. Frantz suggested using trees to break it up. Mr. Wallenhorst motioned to approve the ramps and walls with modifications; the drawings that were submitted at the meeting (A1.50) for the new ramp, that the new wall be raised to be above the new door, the egress lighting be placed above the door and additional one if needed, some additional

landscaping such as trees be placed in front of the ramp and with administrative approval, Mr. Westbrooks seconded and Mr. Cox agreed.

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

Mr. Monaco requested that a letter be submitted from the building owner giving permission for the signs to be on the building. Mr. Frantz made his comments regarding the signage. Mr. Westbrooks motioned to approve the plans with 2 conditions. 1) the returns and trim cap are to be bronze. 2) confirmation of depth of the letters not to exceed 5 inches and to be reviewed administratively, Mr. Wallenhorst seconded and Mr. Cox agreed.

PROPOSED PRELIMINARY APPROVAL FOR A P.U.D. DEVELOPMENT AND CONDITIONAL USE FOR VALLEY RESERVE LOCATED AT 8312 VALLEY VIEW RD.

Mr. Coblenz was present. Mr. Frantz made his comments. Sidewalks were discussed along with a pedestrian path. Mr. Wallenhorst commented on the setback between the homes; with the 7 ½ setback between the homes, the code limits the number of openings that can be in the walls and the homes will have large blank walls and aesthetics will be limited. Mr. Coblenz commented on what was done in the past with transoms and cantilevered walls. The setbacks of Lots 16 and 18 were discussed. Mr. Gigliotti made his comments. Mr. Coblenz stated that lot 8 could go into Phase II. Mr. Westbrooks motioned to approve the preliminary plans with conditions; the 25 ft. front yard set back as approved at May 20-2024 Planning Commission meeting, cul-de-sac length approved as at the May 20-2024 Planning Commission meeting, 1163.05 (h) (1) to waive full sidewalk and allow minimum of sidewalk on one side of road, allowing 7 ½ ft side setbacks with the results in 15' between buildings, accept 58 units not 59, accept methodology to get maximum density as shown on 3 of 3, requires council authorization, and all remaining items for final approval as in City Engineer and City Planners memos. Mr. Cox seconded and Mr. Wallenhorst agreed.

MISCELLANEOUS:

There was discussion of using alternate Planning Commission members when a quorum isn't possible. It was decided that it wouldn't be necessary for the Planning Commission.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 7:50 p.m., Mr. Wallenhorst seconded and Mr. Cox agreed.