

**MACEDONIA PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 17, 2016  
5:30 P.M.**

**CALL TO ORDER**

**ROLL CALL:** Present were: Mr. Cox, Mr. Posar, Mr. Schiavone, Mr. Westbrook, and Mr. Coblenz. The staff members present were City Engineer Joe Gigliotti, City Building Official Bob Rodic, City Planner Brian Frantz, City Zoning Inspector Jonelle Melnichenko, and City Fire Inspector Don Bell.

**PROPOSED SIGNAGE FOR CITIZENS BANK AT 663 E. AURORA ROAD, UNIT A**

City Planner Brian Frantz read his memo for the Commission. There are three signs being proposed: a wall sign, an ATM sign, and a vinyl decal on the front door. The size of the window decal has not yet been established, and the color of the raceway will need to change to match brick. Mr. Posar made a motion to approve all signs with administrative review of the window sign being less than 2.9 sq ft, Mr. Schiavone seconded the motion, and all parties were in favor.

**PROPOSED SIGNAGE FOR CONRAD'S TIRES AT 1091 E. AURORA ROAD**

City Planner Brian Frantz read his memo for the Commission. It was discussed that the blue and yellow colors of the proposed sign are not permitted; the other colors in Alexandria Square are red and white. Smaller units in Alexandria square are permitted to have different colors with planning approval, but the out lots (such as this) have to be red and white. The sign is also larger than the 3 foot maximum, being proposed at 4'3". There was discussion that the applicants could go to BZA for a color and height variance. Mr. Cox made a motion to conditionally approve the sign with a 3' maximum and red and white colors, if the applications were to go to BZA and get denied. Mr. Schiavone seconded this motion and all parties were in favor.

**PROPOSED SIGNAGE FOR SIDES TO GO BBQ AT 9828 VALLEY VIEW ROAD**

City Planner Brian Frantz read his comments for the Commission. He pointed out that the sign complies with the area requirements, and it also matches the rest of the signs in the plaza being displayed with Roman Round letters attached to a white PVC backer. Mr. Coblenz made a motion to approve the sign, Mr. Cox seconded the motion, and all parties were in favor.

**PROPOSED BUILDING ADDITIONS ON 573 EAST HIGHLAND ROAD**

City Planner Brian Frantz read his comments for the Commission. There were three changes that were made following the last planning meeting: 1) There are now more parking spaces, 2) The architecture has changed to a stone base, and 3) more landscaping has been added and the trees have switched to Red Maple. Mr. Frantz recommended that for adequate coverage, the landscaping should include at least 3 Red Maple trees, and 2 white spruce trees. Mr. Cox made a motion to conditionally approve the plan subject to administrative review. Mr. Posar seconded the motion and all parties were in favor.

**PROPOSED EXTERIOR RENOVATIONS FOR SUMMIT POINT AT 9633 VALLEY VIEW ROAD**

City Planner Brian Frantz read his comments for the Commission. There are a total of three patios; two at the front entry with benches, and a third stamped patio with a barbecue enclosure off of the dining room. Fire Inspector Don Bell made a comment about needing some sort of pathway from the outdoor patio in case of a fire. Mr. Posar made a motion to conditionally approve the plan with the submission of

some sort fencing to be included and a concrete walkway for fire escape to be reviewed administratively. Mr. Cox seconded the motion and all parties were in favor.

**PROPOSED CONDITIONAL USE FOR TOWNPLACE SUITES HOTEL AT 20 GIRL SCOUT WAY**

There were no new comments from any city staff members. There was a brief discussion about the parking over utility easement being okay, and that the applicant still needs to submit a landscaping and lighting plan in order to move forward. Mr. Cox made a motion to table the item, Mr. Posar seconded the motion, and all parties were in favor.

**PROPOSED PRELIMINARY SITE PLAN APPROVAL FOR THE RESERVE AT NORTHWOODS AT FAITH FELLOWSHIP CHURCH, 10277 VALLEY VIEW ROAD**

City Planner Brian Frantz, City Engineer Joe Gigliotti, and City Fire Inspector Don Bell read their comments for the Commission. The Reserve is a proposed development consisting of 83 detached cluster homes. There was discussion about the requirement to be rezoned to a PUD, and the requirement of needing approval of a conditional use. Other topics that were discussed include private parking spaces and options, the proposed sidewalks, mailboxes, having only one access road, and more. In the future, a landscape plan, a lighting and photometric plan, and emergency access details will all need to be submitted. The applicant will also have to return for a public hearing for either rezoning or a conditional use. Mr. Posar made a motion to recommend approval with the recommendation to council to rezone to a PUD, Mr. Schiavone seconded the motion, and all parties were in favor.

**CITY OF MACEDONIA BI-ANNUAL TREE DISCUSSION**

City Service Director John Hnottavange presented comments to the commission about the current service work regarding the trees. He said that they are currently in the middle of doing clean-up, stump grinding, and trimming. Mr. Schiavone made a motion to accept the Service Directors report, Mr. Cox seconded the motion, and all parties were in favor.

**ADJOURNMENT**

Mr. Cox made a motion for the meeting to adjourn at approximately 7:55 p.m., Mr. Posar seconded the motion, and all parties were in favor.