

**MACEDONIA PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
SEPTEMBER 20, 2021  
5:15 p.m.**

**CALL TO ORDER**

Mr. Westbrook called the Public Hearing to order at approximately 5:15 p.m.

**ROLL CALL:**

Present: Mr. Westbrook, Mr. Schiavone, Mr. Roberts, and Mr. Wallenhorst. Mr. Cox was absent.  
City Planner: Brian Frantz  
City Engineer: Joe Gigliotti  
City Fire Inspector: Don Bell  
Building Commissioner: Robert Rodic

Proposed Conditional Use to build an oversized garage at 8973 N. Bedford Rd.

No Public Comment

Proposed Conditional Use for a Dental office to be in a B-2 Community Shopping District.

No Public Comment

**ADJOURNMENT**

Mr. Roberts motioned to adjourn at 5:17 p.m., Mr. Schiavone seconded, and all were in favor.

-----Close Public Hearing-----

**MACEDONIA PLANNING COMMISSION  
SEPTEMBER 20, 2021  
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, and Mr. Wallenhorst. Mr. Cox was absent.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Bell

City Engineer: Joe Gigliotti

Building Commissioner: Robert Rodic

**APPROVAL OF THE AUGUST 16, 2021 PLANNING COMMISSION MEETING MINUTES.**

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

**PROPOSED CONDITIONAL USE TO BUILD AN OVERSIZED GARAGE LOCATED AT 8973 N. BEDFORD RD.**

Mr. & Mrs. Firem were present and gave an overview of project saying that they will be using it for storage and a workspace. Mr. Frantz made his comments, adding that a grading plan would need to be submitted for administrative review to be sure that drainage doesn't flow onto the neighboring property. Mr. Gigliotti agreed with Mr. Frantz's comment about the grading and drainage. Mr. Firem explained that both neighbors have large garages that are 10 feet off the property and have an elevation drop to the back yard and would be fine with adding drainage. Mr. Westbrooks motioned to approve the plan with administrative review of a drainage and grading plan, Mr. Roberts seconded and all were in favor.

**PROPOSED CONDITIONAL USE FOR A DENTAL OFFICE TO BE IN A B-2 COMMUNITY SHOPPING DISTRICT LOCATED AT 1011 E. AURORA RD.**

The applicant was not present. Mr. Frantz made his comments. Mr. Westbrooks motioned to approve the Conditional Use Certificate for a dental office in the B-2 Community Shopping District. Mr. Schiavone seconded, and all were in favor.

**PROPOSED APPROVAL TO AMEND THE MACEDONIA COMMONS SIGNAGE CRITERIA.**

Mr. Martynowski was present and made a formal request for change to the Macedonia Signage Criteria to add script style lettering. Mr. Frantz made his comments. Mr. Roberts motioned to amend the Macedonia Signage Criteria to add script style lettering as permissible. Mr. Schiavone seconded, and all were in favor.

**PROPOSED FINAL SITE PLAN APPROVAL FOR A TRANSMISSION STATION REPLACEMENT INCLUDING A NEW BUILDING WITH FENCING LOCATED AT 9796 SHEPARD RD.**

Mr. Smith, Mr. Roth, Mr. Smock, and Mr. Wohlwend were present. Mr. Smith gave an overview of the project. Mr. Frantz made his comments. Mr. Gigliotti made his comments. Mr. Bell commented, that based on the size of the building it will need to be sprinkled. Mr. Westbrooks motioned to approve with administrative review of the landscaping plan, detention, and the sanitary connection to be bored under Shepard Rd. with the lot consolidation to come back to planning Commission. Mr. Roberts seconded, and all were in favor.

**PROPOSED FINAL SITE PLAN APPROVAL FOR A PANDA EXPRESS LOCATED AT 8261 GOLDEN LINK BLVD.**

Mr. Abeln was present and gave an overview of the changes of the project, including that the driveways were consolidated as requested. They are maintaining the existing curb cut location and widening it to 40 feet, confirmed adhering to development regarding set back, landscape buffers, are not doing the subdivision, and will be maintaining a single lot. Phase one will be Panda Express and Phase two will be an unknown restaurant to be determined. Mr. Frantz made his comments, adding that he is not sure why the driveway was increased to 40 feet. There was discussion of landscaping. Mr. Gigliotti commented that if approved, a final administrative review of plans would be needed. Mr. Abeln commented that the Golden Corral would be demolished. There was discussion of the drive width. Mr. Wallenhorst motioned to approve with the modification of drive to be 30-feet with possible 32-foot drive with administrative review of engineering and landscaping. Mr. Schiavone seconded, and all were in favor.

**PROPOSED FINAL SITE PLAN APPROVAL FOR AN I-HOP LOCATED AT 613 E. AURORA RD.**

Mr. Waltz was present and gave an overview of the changes to the project including that a brick sample was submitted, and Mr. Rodic commented that the brick that was submitted closely matched. Mr. Frantz made his comments, including that if there is lighting changes, they would want to see those photometric changes with the North side that abuts up to a residential district. The landscaping was discussed. Mr. Frantz commented that what ever changes are made they should have a plan that documents it. Mr. Frantz commented that A, 1, 8 on the plan shows a metal chain link gate. Mr. Waltz stated that note is incorrect and that it would not be a metal chain link gate, and that the restaurant will not be open 24 hours. Mr. Bell commented that tests will need to be done in the kitchen and Mr. Waltz commented that all the testing will take place. The parking was discussed and there was no concern. Mr. Waltz commented that the red band and the 24-hour sign will be removed. Mr. Roberts motioned to approve subject to administrative review of the scaled plans, landscaping plans, lighting plans, with a solid dumpster gate, and removal of EP-3 (red band) and the hours of operation. Mr. Westbrooks seconded, and all were in favor.

**PROPOSED FINAL SITE PLAN APPROVAL AND PRELIMINARY ARCHITECTURAL APPROVAL FOR OPTIMA LOCATED AT 8183 GOLDEN LINK BLVD.**

Mr. Makhlouf and Mr. Sullivan were present. Mr. Wallenhorst stated for the record that he and Mr. Makhlouf have worked together in the past. Mr. Frantz made his comments. There was discussion of signage. Mr. Makhlouf commented that they will be going to BZA for a variance for signage. Mr. Gigliotti stated that the comments on his memo can be handled administratively. There was discussion of the architecture. Mr. Westbrooks motioned to approve the final plan including signage, contingent on BZA approval of signage or reduction of the square foot of signage, with final review of architecture including removal of the cornices above the windows. Mr. Roberts seconded, and all were in favor.

**MISCELLANEOUS:**

Discussed digital copies of plans vs hard copies being delivered to the Planning Commission.

**ADJOURNMENT:**

Mr. Westbrooks motioned to adjourn at 7:11 p.m., Mr. Schiavone seconded and all were in favor.