

**MACEDONIA PLANNING COMMISSION
VIRTUAL
MEETING AGENDA
OCTOBER 19, 2020**

Location: Macedonia City Hall
Council Chambers
9691 Valley View road
Macedonia, Ohio 44056

Time: 5:30 P.M.

Call to Order

Roll Call:

- Mr. Westbrooks
- Mr. Schiavone
- Mr. Cox
- Mr. Velotta
- Mr. Roberts

Approval of the September 21, 2020 meeting minutes

Agenda Items:

- 1) Michael DeJohn is proposing a lot split/consolidation and access easement for Ohio State Waterproofing located at 393 and 397 E. Highland Rd.

Nicholas Di Cello
393 E. Highland Rd
Macedonia, Oh 44056

Michael DeJohn
Michael DeJohn Law
michaeldejohnlaw@gmail.com

- 2) Chris Coblentz with Coblentz Homes is proposing preliminary approval of a development project located at 8312 Valley View Rd.

Chris Coblentz
Coblentz Homes
6770 Richard Rd.
Boston Hight's Oh 44236
chris@coblntzhomes.com
216-402-5524

Miscellaneous:

Adjournment:

Tabled Items:

- 1/13/2020 Proposed Development Project at 8312 Valley View Rd.
- 6/15/2020 Proposed new building for Don Basch Jewelers located at parcel #'s 3303733, 3301996, 3303238, 3302000, 3303240, and 3303242 located on Fairlane Dr.

The next regularly scheduled meeting is set for November 16, 2020

All requests & documentation for the Planning Commission must be submitted by October 26, 2020

Tabled items will be removed after one (1) year of inactivity.



City of Macedonia
Building, Engineering, Zoning & Planning Dept.

The City of Macedonia is proud to be a part of Summit County, Ohio

9691 Valley View Road • Macedonia, Ohio 44056

330 / 468-8360 • Fax: 330 / 468-8396

RECEIVED

SEP 21 2020

CITY OF MACEDONIA
BUILDING DEPARTMENT

**APPLICATION FOR HEARING BEFORE THE
MACEDONIA PLANNING COMMISSION**

ALL PLANS FOR SUBMITTAL MUST BE FOLDED. NO ROLLED PLANS WILL BE ACCEPTED.

DATE OF APPLICATION: 9/17/2020

LOCATION OF PROPERTY INVOLVED: 397 E. Highland Rd.

NATURE OF REQUEST: Lot Split, Consolidation, + Access Easement

APPLICANT NAME & PHONE: Nicholas DiCello

APPLICANT ADDRESS: 393 E. Highland Rd.

APPLICANT EMAIL ADDRESS: michaeldejohn.law@gmail.com (Michaeldejohnlaw@gmail.com)

APPLICANT SIGNATURE: [Signature]

NOTES:

MEETING DATE: October 19, 2020 FILING FEE: \$50.00

Deadline for submitting applications is 21 DAYS prior to meeting date. When applying for a hearing, please furnish THIRTEEN sets of sketches, maps, drawings, descriptions, or photographs of the property in question. THIRTEEN copies of the site plan are required. PLANS MUST BE FOLDED, NOT ROLLED. No rolled plans will be accepted. If new construction is involved, a landscape and signage plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commission's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE. ADDITIONAL FEES MAY BE REQUIRED.
The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
City of Macedonia

Please submit plans to:
Macedonia Building Department
9691 Valley View Rd.
Macedonia, OH 44056

PARCEL B

S 89°33'04" E
10.00'

EXHIBIT TO
ACCOMPANY
LEGAL DESCRIPTION
10' ACCESS
EASEMENT

PPN 3301653
TRI-INTERSTATE
PROPERTIES, LTD.
DOC. No. 56456289
S. C. R.

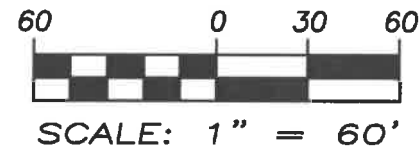


PARCEL A

N 00°21'45" W 398.08'

S 00°21'45" E 398.08'

PPN 3301868
TRI-INTERSTATE PROPERTIES LTD.
DOC. No. 56462453 S. C. R.



-R/W

N 89°33'04" W
10.00'

PRINCIPAL PLACE
OF BEGINNING

PLACE OF
BEGINNING

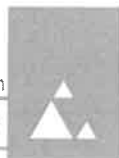
N 00°21'45" W
30.00'

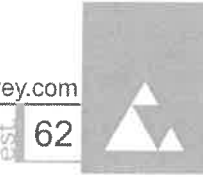
N 89°33'04" W
568.70'

EAST HIGHLAND ROAD
(C. H. 111) (60')

SOUTH BEDFORD ROAD
(T. R. 113) (60')

O. L. 27
O. L. 17
O. L. 28
O. L. 18





LEGAL DESCRIPTION

**10' Access Easement
East Highland Road
Macedonia, Ohio**

Situated in the City of Macedonia, County of Summit and State of Ohio, and known as being part of Original Northfield Township Lot No. 27, said premises being more particularly bounded and described as follows:

Beginning at the intersection of the centerline of East Highland Road (C. H. 111), 60 feet wide, and the centerline of South Bedford Road (T. R. 113), 60 feet wide, said point also being the southeasterly corner of the aforementioned Original Northfield Township Lot No. 27; thence North 89 degrees 33 minutes 04 seconds West along the centerline of East Highland Road, a distance of 568.70 feet to the southwesterly corner of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56462453 of Summit County Records; Thence North 00 degrees 21 minutes 45 seconds West along the westerly line of said Tri-Interstate Properties Ltd. lands, a distance of 30.00 feet to its intersection with the northerly line of East Highland Road and the PRINCIPAL PLACE OF BEGINNING of the premises herein described;

Course No. 1: Thence North 89 degrees 33 minutes 04 seconds West along the northerly line of East Highland Road, a distance of 10.00 feet to a point;

Course No. 2: Thence North 00 degrees 21 minutes 45 seconds West, a distance of 398.08 feet to a point;

Course No. 3: Thence South 89 degrees 33 minutes 04 seconds East, a distance of 10.00 feet to a point on the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56456289 of Summit County Records;

Course No. 4: Thence South 00 degrees 21 minutes 45 seconds East along the westerly line of said Tri-Interstate Properties Ltd. lands, and along the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by the aforementioned Document No. 56462453, a distance of 398.08 feet to the Principal Place of Beginning, as described by Christopher J. Dempsey, Professional Land Surveyor No. 6914 of Dempsey Surveying Company on September 4, 2020.

All iron pins set are 5/8 inches in diameter by 30" long with a yellow plastic cap stamped "C. Dempsey P.S. 6914".

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.



LEGAL DESCRIPTION
Parcel A East Highland Road
Macedonia, Ohio

Situated in the City of Macedonia, County of Summit and State of Ohio, and known as being part of Original Northfield Township Lot No. 27, further known as being a consolidation of a portion of those lands conveyed to Nicholas DiCello by deed recorded in Document No. 55577329 and a portion of those lands conveyed to Nicholas DiCello by deed recorded in Document No. _____ of Summit County Records, said premises being more particularly bounded and described as follows:

Beginning at a 1 inch iron pin found inside a monument box assembly at the intersection of the centerline of East Highland Road (C. H. 111), 60 feet wide, and the centerline of South Bedford Road (T. R. 113), 60 feet wide, said point also being the southeasterly corner of the aforementioned Original Northfield Township Lot No. 27; thence North 89 degrees 33 minutes 04 seconds West along the centerline of East Highland Road, a distance of 568.70 feet to the southwesterly corner of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56462453 of Summit County Records and the PRINCIPAL PLACE OF BEGINNING of the premises herein described;

Course No. 1: Thence continuing North 89 degrees 33 minutes 04 seconds West along the centerline of East Highland Road, a distance of 142.18 feet to the southeasterly corner of lands conveyed to Nicholas D. DiCello by deed recorded in Official Record Volume 724, Page 152 of Summit County Records;

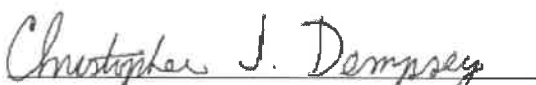
Course No. 2: Thence North 00 degrees 21 minutes 45 seconds West along the easterly line of said DiCello lands, passing through a 5/8 inch iron pin set on the northerly line of East Highland Road at 30.00 feet, a total distance of 428.08 feet to a 5/8 inch iron pin set;

Course No. 3: Thence South 89 degrees 33 minutes 04 seconds East, a distance of 142.18 feet to a 5/8 inch iron pin set on the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56456289 of Summit County Records;

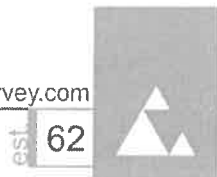
Course No. 4: Thence South 00 degrees 21 minutes 45 seconds East along the westerly line of said Tri-Interstate Properties Ltd. lands, and along the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by the aforementioned Document No. 56462453, passing through a 5/8 inch iron pin set on the northerly line of East Highland Road at 398.08 feet, a total distance of 428.08 feet to the Principal Place of Beginning and containing 1.3971 Acre (60,860 Square Feet) of land, including 0.0980 Acre (4,266 Square Feet) within the right of way of East Highland Road, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 6914 of Dempsey Surveying Company on September 4, 2020 being the same more or less but subject to all legal highways and easements of record.

All iron pins set are 5/8 inches in diameter by 30" long with a yellow plastic cap stamped "C. Dempsey P.S. 6914".

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.


Christopher J. Dempsey
Ohio Professional Surveyor No. 6914





LEGAL DESCRIPTION
Parcel B East Highland Road
Macedonia, Ohio

Situated in the City of Macedonia, County of Summit and State of Ohio, and known as being part of Original Northfield Township Lot No. 27, further known as being a consolidation of a portion of those lands conveyed to Nicholas DiCello by deed recorded in Document No. 55577329 and a portion of those lands conveyed to Nicholas DiCello by deed recorded in Document No. _____ of Summit County Records, said premises being more particularly bounded and described as follows:

Beginning at a 1 inch iron pin found inside a monument box assembly at the intersection of the centerline of East Highland Road (C. H. 111), 60 feet wide, and the centerline of South Bedford Road (T. R. 113), 60 feet wide, said point also being the southeasterly corner of the aforementioned Original Northfield Township Lot No. 27; thence North 89 degrees 33 minutes 04 seconds West along the centerline of East Highland Road, a distance of 568.70 feet to the southwesterly corner of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56462453 of Summit County Records; thence North 00 degrees 21 minutes 45 seconds West along the westerly line of said Tri-Interstate Properties Ltd. lands, and along the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56456289 of Summit County Records, passing through a 5/8 inch iron pin set on the northerly line of East Highland Road at 30.00 feet, a total distance of 428.08 feet to a 5/8 inch iron pin set at the PRINCIPAL PLACE OF BEGINNING of the premises herein described;

Course No. 1: Thence North 89 degrees 33 minutes 04 seconds West, a distance of 142.18 feet to a 5/8 inch iron pin set on the easterly line of lands conveyed to Nicholas D. DiCello by deed recorded in Official Record Volume 724, Page 152 of Summit County Records;

Course No. 2: Thence North 00 degrees 21 minutes 45 seconds West along the easterly line of said DiCello lands, a distance of 184.72 feet to the northeasterly corner thereof, said point being located on a southerly line of lands conveyed to the Board of Education of the Northfield Macedonia Local School District and being witnessed by a 5/8 inch iron pin with "Connor 4570" ID cap found distant 0.34 foot North and 0.12 foot East of said point;

Course No. 3: Thence South 89 degrees 33 minutes 04 seconds East along a southerly line of said Board of Education lands, a distance of 142.18 feet to a 5/8 inch iron pin set at the northwesterly corner of lands conveyed to Nordon Hills Board of Education by deed recorded in Document No. 55559471 of Summit County Records, said point being witnessed by a 1 inch iron pipe found distant North 04 degrees 49 minutes East, 4.64 feet therefrom;

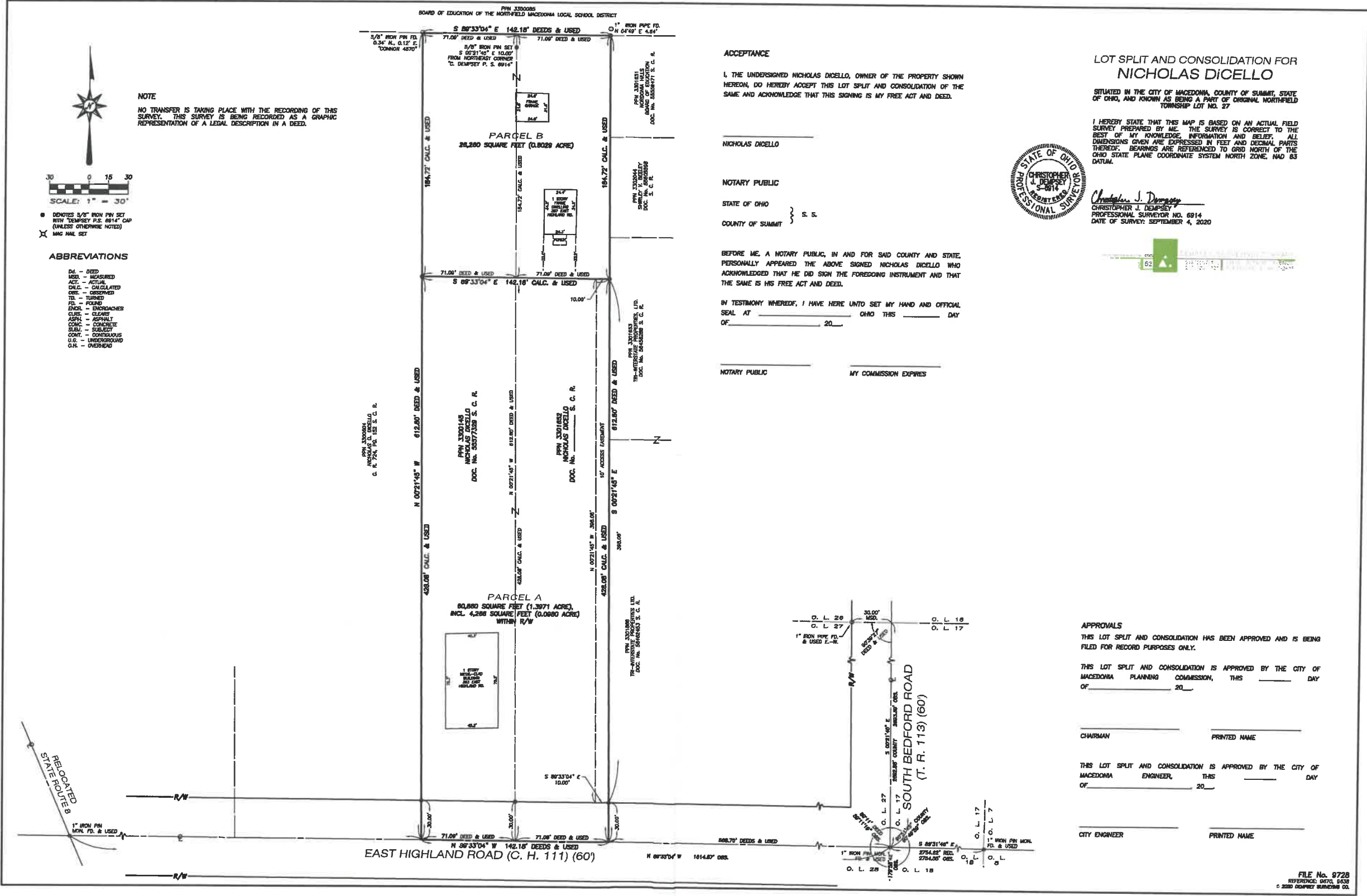
Course No. 4: Thence South 00 degrees 21 minutes 45 seconds East along the westerly line of said Nordon Hills Board of Education lands, and along the westerly line of lands conveyed to Shirley V. Beeley by deed recorded in Document No. 55805598 of Summit County Records, and along the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by the aforementioned Document No. 56456289, a distance of 184.72 feet to the Principal Place of Beginning and containing 0.6029 Acre (26,250 Square Feet) of land, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 6914 of Dempsey Surveying Company on September 4, 2020 being the same more or less but subject to all legal highways and easements of record.

All iron pins set are 5/8 inches in diameter by 30" long with a yellow plastic cap stamped "C. Dempsey P.S. 6914".

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.

Christopher J. Dempsey
Christopher J. Dempsey
Ohio Professional Surveyor No. 6914







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SEP 25 2020

City of Macedonia
Building, Engineering, Zoning & Planning Dept.

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056

330 / 468-8360 • Fax: 330 / 468-8396

CITY OF MACEDONIA
BUILDING DEPARTMENT

**APPLICATION FOR HEARING BEFORE THE
MACEDONIA PLANNING COMMISSION**

ALL PLANS FOR SUBMITTAL MUST BE FOLDED. NO ROLLED PLANS WILL BE ACCEPTED.

DATE OF APPLICATION: 9-25-2020

LOCATION OF PROPERTY INVOLVED: 8312 Valley View Rd.

NATURE OF REQUEST: Preliminary Development Approval

APPLICANT NAME & PHONE: Chris Coblentz 216-402-5524

APPLICANT ADDRESS: 6770 Richard Rd. Boston Hts Oh. 44236

APPLICANT EMAIL ADDRESS: Chris@coblentzhomes.com

APPLICANT SIGNATURE:

NOTES:

MEETING DATE: 10-19-2020

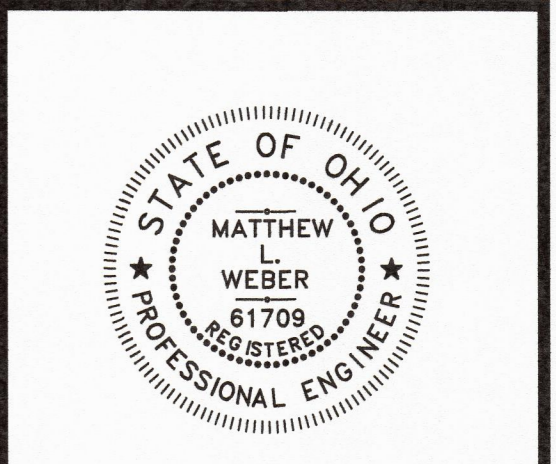
FILING FEE: ON FILE (Tabled on 1/13/2020)

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The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
City of Macedonia

Please submit plans to:
Macedonia Building Department
9691 Valley View Rd.
Macedonia, OH 44056



Reg. No.: 61709

CLIENT:
COBLENTZ HOMES, INC.
 6770 RICHARD ROAD
 BOSTON HTS., OH 44236

OWNER:
COBLENTZ HOMES, INC.
 6770 RICHARD ROAD
 BOSTON HTS., OH 44236

Issue Date
 12-20-2018
 11-23-2019
 07-31-2020
 08-13-2020
 09-17-2020
 09-24-2020

VALLEY RESERVE
 RESIDENTIAL SUBDIVISION
 VALLEY VIEW ROAD, MACEDONIA

PRELIMINARY PLAN
1 OF 1
 Project No. 2018-256

SITE DATA

USE DISTRICT = R-1 (RESIDENCE)

SITE AREA = 9.3176 AC.
 R.O.W. AREA = 1.0775 AC.
 OPEN AREA = 0.8466 AC. (10.27%)

LOT REQUIREMENTS:
 LOT WIDTH @ SETBACK = 100' MIN.
 LOT WIDTH @ R.O.W. = 80' MIN.
 MINIMUM LOT AREA = 20,000 S.F.

BUILDING SETBACKS:
 FRONT YARD = 100' FROM STREET C/L
 SIDE YARD = 10'
 REAR YARD = 5'

BUILDING SETBACKS (CORNER LOTS):
 FRONT YARD = 100' FROM STREET C/L
 SIDE STREET YARD = 40'
 SIDE YARD = 10'
 REAR YARD = 10'

LOT WIDTHS:

LOT	@ SETBACK	@ R.O.W.
1	130.00'	130.00'
2	100.00'	100.00'
3	155.49'	203.30'
4	100.00'	100.00'
5	100.00'	108.86'
6	142.58'	80.00'
7	144.21'	80.97'
8	100.05'	108.49'
9	100.00'	100.00'
10	102.09'	96.17'
11	100.00'	80.00'
12	100.00'	80.00'
13	100.00'	98.11'
14	130.00'	130.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	220.00'	9.47'	2°27'56"	9.47'	N50°09'18"E
C2	220.00'	142.45'	37°05'55"	139.97'	N69°56'13"E
C3	30.00'	25.24'	48°12'35"	24.50'	S67°22'27"E
C4	60.00'	54.58'	52°07'24"	52.72'	N69°21'40"W
C5	60.00'	10.12'	9°39'43"	10.11'	S79°44'46"W
C6	60.00'	80.00'	78°23'40"	74.20'	S34°43'05"W
C7	60.00'	80.97'	77°19'30"	74.97'	S40°08'30"E
C8	60.00'	63.74'	60°51'53"	60.78'	N70°45'49"E
C9	30.00'	25.23'	48°11'23"	24.49'	S64°25'34"W
C10	280.00'	25.94'	5°18'28"	25.93'	N85°52'01"E
C11	280.00'	80.00'	16°22'13"	79.73'	N75°01'40"E
C12	280.00'	80.00'	16°22'13"	79.73'	N58°39'27"E
C13	280.00'	7.58'	1°33'01"	7.58'	N49°41'50"E

PROPOSED SANITARY STRUCTURE SCHEDULE

- A PROP. SANITARY M.H. INV. 1038.10
- B PROP. SANITARY M.H. INV. 1038.25
- C PROP. SANITARY M.H. INV. 1039.40
- D PROP. SANITARY M.H. INV. 1040.93
- E PROP. SANITARY M.H. INV. 1041.57
- F PROP. SANITARY M.H. INV. 1042.10

ALL MAIN LINE SANITARY SEWERS SHALL BE 8" PVC SDR-35 PER D.S.S. STANDARDS.

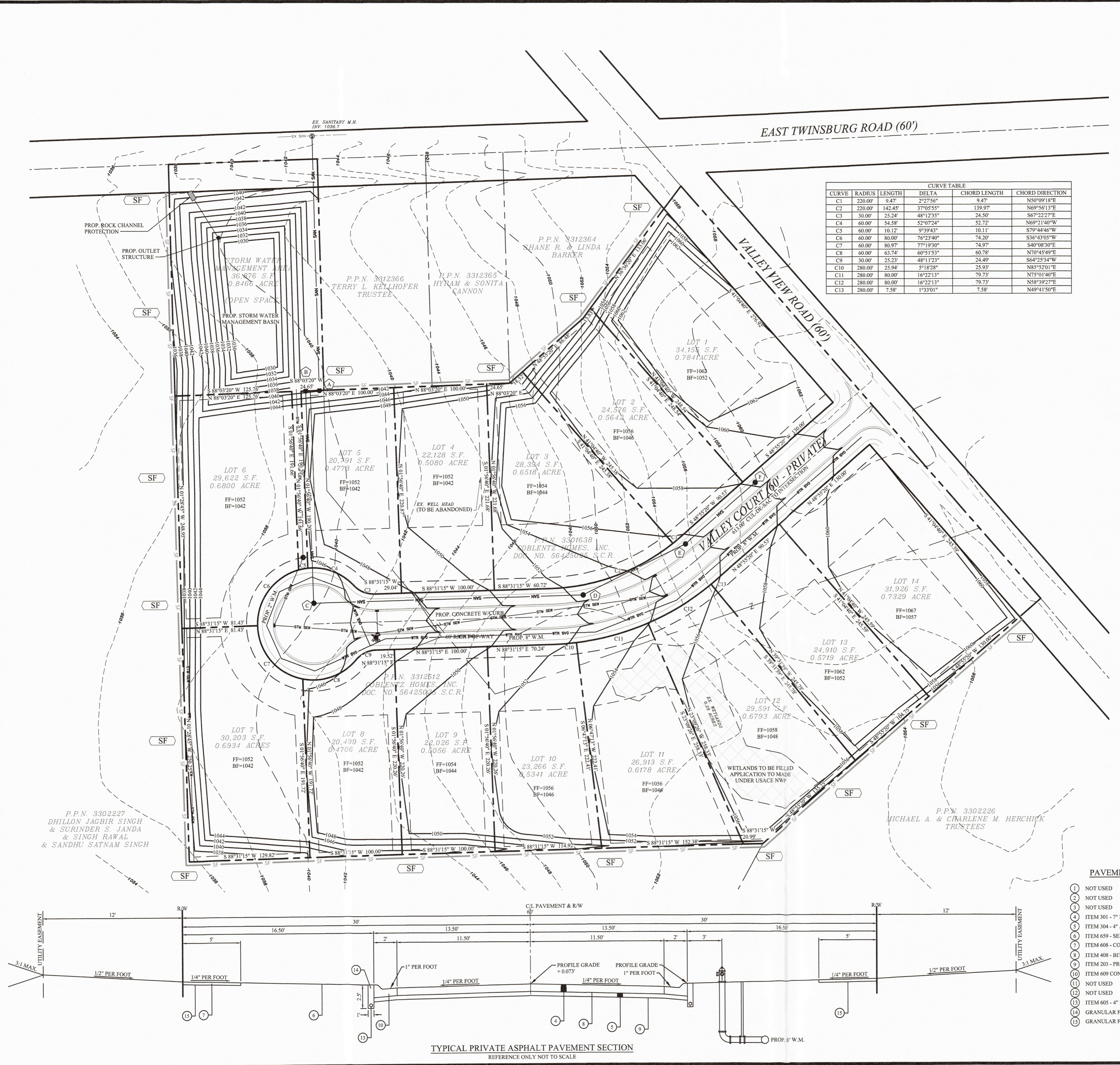
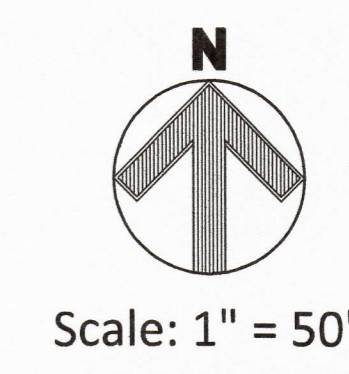
ALL WATER MAIN SHALL BE 8" PVC C-900 AS PER C.W.D. STANDARDS.

ALL STORM SEWERS SHALL BE HDPE AS PER CITY OF MACEDONIA STANDARDS.

SILT FENCE SHALL BE PLACED ON ALL LOW SIDE GRADES ON THE PROPERTY PERIMETER.



- PAVEMENT SECTION INDEX**
- 1 NOT USED
 - 2 NOT USED
 - 3 NOT USED
 - 4 ITEM 301 - 7" BITUMINOUS AGGREGATE BASE
 - 5 ITEM 304 - 4" AGGREGATE BASE
 - 6 ITEM 659 - SEEDING AND MULCHING
 - 7 ITEM 608 - CONCRETE SIDEWALK (4" THICK TYP., 6" THICK @ DRIVEWAYS)
 - 8 ITEM 408 - BITUMINOUS PRIMECOAT - MIN. 0.30 GAL/S.Y.
 - 9 ITEM 203 - PROOF ROLLING (0% DEFLECTION PERMITTED)
 - 10 ITEM 609 CONCRETE CURB
 - 11 NOT USED
 - 12 NOT USED
 - 13 ITEM 605 - 4" PVC SHALLOW PIPE UNDERDRAIN
 - 14 GRANULAR FILL MATERIAL - #8 AGGREGATE
 - 15 GRANULAR FILL MATERIAL - 1" THICK #8 AGGREGATE (BENEATH SIDEWALK)



W:\A-1-Design\2018 Projects\2018-256 Valley Reserve\2018-256_SitePlan.dwg, 09/24/2020
 W:\A-1-Design\2018 Projects\2018-256 Valley Reserve\2018-256_SitePlan.dwg, 09/24/2020