

**MACEDONIA PLANNING COMMISSION
APRIL 20, 2020
TELECONFERENCE
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. Velotta, and Mr. Cox

Mayor: Mr. Molnar

City Planner: Mr. Frantz

Building Commissioner: Mr. Monaco

Fire Inspector: Mr. Smith and Mr. Bell

APPROVAL OF THE FEBRUARY 10, 2020 PLANNING COMMISSION MINUTES.

Mr. Velotta motioned to approve as submitted. Mr. Schiavone seconded, Mr. Cox and Mr. Roberts agreed. Mr. Westbrooks abstained due to his absence on the February 10, 2020 Planning Commission meeting.

PROPOSED SITE IMPROVEMENTS TO GOLDEN CORRAL LOCATED AT 8621 GOLDEN LINK BLVD

Mr. Westbrooks motioned to remove the proposal from the agenda per the applicant's request, Mr. Schiavone seconded, and all were in favor.

PROPOSED FINAL SITE PLAN APPROVAL FOR THE MC ALISTERS DELI LOCATED EAST OF OHIO SAVINGS BANK IN THE MACEDONIA COMMONS SHOPPING PLAZA.

Mr. Martynowski with Osborne Capital Group was present. Mr. Frantz made his comments. The biggest outstanding comment is that the city needs to know if there is going to be a lot split. Mr. Martynowski replied they will be leasing the building to McAlisters and the building will remain with the property of the shopping center. There was discussion of the South side of the parking lot. Mr. Frantz had requested additional landscaping and it was provided. The lighting plan was discussed, and Mr. Frantz stated that signage will need to be reviewed by the Planning Commission. in a separate proposal. Mr. Frantz discussed the architectural changes that have been revised. Mr. Cox asked if Mr. Frantz recommended preliminary or final approval? Mr. Frantz stated he was comfortable with a final approval with a lot split not being done and it being a leased building with a couple of issues. Mr. Martynowski discussed the changes made per the Architectural Advisor, and that all major architectural issues have been revised. The Mayor had no comments other than the building will be a great addition to the shopping center. Mr. Monaco commented that if permits are issued for a leased building on the shopping centers property, and they come back for a lot split, that it will need to be discussed with the Law Department. Mr. Smith commented that the outdoor seating was protected with a fence that meets the vehicle barrier protection requirements listed in the Ohio Fire code Section 312. Mr. Schiavone asked Mr. Martynowski why they did not know if the building would be a lot split or a leased property? Mr. Frantz stated that the applicant was going forward with the leased property. Mr. Schiavone commented that he has reservations about approving the final plans and that the issue of leased vs lot split should be resolved before the final approval. Mr. Frantz stated that McAlisters is going forward with the leased property and that if after the approval they want a lot split they will have to meet code. Mr. Martynowski commented that they are going forward with the leased property. There was discussion related to garbage pick up and if there would be enough room for the garbage truck. Mr. Martynowski stated that

there is close to 40ft in that area and did not think it would be a problem. Mr. Frantz commented that the building owner can state the pickup times to be non-peak times. Mr. Westbrook motioned to approve subject to final review of the Architectural Advisor, final items to be reviewed by the Building Dept, signage must be submitted separately, and that the lot split plan is not necessary due to applicant stating there is not a need for it. Mr. Cox seconded, and all were in favor.

PROPOSED CONDITIONAL USE APPROVAL TO HAVE A CLEANLAND CAR WASH IN A B1 CONVENIENCE BUSINESS DISTRICT LOCATED AT PARCEL # 33-01281 S. FREEWAY DR.

Mr. Cerny, Mr. Maylor, and Mr. Granson were present. Mr. Frantz made his comments and was concerned with lighting in the vacuum bays and at the entrance that are full candle strength and recommended to shield them in some way. Mr. Cerny commented that he will look at some ways to accomplish screening. Mr. Cox was concerned with the lighting on the freeway and if it would be too intense for people on or entering the freeway. Mr. Monaco stated that code is very clear and that you cannot shed light on neighboring properties and they must submit a lighting drawing to the Building Dept. If the light is not shedding zero, the plans will not be approved. A barrier should be placed there to screen the resident from the car wash. Mr. Frantz stated that the applicant is proposing Norway spruce on center and has screening. Mr. Monaco would like to have the owner of the property involved with the landscaping and where the trees should be placed so that there is not a gap between trees making the residence visible. Mr. Schiavone asked for clarification on zoning variances, Mr. Monaco commented that Mr. Cerny has made applications for variances and are waiting for the BZA meeting. Mr. Frantz stated none of the variances would affect the conditional use approval. Mr. Westbrook motioned to approve conditional use for Cleanland Car wash at parcel # 33-01281 contingent on administrative review of final lighting plan and to coordinate with adjacent property owner for placement of landscaping, Mr. Schiavone seconded, and all were in favor.

PROPOSED FINAL SITE PLAN APPROVAL FOR CLEANLAND CAR WASH LOCATED AT PARCEL # 33-01281 S. FREEWAY DR.

Mr. Cerny, Mr. Maylor, and Mr. Granson were present. Mr. Frantz made his comments and discussed variances needed. Mr. Cerny replied that he would seek the variances. Mr. Frantz recommended preliminary approval. Mr. Frantz commented that the surface detention area adjacent the southeast corner of the site should be reflected on the site plan and landscaped to make it a quality site amenity. Mr. Cerny replied that area is primarily going to be underground and that area is about five ft higher than grade. Under extreme storms it will hold about one ft of water. Mr. Frantz recommended approval to the preliminary site plan subject to the notes in the City Planner memo. Mr. Westbrook motioned to approve the preliminary plans subject to resolution to City Planners March 1st, 2020 memo, landscaping and variances as well as coordination of the Architectural review on February 26th, 2020 and the City Engineers memo on March 2nd, 2020, Mr. Cox seconded and all were in favor.

PROPOSED TEMPORARY WORK TRAILER AT 573 E. HIGHLAND RD. SUITE 2 & 3.

Mr. Midagliotti was present and commented that the reason for the trailer is to house six to eight employees while the office is renovated. Mr. Frantz made his comments. Mr. Midagliotti stated a date of June 30th, 2020 to remove trailer. Mayor Molnar commented that he's not crazy about the trailer staying there and it was put there without any approval. Mr. Monaco stated that issues are not being addressed that Mr. Midagliotti said would be. Work was started without any permits, drawing, and people were moved in without walls being finished. Giving a later date of the trailer removal would only postpone the work being done. Mr. Midagliotti stated that the permit for the sign is approved and the other issues are being addressed. Mr. Smith commented that some of the outstanding violations need to be

addressed and inspections need to be done. Mayor Molnar asked how many people were allowed in the trailer? Mr. Smith replied he would do the research on it and would set a date for inspection with Mr. Midagliotti. Mr. Schiavone stated he had reservations about an approval. He does not think there is enough information submitted for an approval, we need occupancy numbers and how many people would be put in there. Mr. Midagliotti stated that they could limit the number of people that use it at one time. Mr. Schiavone commented that there is no way to control the number of people. Mr. Westbrooks stated that the Fire department will let them know how many people will be allowed to be in it and inspections will need to happen. Mr. Roberts has same concerns as others and asked if the position of trailer could be moved. Mr. Midagliotti commented that the tenant would be blocked if the trailer was to be moved to a different position. Mr. Westbrooks motioned to approve the temporary work trailer with minimum date of removal to be June 30th, 2020, Mr. Roberts seconded, and all were in favor.

MISCELLANEOUS:

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at 7:25 p.m. Mr. Schiavone seconded, and all were in favor.