

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

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:32 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Roberts, Mr. Cox, Mr. Velotta and Mr. Schiavone.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Bell

Building Commissioner: Mr. Monaco

APPROVAL OF THE SEPTEMBER 21, 2020 PLANNING COMMISSION MEETING MINUTES.

Mr. Roberts motioned to approve, and Mr. Schiavone seconded. Mr. Westbrooks and Mr. Cox agreed.

PROPOSED APPROVAL OF THE LOT SPLIT/CONSOLIDATION FOR OHIO STATE WATERPROOFING LOCATED AT 393 AND 397 E. HIGHLAND RD.

Mr. Frantz made his comments. Mr. DeJohn was present representing Ohio State Waterproofing. Mr. Cox asked the Commission if the life estate could be coordinated with the development agreement? Mr. DeJohn stated that he and the City Law department finalized the development agreement today and will be providing it to the City for sign off. Mr. DeJohn stated that the life estate was specifically cited in the development agreement as it relates to the occupancy and then reverting upon the death or move out of the current tenants. Mr. Frantz asked if it addressed the demolition of the two buildings? Mr. DeJohn stated that it is not mentioned but it can be amended to include the demolition, they would not object to it. Mr. Monaco stated he received the document and commented that he would like to add to the agreement to remove the structures after the residents are no longer there to the agreement. Mr. Westbrooks motioned to approve the lot split/consolidation subject to finalization of agreement to include: 1) the future combination of the temporary lot split property into the main property, 2) the future demolition of the residential home and the accessory building, 3) the administration is to work out the terms and conditions of the development agreement. Mr. Cox seconded; Mr. Roberts and Mr. Schiavone agreed.

PROPOSED PRELIMINARY APPROVAL FOR VALLEY RESERVE DEVELOPMENT PROJECT LOCATED AT 8312 VALLEY VIEW RD.

Mr. Coblenz and Mr. Weber were present representing the Valley Reserve Development Project. Mr. Coblenz gave an overview of the proposal stating that they are trying to do 14 lots and would like it to be a public street but with talking with the City, they would like it to be a private street. Lots will be very similar to Thousand Oaks, Lake Forest, Rolling Hills, Bel Air Circle, they also will be larger lots, not cluster lots all over one acre and meet code. Mr. Monaco stated that they had a couple of meetings and the City believes it should be a private street. Mr. Frantz made his comments. There was much discussion of the development being a public vs private street. Mr. Bell stated that the cul-de-sac must be 96 ft in diameter and fire hydrants should be every 300 ft and he only noted one fire hydrant on the plan and that the cul-de-sac will probably have to be a fire lane because it is difficult to get emergency vehicles into the cul-de-sac. Mr. Weber stated that there would not be any issues accommodating emergency vehicles. Mr. Bell asked if the Cemetery still existed on the property and Mr. Coblenz stated that it was not on the Valley Reserve property. There was discussion of the adjoining property and if there should

be an access road. Mr. Westbrooks motioned to approve the preliminary plans contingent on the covenants and restrictions and to approve as a private road without requirements for sidewalks and the retention basin will count as open space, but still requiring lights and trees. Mr. Cox seconded, Mr. Schiavone and Mr. Velotta agreed.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at 6:37 p.m. Mr. Schiavone seconded. Mr. Velotta and Mr. Roberts agreed.