

**MACEDONIA PLANNING COMMISSION
AUGUST 19, 2024
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:32 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 JULY 15, 2024 PUBLIC HEARING MEETING MINUTES.

Mr. Cox motioned to approve as submitted, Mr. Wallenhorst seconded and Mr. Westbrooks agreed. Mr. Roberts and Ms. Meske abstained.

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

Mr. Cox motioned to approve as submitted, Mr. Wallenhorst seconded. Mr. Westbrooks agreed. Mr. Roberts and Ms. Meske abstained.

PROPOSED PRELIMINARY PLAN FOR A PARKING LOT EXPANSION AND LOT CONSOLIDATION FOR MOMENTUM CHURCH LOCATED AT 1717 E. AURORA RD.

Ms. Gregory and Mr. Neff were present and gave an overview of the project. Mr. Wallenhorst stated that he worked with Mr. Neff in the past and asked if the Commission would like for him to recuse himself, and it was determined that there was not a conflict and he could remain. Mr. Frantz made his comments. Parking was discussed with the drive isles and the new lot would need to be curbed. Mr. Neff commented that the drive aisle would be reduced to 22 feet. Mr. Gigliotti made his comments including the 2 new isles created must have a turning radius in the final plans submitted. Mr. Westbrooks motioned to approve the plans with revisions: address parking spots, lot drive isles width to be 22 feet, curb new parking lot, and to address the City Planner and City Engineers comments. Mr. Roberts seconded and all were in favor.

PROPOSED FINAL SITE PLAN APPROVAL FOR A HOTEL LOCATED AT 20 GIRL SCOUT WAY.

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

MS. MESKE RECUSED HERSELF FROM THE MEETING AND SAT IN THE AUDIENCE.

PROPOSED PRELIMINARY PLAN FOR A NEW 55 YEAR AND OVER MULTI FAMILY RESIDENCE BUILDING LOCATED AT PARCEL #'S 3303899 & 8100104 VALLEY VIEW RD.

Mr. Brown was present with others representing National Church Residences. Mr. Brown stated that the variance requested for reduction in parking spaces was denied and an appeal was waived by the applicant. He then gave an overview of the proposal stating that the new building would have 54 one-bedroom units that include a full kitchen, laundry, and would have 81 parking spaces. The easements were discussed, and the process has begun to move the utility poles. The sanitary sewer and septic easements were discussed and it is not known if the septic is being utilized, but they have contacted Summit County Sewer District. Mr. Baldwin discussed civil design and engineering. Hydrants were

discussed. Mr. Kalish stated that the hydrants must be a distance of 300 feet apart and carried north of the building with 8-inch lines. Mr. Gigliotti stated not to redirect water in a new direction, not dump directly into someone else's detention pond, and storm water calculations need to be submitted. Mr. Brown commented that the wetlands were addressed in a phase 1 ESA and that he received an email stating: "Property was accessed by qualified professionals and there are no potential jurisdictions of waters identified on the property by E.P.A's isolated wetland, permit is not applicable" and the email will be submitted to the Planning Commission. Mr. Baldwin discussed the private drive and stated that a full replacement might be necessary. Mr. Gigliotti asked for documentation of classification of private drive/easement, and asked who can use it? And who is responsible for it? Mr. Pagen discussed the architectural part of the proposed building. Mr. Brown questioned the amount of brick needed facing the bowling alley. Mr. Wallenhorst agreed with the Architectural Advisor, Ms. Schultz's comments regarding additional brick being needed on the building along with continuing the brick all the way up on the tower elements. The height of the building was discussed with what the residents will see. It was determined that the building is a commercial residential building and falls under the Macedonia Town Center. The dumpster enclosure was discussed, stating that it will need to be matching brick material as well. Mr. Frantz made his comments. The location of the dumpsters was discussed. Mr. Frantz requested a view shed to be submitted with the next plan, and evidence of 55 years and over must be submitted to the Mayor and City Council for a vote prior to the issuance of a building permit. The landscaping was discussed, the north landscaping needs to extend more west, and to incorporate mounding and trees along the driveway. Mr. Frantz stated that if the septic easement causes havoc and has to cause a shift or realign things differently on the plan then it must return to the Planning Commission for preliminary approval. Mr. Wallenhorst expressed his concern about the septic and it should be resolved before any next approvals. Mr. Westbrooks motioned to approve the preliminary plans with the final plan addressing all the staff and consultants' comments and if the septic easement caused a material change to the layout they would need to return for preliminary approval. Mr. Cox seconded, Mr. Wallenhorst and Mr. Roberts agreed.

Ms. Meske returned to the meeting.

MISCELLANEOUS:

CITY SIGNAGE.

Mr. Gigliotti gave an overview of the signage project. Phase I started two years ago, and phase II has now begun with 9 "Welcome to Macedonia" columns and one sign identifying Longwood Manor. Mr. Wallenhorst commented that there might be a water issue with the current architecture of the signs. The brightness of the digital sign on Aurora Rd. was discussed as being very bright.

SMART SELF STORAGE LANDSCAPING LOCATED AT 8231 BAVARIA RD.

Mr. Monaco stated that the owner of Smart Self-Storage has requested to not install the landscaping that was previously approved. Mr. Westbrooks stated that he would need to return to the Planning Commission if wanting to do something that wasn't approved and would need a good reason for the change. It was discussed that the applicant has continuously changed the plans that were approved.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 7:00 p.m., Mr. Roberts seconded, and all were in favor.