

**MACEDONIA PLANNING COMMISSION
MEETING MINUTES
JANUARY 9, 2017
5:30 P.M.**

CALL TO ORDER

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

ROLL CALL: Present were: Mr. Cox, Mr. Posar, Mr. Westbrooks, and Mr. Schiavone. Mr. Coblenz was absent from the meeting. City staff members present were: City Zoning inspector Chris Hall, City Planner Brian Frantz, Chief Building Official Bob Rodic, City Engineer Joseph Gigliotti, and City Fire Inspector Don Bell.

APPROVAL OF THE SEPTEMBER 19, 2016 MEETING MINUTES

Mr. Posar made a motion to approve the September 19th minutes, Mr. Cox seconded the motion, and all parties were in favor.

APPROVAL OF THE OCTOBER 17, 2016 MEETING MINUTES

Mr. Posar made a motion to approve the October 17th minutes, Mr. Cox seconded the motion, and all parties were in favor.

APPROVAL OF THE NOVEMBER 19, 2016 MEETING MINUTES

Mr. Posar made a motion to approve the November 19th minutes, Mr. Cox seconded the motion, and all parties were in favor.

PROPOSED FINAL SITE PLAN APPROVAL FOR ASPEN DENTAL AND STARBUCKS AT 545 EAST AURORA ROAD

City Planner Brian Frantz and City Engineer Joe Gigliotti read their comments for the commission. Both suggested that a plan with one-way traffic would be better for the site. Commission member Mr. Schiavone commented that he also believes a one-directional parking lot would be better, and he expressed concerns about future liability issues if it were more than one direction. City Fire inspector Don Bell read his memo for the commission and commented that the crash protection needs to be extended along the parking space. Aside from the discussion of traffic flow, the other suggestion that was brought up was for additional landscaping, in which case the applicant stated there was simply no room. Mr. Posar made a motion to approve the final site plan on the condition that the traffic pattern was to go in one direction, Mr. Schiavone seconded the motion, and all parties were in favor.

PROPOSED SIGNAGE FOR BATH AND BODY WORKS AT 8210 MACEDONIA COMMONS BLVD

City Planner Brian Frantz read his comments for the commission. He said that the proposed blue sign is not an acceptable color in the commons unless it is otherwise approved by the commission. The proposed sign is compliant with the raceway dimensions; however, it must be colored white to match the background and the returns must be bronze. Mr. Posar made a motion to approve the sign with the following conditions: 1) the returns must be bronze, and 2) the face must either be the color red or white. Mr. Schiavone seconded the motion and all parties were in favor.

PROPOSED APPROVAL FOR THE OVERALL PUD AND PHASE 1 CONSTRUCTION OF THE RESERVE AT NORTHWOODS AT 10277 VALLEY VIEW ROAD

Eric C. Kramer and Sam Petros came forward to speak to the commission about the changes they have made to the plan since the last meeting. They are the following: 1) the lots were moved so that there is

more space from Valley View Road, 2) the pathway by the lake will no longer go onto the Faith Fellowship Church property, 3) there were sidewalks added on both sides of the opposite street, 4) the location of the emergency access was changed, 5) the storage/garage building was moved, 6) they are proposing two traffic modifications, and 7) there is now a single tree in one cul-de-sac for snow to be piled. City Planner Brian Frantz then read his comments for the commission and suggested/commented on the following: 1) consider changing the pathway so that it loops around the storm water pond, 2) a photometric plan will need to be provided, 3) the commission should still address approval of the private streets, 4) a landscaping plan will still need to be provided, and 5) Phase 1 will need detailed construction plans for the administrative review. City Engineer Joe Gigliotti read his comments for the commission and stated that there is a storm water management pond in existence, and it will need an easement on both Northwood's and Faith Fellowship's property. Don Bell read his comments for the commission and stated that there is a requirement for fire hydrants to be placed every 300 ft, just so that the applicant is aware. After further discussion, Mr. Posar made a motion to approve the overall PUD subject to: 1) the private streets now being approved, 2) landscaping plans still need submitted for administrative review, 3) photometric plans still need submitted for administrative review, and 4) plans are contingent upon coming back to planning for approval of the elevations per 1163.05(i). Mr. Cox seconded this motion and all parties were in favor. Mr. Posar then made a motion to approve Phase 1, Mr. Schiavone seconded the motion, and all parties were in favor.

MISCELLANEOUS

A brief discussion took place about the exterior changes that went on at Chili's restaurant prior to receiving planning commission approval and attending a meeting. The building's paint colors have been changed to brown and the awnings have been removed. The restaurant has not yet been given approval by DDR, and the proposed signage and awnings that were planned for this meeting were removed from the agenda. A representative from Chili's has been contacted and will be submitting plans for the façade, signage, and awnings in the future for planning to review.

ADJOURNMENT:

Mr. Westbrooks made a motion for the meeting to adjourn at approximately 6:31 p.m., Mr. Schiavone seconded the motion, and all parties were in favor.