

**MACEDONIA PLANNING COMMISSION  
MARCH 19, 2018  
MEETING MINUTES**

**CALL TO ORDER:**

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

**MEMBERS PRESENT:**

Mr. Westbrooks, Mr. Posar, Mr. Velotta, Mr. Schiavone; and Mr. Cox  
City Planner: Mr. Frantz, Fire Inspector: Mr. Bell, Zoning Inspector: Mr. Hall, and City Engineer: Mr. Gigliotti.

**APPROVAL OF FEBRUARY 12, 2018 MEETING MINUTES AND FEBRUARY 26, 2018 SPECIAL MEETING MINUTES**

Mr. Posar motioned to approve the February 12, 2018 meeting minutes , Mr. Velotta seconded and all were in favor.

Mr. Velotta motioned to approve the February 26, 2018 special meeting minutes, Mr. Posar seconded and all were in favor.

**PROPOSED ZONING CHANGE FROM AN R-1 RESIDENTIAL FAMILY CLASSIFICATION TO AN R-2 MULTI-FAMILY CLASSIFICATION FOR 9740 N. BEDFORD ROAD**

Tabled by applicant Mr. Westbrooks motioned that the applicant tabled so that they could seek a variance from the BZA. Mr. Posar seconded and all were in favor.

**PROPOSED SITE IMPROVEMENTS FOR AGGREKO AT 8649 FREEWAY DRIVE**

Mr. Frantz made his comments. There was discussion of the asphalt grindings for the surface area of the rear lot and that it would need to be paved per the code. The applicant expressed thoughts that the cost would be too high to pave. Mr. Frantz suggested that the applicant could seek a variance from the BZA. Mr. Westbrooks motioned to table so that Aggreko can make a new plan to submit. Mr. Schiavone seconded and all were in favor.

**PROPOSED NEW SIGNAGE FOR KEY INN AT 311 E. HIGHLAND ROAD**

Mr. Frantz made his comments. There was discussion of the colors of the sign. The applicant proposed a blue sign with yellow letters. Mr. Frantz stated that the signs must comply with the Town Center District requirements, and that the applicant could seek a variance from the BZA. Mr. Cox motioned to conditionally approve with the letters being red with a blue sign. Mr. Velotta seconded and all were in favor.

**PROPOSED NEW SIGNAGE FOR CURBSIDE EXPRESS FOR GIANT EAGLE AT 290 E. AURORA ROAD**

Mr. Frantz made his comments. There was discussion of sign color. Mr. Westbrooks stated that all letters should be red and match the rest of the building. Mr. Westbrooks motioned to approve with the change of red letters on a white or neutral background, on a raceway. Mr. Posar seconded and all were in favor.

**PROPOSED NEW SIGNAGE FOR MASSAGE ENVY AT 650 E. AURORA ROAD**

Mr. Frantz made his comments. There was discussion of the purple letters, and Mr. Frantz asked the applicant, Mr. Bertke of Archer Signs, if he could use blue to match Americas Best, which is located next door. Mr. Burtke expressed that the colors are a national brand and would like to keep them. Mr. Cox suggested that the applicant could seek a variance from the BZA. Mr. Posar motioned to conditionally approve with blue letters to be approved administratively. Mr. Cox seconded and all were in favor.

**PROPOSED NEW SIGNAGE FOR BARKS AND RECREATION AT 9849 FREEWAY DRIVE**

Mr. Frantz made his comments. There was discussion of the style of the sign and that it didn't fit in the area. Mr. Westbrooks commented that he would have like to see raised channel letters on a raceway. Mr. Posar suggested giving the sign a three or four inch border to give it depth.

Mr. Posar motioned to approve as submitted, but with a border around the sign, and the sign facing the street's border to be more elaborate; all to be approved administratively. Mr. Cox seconded and all were in favor.

**PROPOSED ARCHITECTURAL CHANGES TO BUILDING AND SIGNAGE FOR ST. GEGORIO'S AT 1252 E. AURORA ROAD**

Mr. Frantz made his comments. The applicant George Winkleman stated that the ground sign is not being changed, and not to be included in the proposal. Mr. Westbrooks commented if the ground sign was to be changed that a plan must be provided. Mr. Frantz commented that the wall sign measurements would have to be reduced by the applicant or they would need to seek a variance from the BZA. There was much discussion about the architecture and the finish of EFIS. Mr. Winkleman asked if "stucco" was an acceptable finish, and Mr. Frantz replied that the appearance of stucco is unacceptable. Mr. Posar had concerns about ice and snow buildup behind the face of the building. Mr. Frantz encouraged the applicant to meet with the Mayor to discuss the plans. Mr. Posar motioned to table, Mr. Cox seconded and all were in favor.

**PROPOSED NEW SIGNAGE AND PRELIMINARY APPROVAL OF SITE PLAN FOR CULVERS AT 8143 GOLDEN LINK BOULEVARD**

Mr. Frantz made his comments. There was much discussion of the access drive from SR-8 into the Golden Link Crossings. Applicant questioned if it would take place in the next two years or later and expressed concern for the timing of the project. Mr. Sesì explained that the dumpster area is concealed in the front-of the building and is part of the building and that there is no other place to put it. Mr. Frantz commented on the two way egress and suggested that it be one way. The applicant expressed that corporate wanted the two way traffic. Mr. Frantz suggested one way traffic on the North side, and the applicant thought that corporate would be okay with that. Mr. Westbrooks talked about the parking and that a variance from the BZA would be needed for the 45 parking spaces, and a written agreement on the shared parking from Lowes needed to be provided. Mr. Gigliotti made his comments, and brought to the attention of the planning commission that there was an encroachment of the 25 ft. rear landscaping buffer. Part of the Golden Link outlot development and criteria. The East end of the pavement is being only five feet from the common property line with SR-8. Mr. Bell made his comments. Mr. Westbrooks explained the conceptual plan process and advised the applicant to return with all documentation needed. Mr. Posar motioned to table, Mr. Velotta seconded and all were in favor.

**PROPOSED SITE PLAN IMPROVEMENTS AND MODERNIZATION FOR MCDONALDS AT 6400 MACEDONIA COMMONS BOULEVARD**

Tabled by applicant prior to meeting to review and revise.

**MISCELLANEOUS:**

**ADJOURNMENT:**

Mr. Posar motioned to adjourn at 8:25 pm, Mr. Schiavone seconded and all were in favor.