

MACEDONIA SPECIAL PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 4, 2016
5:30 P.M.

CALL TO ORDER:

Mr. Westbrooks called the special planning commission meeting to order at approximately 5:30p.m.

ROLL CALL:

Present were Mr. Cox, Mr. Posar Mr. Schiavone and Mr. Westbrooks. The staff members present were Assisstant Building Commissioner Dennis Saxe, Fire Inspector Don Bell, City Engineer Joe Gigliotti and City Planner Brian Frantz.

PROPOSED SITE PLAN APPROVAL FOR HIGHLAND POINTE PARKWAY (AMBASSADOR FOOTBALL COMPLEX)

The applicants discussed their project and how they will comply with the City's zoning for phase 1 and phase 2 of the project. City Planner Brian Frantz and City Architect Dennis Saxe read their memos for the commission. Mr. Schiavone asked for clarification as to whether the proposal contains a retention or detention basin on the property. City Engineer Joe Gigliotti said the administration can determine what it is through administrative review. Resident Jerry Saxton asked if the retention/ detention basin will be clay lined. The applicant said it would not be. Mr. Schiavone asked if the applicants could provide a schematic plan for the basin to indicate where the water is coming from, where it is going and all aspects of the basin. Fire Inspector Don Bell informed the applicants about fire hydrant requirements. Mr. Schiavone asked what the crawl space on the plans was for. The applicant explained that it is not accessible and is used for the foundation of phase 2. The applicants went through their Memorandum of Understanding that addressed some issues and concerns the commission had. They also discussed their stipulations that they will follow when building both phases. Mr. Westbrooks asked the applicants if they would be willing to change the height from a 6ft fence to an 8ft fence. The applicant explained that the change in height of 2ft will not create a significant benefit to the residents. The change in height will be almost unrecognizable from the distance the residents will be looking at the fence. The commission asked the residents if they had a preference to the color of the fence. The applicants, residents and commission agreed that it would be a dark color, possibly brown. The commission made note that if the applicants choose to not use the acustiblock product, they would need administrative approval to ensure the material being used is equivalent or a better product. Mr. Schiavone asked how the parking space requirement was calculated and if during phase 2 they required more parking how they would address the issue. The applicants explained their calculation and that if they should need to add additional parking they are still going to abide by their stipulations. Mr. Frantz asked what backup system will be used to not disrupt service. The applicant explained they will have multiple pumps and a backup generator for loss of power. Mr. Bell asked where the generator will be located and if it was diesel. The applicants said it will be natural gas and outside and will only be used for pumps and life safety equipment. It will be residential sized. Mr. Bell explained that there may be additional requirements for screening and security. Resident Jerry Saxton made a couple of comments regarding

the soil of the area and expressed that the retention basin's location is not the best area if the basin is not going to be clay lined. Resident Sylvia Hanneken asked questions about if there would be tournaments once phase 2 is completed, which could cause a change in character of the area and possibly decrease the property values. Ms. Hanniken also discussed the definition of a public versus private use. Ms. Hannekan also discussed the possibility of strangers gaining access to residents' properties. Mr. Cox made the motion to approve the revised site plan pursuant to 1137.05 (e) of the codified ordinances and have administrative review. Mr. Posar seconded the motion and all members were in favor. The MOU will be finalized between the applicant and the administration.

END OF TOPIC

ADJOURNMENT

Mr. Posar made the motion to adjourn at approximately 6:45p.m., Mr. Cox seconded and all members were in favor.