

**MACEDONIA PLANNING COMMISSION  
VIRTUAL MEETING  
JULY 20, 2020  
MEETING MINUTES**

**CALL TO ORDER:** Mr. Westbrook called the meeting to order at approximately 5:31 p.m.

**MEMBERS PRESENT:**

Planning Commission: Mr. Westbrook, Mr. Schiavone, Mr. Roberts, Mr. Cox, and Mr. Velotta

Mayor: Mr. Molnar

City Planner: Mr. Frantz

City Fire Inspector: Mr. Bell

Building Commissioner: Mr. Monaco

**APPROVAL OF THE JUNE 15, 2020 MEETING MINUTES**

Mr. Cox motioned to approve. Mr. Velotta seconded, and all were in favor.

**PROPOSED CONSTRUCTION OF A DRIVE-THROUGH CHASE BANK ATM LOCATED AT 8210 MACEDONIA COMMONS BLVD.**

Mr. John Johnson (Wesney Construction) and Mr. Ken White (Civil Engineer) were present. Mr. White gave an overview of the project. Mr. Frantz made his comments. Mr. Johnson stated that the light pole can be noted on the site plan. There was discussion of the storm sewer and the landscaped area. Mr. Frantz questioned the height of the Chase lettering logo on the clearance bar. Mr. Monaco was concerned about the stacking of the cars and feels the stacking of the two cars will cause a problem. Mr. Schiavone commented that sheet 3 (C) of the layout there is no mention of the radius and it looks tight to get a car around and if calculations have been done? Mr. Johnson replied that its striping and there is plenty of room to get around and that it is Chase banks standard layout. Mr. Cox motioned to approve administratively by the Building Dept. except for the signage, which will need to be a separate application to the Planning Commission. Mr. Westbrook, Mr. Cox, Mr. Roberts, and Mr. Velotta approved, and Mr. Schiavone reluctantly approved.

**PROPOSED SOLAR PANELS LOCATED AT 9312 N. BEDFORD RD.**

Applicant was not present. Mr. Westbrook gave an overview of the proposal. Mr. Frantz made his comments. There was discussion of the side yard setback. Mr. Monaco stated that he needs to see what kind of equipment will be on the side and that the applicant may or may not need a variance. Mr. Bell asked if there would be an instant rapid shut down and where would it be located? He also stated that the only way to turn it off is to put a tarp over them. He would like the firemen to have some training on the system. Mr. Monaco commented that the proposal meets all building requirements and he will set up a meeting with the owners. Mr. Schiavone commented that they have a wrong value for the wood (2x6 rafters) and thinks that it should be corrected. Mr. Westbrook motioned to approve subject to the side setback infringement. Mr. Cox seconded, and all agreed.

**PROPOSED NEW BUILDING FOR OHIO STATE WATERPROOFING LOCATED AT 393 E. HIGHLAND RD.**

Mr. Sampat, Attorney, Michael De John, and two builder representatives: Jason and Bruce were present. Mr. Sampat gave an overview of the proposal. Mr. De John commented that he applied for the three variances and would like to get some type of conditional approval on the site and building plans subject

to BZA approval. Mr. Westbrook questioned what variances were applied for. Mr. DeJohn replied a variance for continued use of residence during the life estate period, variance for frontage issue, and the access Road. to be a gravel road. Mr. Frantz made his comments. Mr. Monaco commented that he received the request for variances however he has not gotten any drawing showing the new created parcel for the residential and setback from the house to the front property and if any additional variances are required he is requesting to be provided with all the numbers, setbacks, the size of house, and the size of the lots so he can make determination if more variances are needed. Mr. Westbrook advised the applicants to contact the Building Commissioner. Mr. Sampat commented that they had all that information on the S.d.1. sheet but will make sure they get that to Mr. Monaco. Mr. Frantz commented that they needed to make a lot split plat that will need to be approved by the Planning Commission; the lot split plan based on the approval must be brought back to the Planning Commission. Mr. Bell commented that the building will need to be sprinkled plans will be reviewed at time of construction. There was discussion of a MOU or development agreement. Mr. Westbrook motioned to approve contingent on the three variance approvals from BZA, administrative review of the preliminary plans for photo metrics and plan consistency, final review of the Architectural Advisor, and the MOU between the applicant and the City to clarify the details of the non-conformities. Mr. Cox seconded, and all were in favor.

**ADJOURNMENT:**

Mr. Westbrook motioned to adjourn at 6:50 p.m. Mr. Cox seconded, and all were in favor.