

**MACEDONIA PLANNING COMMISSION
MEETING AGENDA
OCTOBER 18, 2021**

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. Roberts
- Mr. Wallenhorst

Approval of the September 20, 2021 Planning Commission minutes

Agenda Items:

- 1) Dominion East Ohio is proposing a lot consolidation at 9796 Shepard Rd.

Dominion East Ohio
320 Springside Dr.
Akron, Oh 44333

- 2) Mr. Dragon with Cesco Imaging is proposing signage for L' Amour Nail Care located at 8210 Macedonia Commons Blvd.

George Dragon
Cesco Imaging
4330 N. Bend Rd.
Ashtabula, Oh 44004
800-242-6462
gdragon@cescoimaging.com

- 3) Mr. Berdine with Signarama is proposing signage for Mocha Coffee at 777 E. Aurora Rd.

Joe Berdine
Signarama
9862 Freeway Dr. Unit B
Macedonia, Oh 44056
330-468-0556
joe@signaramaohio.com

- 4) Mr. Fridrich with Northcoast Signworks is proposing signage for Burns Industrial Equipment located at 8155 Roll & Hold.

Scott Fridrich
Northcoast Signworks
23196 Miles Rd.
Bedford Hts, Oh 44129
216-663-6060
sfridrich@northcoastsignworks.net

- 5) Mr. Bickerstaff with Ubiquitous Design, LTD is proposing a new building and site development for Seven Star Trucking located at 8945 S. Freeway Dr.

W. Daniel Bickerstaff, II
Ubiquitous Design
3443 Lee Rd.
Shaker Hts, Oh 44120
216-752-4444
arcatek@udltd.com

Miscellaneous:

Adjournment

Tabled Items:

1/13/2020 Proposed Development project at 8312 Valley View Rd. (Valley Reserve Development).

The next regularly scheduled meeting is set for November 15, 2021
All requests & documentation for the Planning Commission must be submitted by October 22, 2021
Tabled items will be removed after one (1) year of inactivity.

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SEP 22 2021

CITY OF MACEDONIA
BUILDING DEPARTMENT



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

9691 Valley View Road *Macedonia, Ohio 44056
330 / 468-8360 * Fax: 330 / 468-8396

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

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

DATE OF APPLICATION: 9/21/21

LOCATION OF PROPERTY INVOLVED: 8210 MACEDONIA COMMONS

NATURE OF REQUEST: SIGN PERMIT / L'AMOUR NAIL CARE

APPLICANT NAME & PHONE: NGHIA NGUYEN / GEORGE DRAGON

APPLICANT ADDRESS: 2545 ELMHURST DR BEACHWOOD, OH 44122

APPLICANT EMAIL ADDRESS: gdragon@cescoimaging.com

APPLICANT SIGNATURE: [Signature]

NOTES: _____

MEETING DATE: _____ FILING FEE: _____

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.

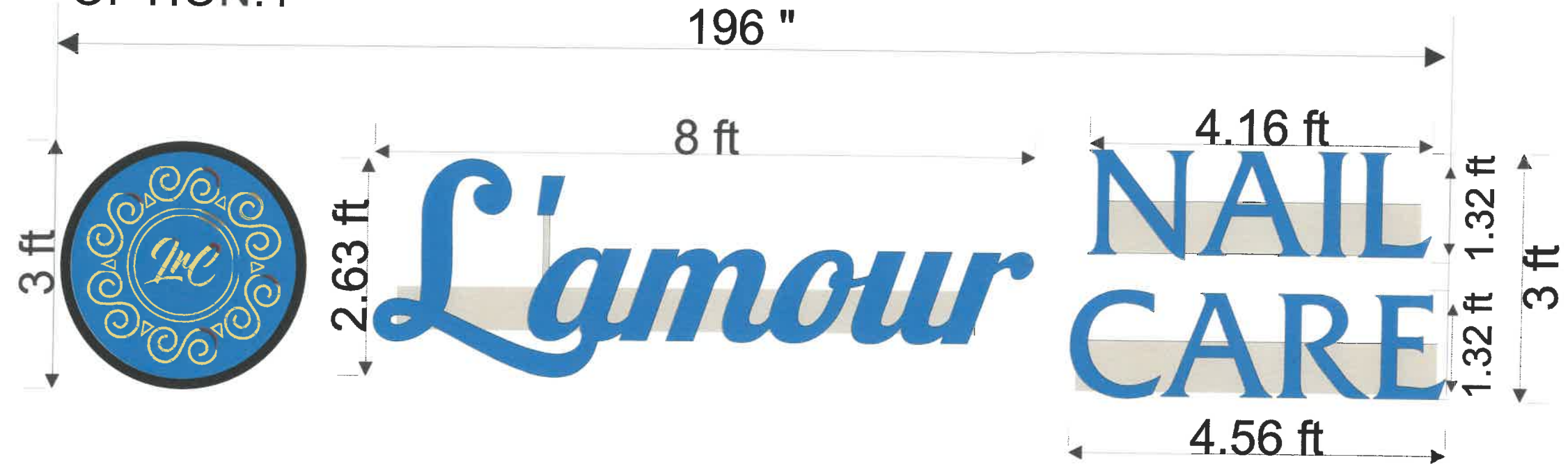
PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE. ADDITIONAL FEES MAY BE REQUIRED.
The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
City of Macedonia

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

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.

OPTION:1



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 SEP 22 2021
 CITY OF MACEDONIA
 BUILDING DEPARTMENT

PROPOSED

OPTION:1



WHITE PSV 1ST SURFACE VINYL
 STORE FRONT TENANT NUMBER
 IS TO BE HEVETICA-BOLD FONT
 WITH 6" CAP HEIGHT

- FACES: DIGITALLY PRINTED SIMULATED GOLD
 - TRIMCAPS: BRONZE
 - RETURNS (5" DEEP): BRONZE
 - RETAINER: BRONZE
 - RACEWAY (7" DEEP): TO MATCH FACADE
- ACRYLITE ACRYLIC # 693-0 GP LT BLUE
 AKZO WYANDOTTE 641 BARK BRONZE

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 MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH. 44005 1(800)242-6462
 SHIPPING ADDRESS: 4330 NORTH BEND RD. ASHTABULA, OH. 44004 FAX: 1(440)992-8021
 VISIT US ON THE WEB AT WWW.CESCOIMAGING.COM

Serving Ohio and The Nation For Over 50 Years! 	PROJECT: LA' MOUR NAIL CARE SALESMAN: DRAGON DRAWN BY: MATT B. DATE OF DRAWING: 3/18/21 VOLTAGE: 120v FONT(S): PROVIDED ARTWORK	LOCATION: MACEDONIA, OHIO TYPE OF SIGN: INTERNALLY ILLUMINATED L.E.D. CHANNEL LETTERS w/ FLEXE FACE FOR LOGO MOUNTED TO RACEWAY AND INTERNALLY ILLUMINATED CABINET SIGN	ACCEPTANCE: NAME: SIGNATURE: DATE: PRINT # LA' MOUR-2103 REV.1
	SCALE:		



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

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

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

DATE OF APPLICATION: 9-16-21
LOCATION OF PROPERTY INVOLVED: 777 East Aurora Rd., Macedonia, OH
NATURE OF REQUEST: Replacement of sign face
APPLICANT NAME & PHONE: Joe Berdine 330-468-0556
APPLICANT ADDRESS: 9862 Freeway Dr., Unit B, Macedonia, OH
APPLICANT EMAIL ADDRESS: joie@signaramaohio.com
APPLICANT SIGNATURE: Joe Berdine

NOTES:

MEETING DATE: _____ FILING FEE: \$250

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.

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9691 Valley View Rd.
Macedonia, OH 44056



City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

APPLICATION – PERMANENT SIGN PERMIT

All plans MUST be approved by Planning Commission prior to permit being issued.

Date: 09/15/2021

Name of Business: Mocha Coffee Co.

Sign Location: 777 East Aurora Rd., Macedonia, OH 44056

Applicant: Signarama

Applicant Address: 9862 Freeway Dr., Unit B, Macedonia, OH 44056 Phone: (330) 468-0556

Sign Contractor: Signarama Phone: (330) 468-0556

Sign Description: New Sign Replace Existing Cost: \$1691.00

Freestanding Wall Mount Other: Replace sign face only
Describe

Location of Sign (West Wall, Front, ETC): South Front Wall - see attached.

Building Frontage (Side Facing Street): Store frontage 20'

Sign Message: Mocha Coffee Co. with coffe cup image

Sign Face Color: White background, blk, grey and brown graphics # of Faces: 1

Sign Width: 96 Sign Height: 48 Total Sq. Ft.: 32

Illuminated: Yes No If Illuminated: Internally Externally

The following items MUST be submitted with this application to ensure prompt and accurate processing:

1. Scaled drawing of complete sign including borders, ornamental features, and color schemes.
2. Scaled site plan showing the proposed sign location and distance from right-of-way and/or street (freestanding signs only).
3. Scaled building elevation drawing (wall mounted signs only).

Joseph Berdine
 Applicant Name (printed)

Joseph Berdine
 Applicant Signature

Michael Cipriani
 Property Owner Name (printed)

[Signature]
 Property Owner Signature

★ Service ★ Commitment ★ Pride ★

Sign Details & Specifications

September 16, 2021

Business Name and address:

MOCHA COFFEE CO.
777 East Aurora Rd.
Macedonia, OH 44056

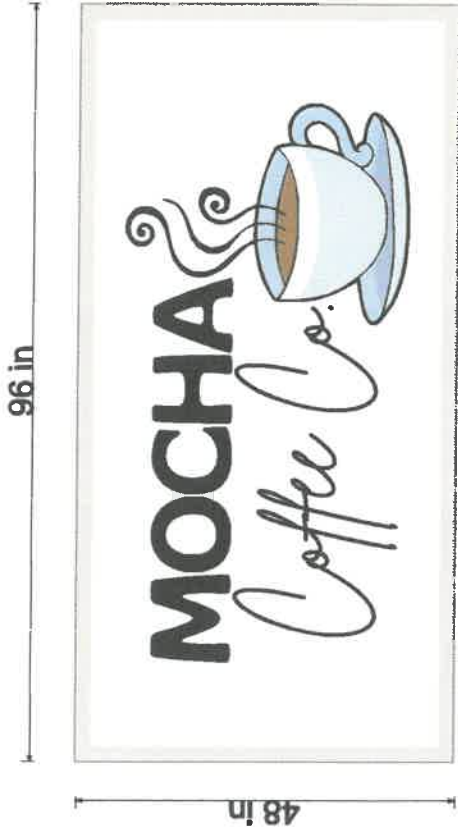
RE: REPLACEMENT SIGN FACE ONLY WITH GRAPHICS (Single sided)

Materials for signs:

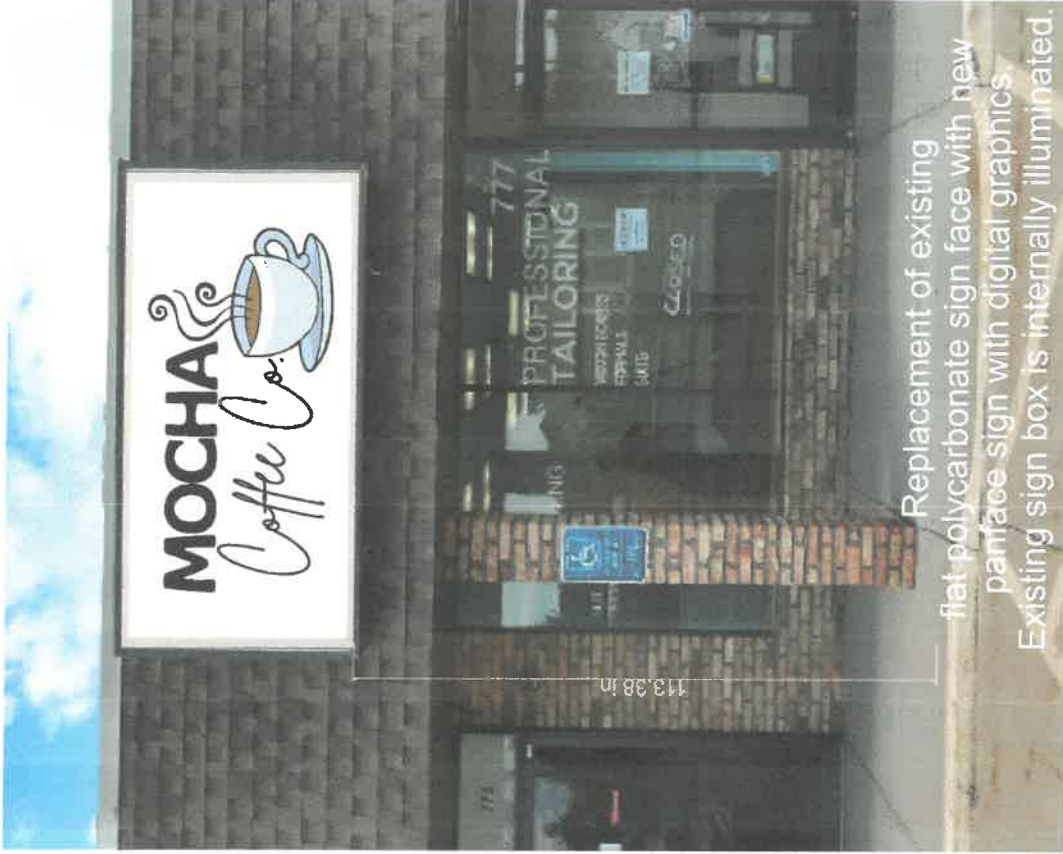
- .150" thick polycarbonate white pan face sign with digital vinyl graphics face/lamination and attached to the sign material surface. The sign face will be attached to the existing box sign, which is illuminated.
- The sign face will be attached and secured to the existing box sign using the 1.5" metal retainers and screws that are part of the existing sign.
- Refer to the attached documents for additional details, such as location, size, colors, height, etc.
- The bottom of the sign will be installed approximately 113" above the ground surface.

Sign Contractor:

Joe Berdine
Signarama
9862 Freeway Dr.
Unit B
Macedonia, OH 44056



Qty: 1
White polycarbonate panface
with digital translucent vinyl graphic



TO ASSURE SAFETY AND QUALITY OUR PRODUCTS IS LISTED

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & US

Please check layout (artwork, spelling, dimensions) and fax back with signature. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. SIGNARAMA is not responsible for any errors in spelling, layout, or dimensions that have been approved by the customer. The proof is for listed items only. Any changes or deletions by the customer not shown or charged here in will be billed separately.
50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100), balance due upon time of installation or pick up. I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____

Macedonia, OH
330-468-0556
graphics@signaramaohio.com

© COPYRIGHT 2008, SIGNARAMA, I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:
CUSTOMER APPROVAL SIGNED BY: _____
DATE: _____

PRINT: _____
LANDLORD APPROVAL SIGNED BY: _____
DATE: _____

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CUSTOMER APPROVAL SIGNED BY: _____

PRINT: _____ **DATE:** _____

LANDLORD APPROVAL SIGNED BY: _____

PRINT: _____ **DATE:** _____



Macedonia, OH
330-468-0556
graphics@signaramaohio.com



City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

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SEP 10 2021

CITY OF MACEDONIA
 BUILDING DEPARTMENT

Building/Engineering/Zoning/Planning Department

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

All Plans for Submittal Must be **FOLDED**.
 No Rolled Plans will be Accepted.

Address of Property Involved: 8155 ROLL & HOW PKWY Burns Industrial

Nature of Request: SIGNS

Applicant Name: NORTH COAST SIGNWORKS Phone: 216 663 6060

Applicant Address: 23196 MILES RD BEDFORD HTS, OHIO 44128

Applicant Email Address: stridrich@northcoastsignworks.net

Applicant Signature: [Signature] Date: 7/14/2021

Notes: 1 - GROUND SIGNS - NON-ILLUMINATED
3 - WALL SIGNS - NON-ILLUMINATED

Meeting Date: OCT. 18, 2021 Filing Fee: _____

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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.

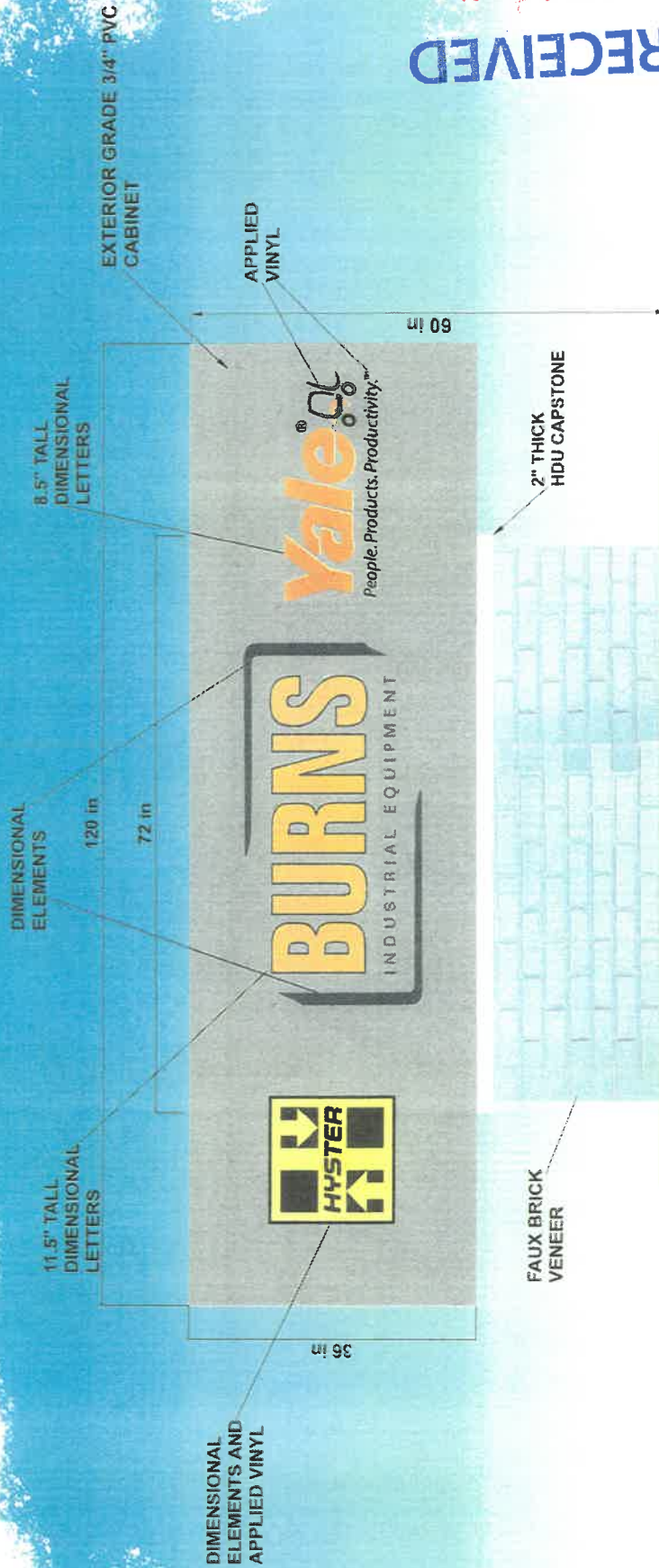
Make checks payable to: City of Macedonia
Please submit plans to: Macedonia Building Department
 9691 Valley View Road
 Macedonia, Ohio 44056

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PRELIMINARY DRAWING

BURNS EQUIPMENT - NEW MONUMENT SIGN

EXTERIOR GRADE PVC, FAUX BRICK APPLIED VINYL



RECEIVED
SEP 15 2021
CITY OF MACEDONIA
BUILDING DEPARTMENT

NORTHCOAST
SIGNWORKS
23196 Miles Road
Bedford Heights, Ohio 44128
(216) 663-0060
www.northcoastsignworks.com

CLIENT: 1
CONTACT: 1
PROJECT: 1
COMMENTS: 1

DRAWN BY: **JEFF ALLIE**

Approved As Is Approved With Changes Not Approved

Client Signature: _____ Date: _____

Design documents, including, but not limited to, sketches/concepts, design/drawings, photos/renderings, illustrations, engineering drawings, and all other creative documents, are the exclusive property of Northcoast Signworks. Client is granted a single print specification upon full payment of all fees. Copyright © 2018 Northcoast Signworks. All rights reserved.

Version: 01
Date: 09/13/2021
Page 1 OF 1

PRELIMINARY DRAWING
BURNS EQUIPMENT -NEW BUILDING SIGNS
3MIL ACM, ALUMINUM FRAME, APPLIED VINYL

6MIL ACM
 PANELS ON
 2"X2", 3/16THS WALL
 SQUARE ALUMINUM
 TUBE

ALL GRAPHICS
 FULL COLOR PRINT
 ON APPLIED VINYL, LAMINATED

48 in



48 in

120 in



60 in

76 in



48 in

NORTHCOAST
 SIGNWORKS

23196 Miles Road
 Bedford Heights, Ohio 44126
 (216) 465-6700
 www.northcoastsignworks.com

CLIENT: 1
 CONTACT: 1
 PROJECT: 1
 COMMENTS: 1

DRAWN BY: **JEFF ALLIE**

Approved As Is Approved With Changes Not Approved

Client Signature: _____ Date: _____

This drawing is preliminary and not intended to be used for construction. It is for informational purposes only. All dimensions are approximate and subject to change without notice. © 2018 Northcoast Signworks, Inc. All rights reserved.

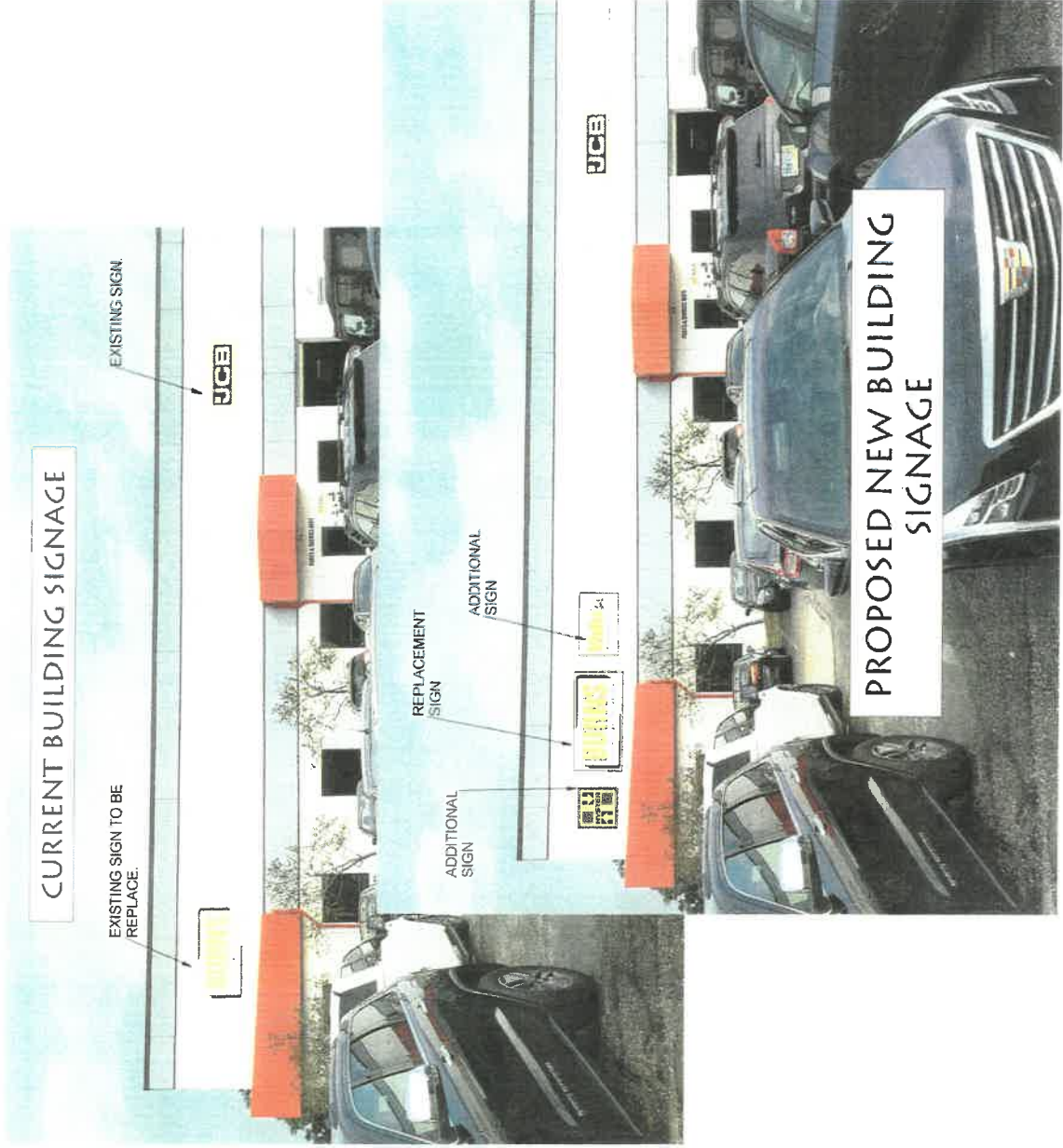
Version: 01

Date: 09/13/2021

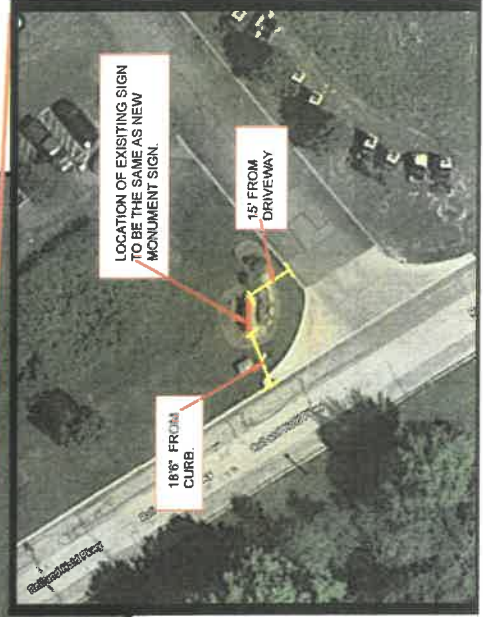
Page 1 OF 1

8155 ROLL & HOLD PKWY

BUILDING SIGNAGE CURRENT AND PROPOSED SIGNAGE



8155 ROLL & HOLD PKWY LOCATION OF MONUMENT SIGN
CURRENT AND PROPOSED LOCATION





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

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

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

DATE OF APPLICATION: 21 September 2021

LOCATION OF PROPERTY INVOLVED: 8945 South Freeway Drive

NATURE OF REQUEST: New Construction and Site Development

APPLICANT NAME & PHONE: W. Daniel Bickerstaff, II 216.752.4444

APPLICANT ADDRESS: 3443 Lee Road Shaker Hts., OH 44120

APPLICANT EMAIL ADDRESS: arcatek@udltd.com

APPLICANT SIGNATURE: 

NOTES: We are seeking to erect a new 3,244 square foot masonry single story office building and a new 2-bay truck service pre-engineered building- minor personal veh. m:

MEETING DATE: October 18, 2021 **FILING FEE:** \$250.00

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9691 Valley View Rd.
Macedonia, OH 44056

CP 09.21.2021

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SEP 24 2021

CITY OF MACEDONIA
BUILDING DEPARTMENT



SEVEN STAR TRUCKING

SITE DEVELOPMENT NEW CONSTRUCTION

PLANNING | ZONING APPROVAL

PREPARED FOR:

Seven Star Trucking

Facilities Committee
8945 South Freeway Drive Macedonia, OH 44056
T 440.907.6544

PREPARED BY:

Architect



UBIQUITOUS DESIGN, LTD.
ARCHITECTS
3443LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCAOTEK@UDLTD.COM

X
Owner _____ Date _____

DRAWING INDEX

TITLE SHEET

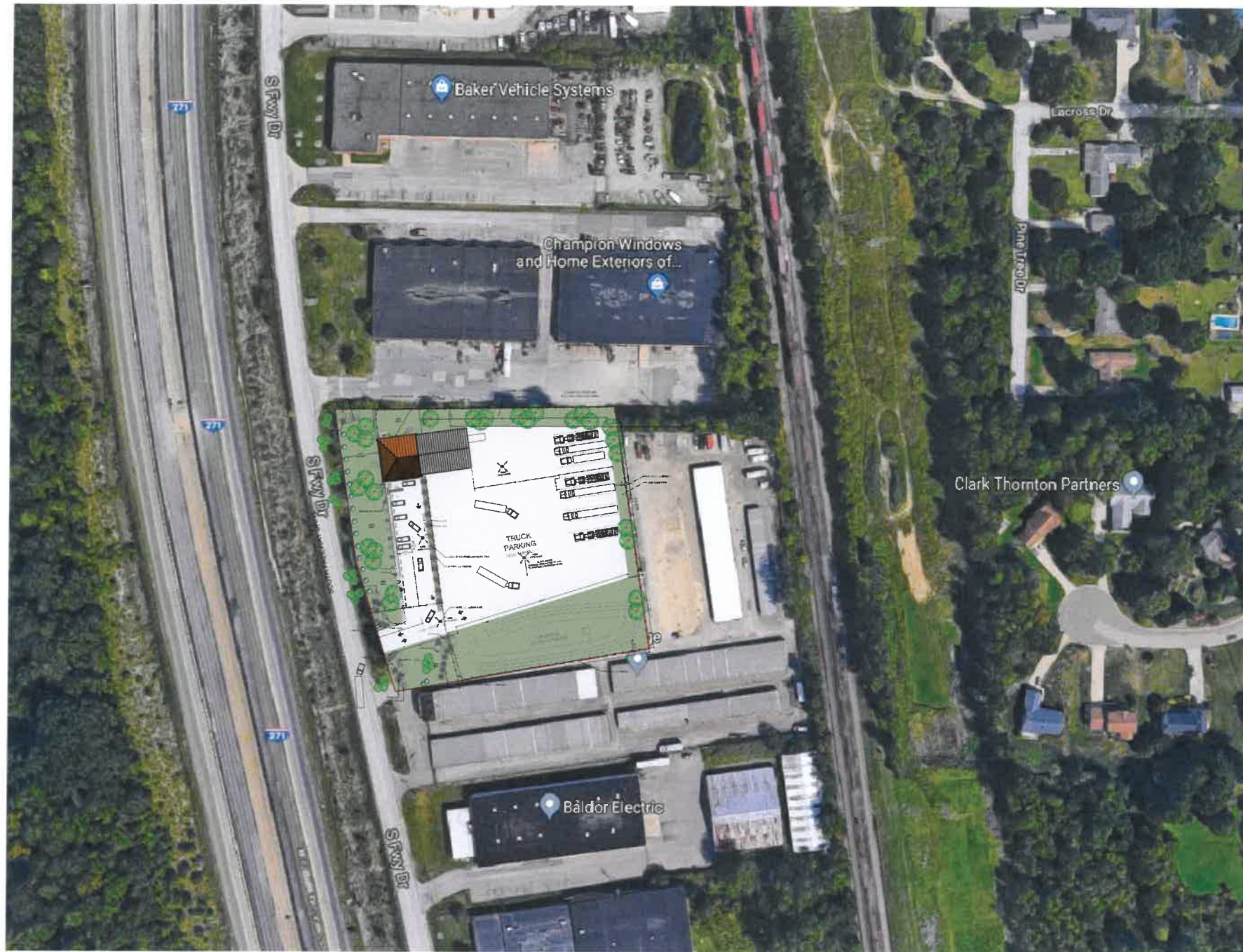
ARCHITECTURAL:

- A1.0 SITE CONTEXT AND SITE VICINITY PLAN
- A2.0 CONCEPTUAL SITE PLAN
- A3.0 CONCEPTUAL FLOOR PLAN
- A4.0 CONCEPTUAL ELEVATIONS AND MATERIAL SELECTIONS
- A5.0 SITE CONTEXT PHOTOGRAPHS

09.21.2021



SEVEN STAR TRUCKING



3 SITE CONTEXT PLAN
A1.0 SCALE: 1/64" = 1'-0"

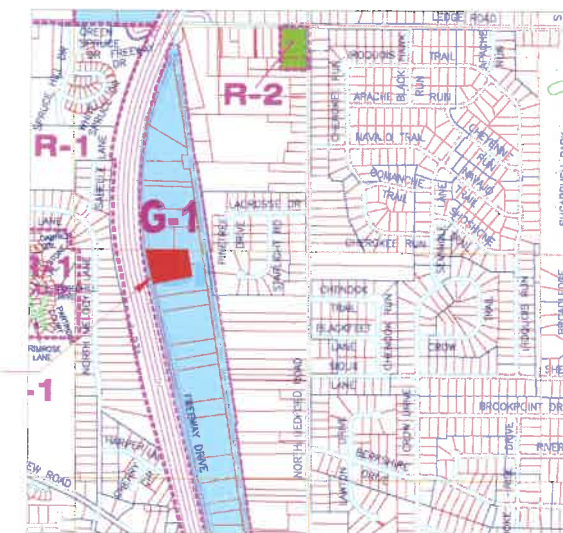


P.P.N.: 3313227
AREA: 135,708 SF
ACRES: 3.12



SITE LOCATION

1 SITE VICINITY PLAN
A1.0 SCALE: 1/64" = 1'-0"



SITE LOCATION

2 ZONING MAP
A1.0 SCALE: NTS
G-1: GENERAL INDUSTRY DISTRICT



A1.0

PLANT LIST

Key	Quantity	Botanical Name	Common Name	Size	Root	Notes
PI AB		Picea abies	Nonway Spruce	6'	B&B	
CR OP		Crataegus p. 'Ohio Pioneer'	Thornless Hawthorn	1 1/2'	B&B	
HE HA		Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 2	Cont.	
NA KA		Narcissus 'King Alfred'	King Alfred Daffodil		Bulb	
PE LB		Pennisetum a. 'Little Bunny'	Little Bunny Fountain Grass	8"	Clump	
TA ME		Taxus x media	Dense Yew	24"	B&B	
VI PT		Viburnum p. 'Shasta'	Shasta Viburnum	36"	B&B	

PLANT LIST FOR THIS SHEET ONLY

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- CONTRACTOR TO CONTACT THE OHIO UTILITIES PROTECTION SERVICE (O.U.P.S.) 1-800-362-2764, 48 HOURS PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR TO FIELD VERIFY ALL UTILITY INFORMATION PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS REQUIRED AND IS THEIR RESPONSIBILITY TO FILE FOR, OBTAIN & PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS FOR ALL CONSTRUCTION ACTIVITIES AT THEIR SOLE EXPENSE WITH NO COSTS TO THE OWNER.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND IN ALL PAVEMENT AND LANDSCAPE AREAS.
- ALL EXISTING UTILITY INFORMATION SHOWN ARE TAKEN FROM EXISTING RECORDS AND FIELD WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM RECORDS MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO FIELD VERIFY FOR ACCURACY, LOCATIONS, & CONDITIONS.
- CONTRACTOR SHALL PATCH AND/OR REPAIR ANY EXISTING PAVEMENT, LANDSCAPING, OR SOD DISTURBED DURING CONSTRUCTION.
- STAKE FENCE LOCATIONS FOR OWNER APPROVAL PRIOR TO INSTALLATION.

PLANT LEGEND



PARKING LEGEND

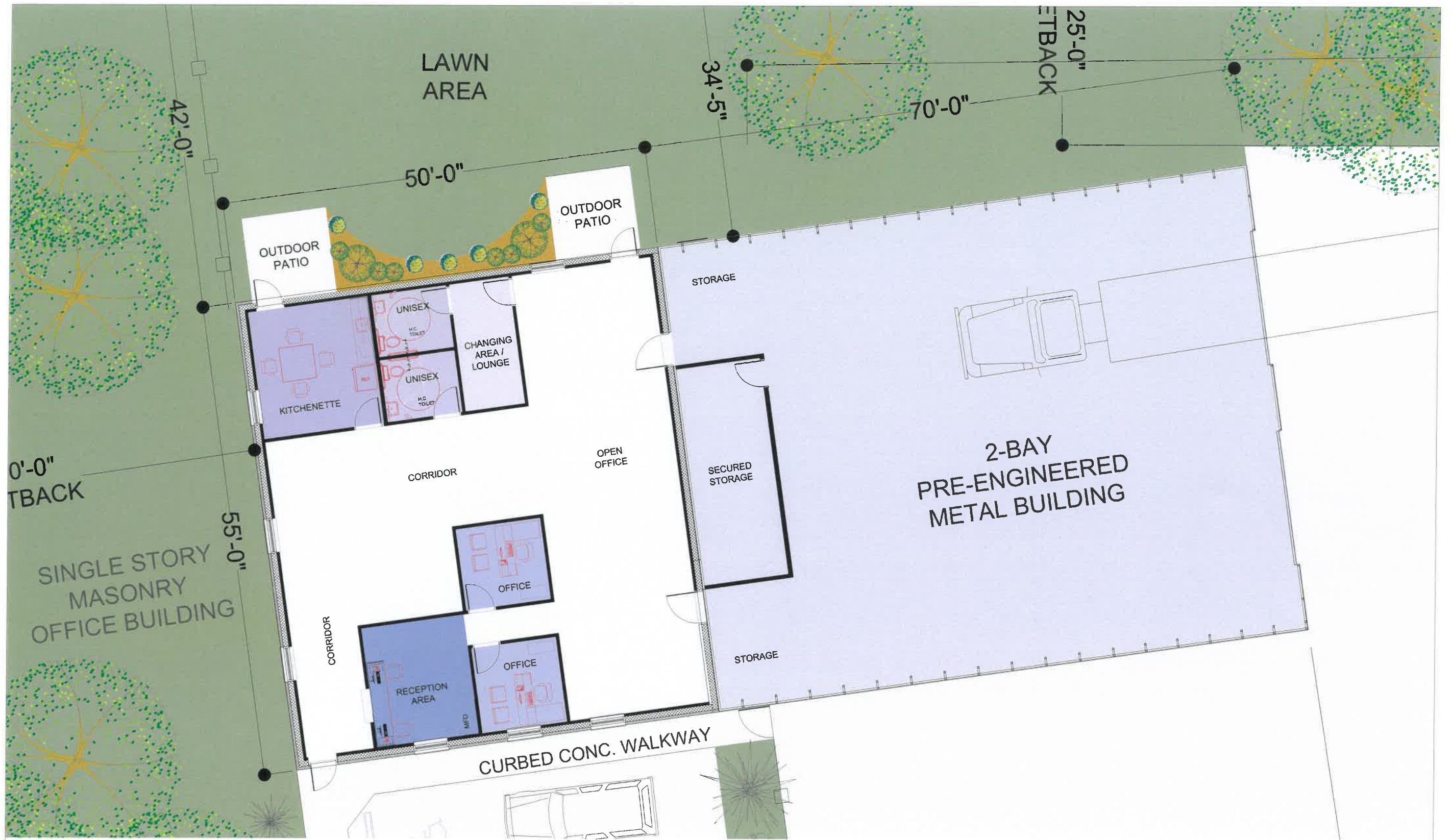
- EXISTING PARKING
0 CARS
- REQUIRED PARKING
1 PER 2 STAFF
6 TOTAL STAFF
12 CARS
- PROPOSED PARKING
16 CARS



1 CONCEPTUAL SITE PLAN
A2.0 SCALE: 1" = 20'-0"



A2.0



1 CONCEPTUAL FLOOR PLAN
 A3.0 SCALE: 1/4" = 1'-0"



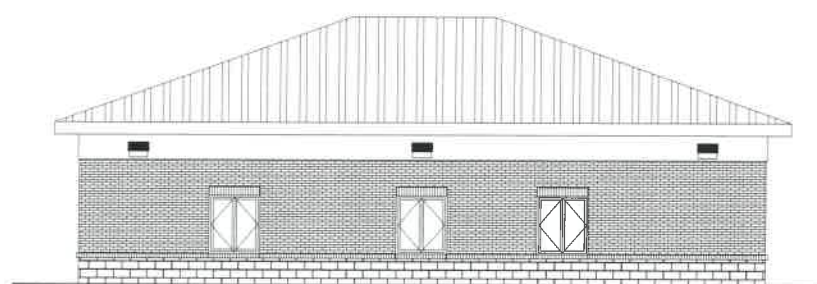
A3.0



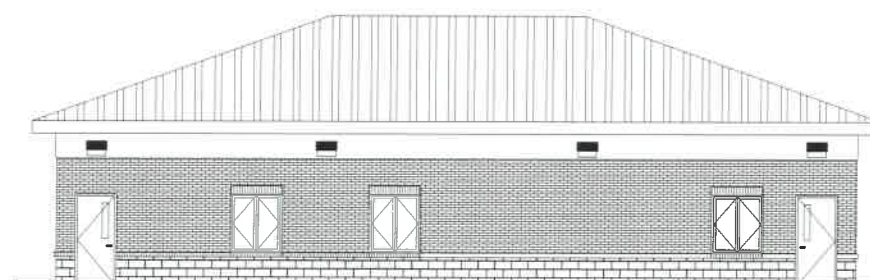
1 CONCEPTUAL SOUTH ELEVATION
A4.0 SCALE: 3/8" = 1'-0"



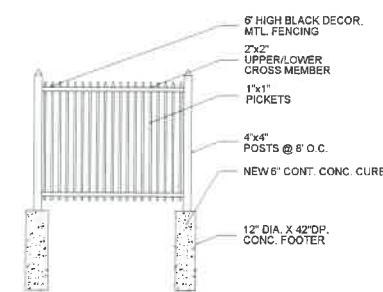
BRICK: Soldier Course and Rowlock Example and Detail



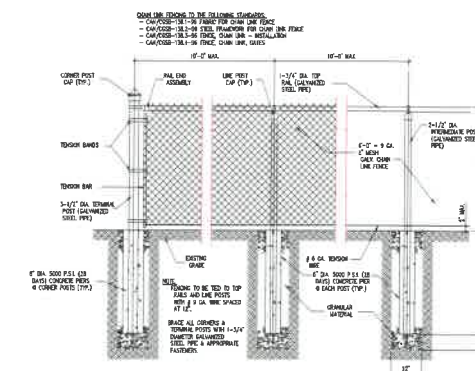
EAST



NORTH

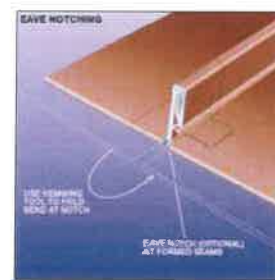


DECORATIVE METAL FENCING

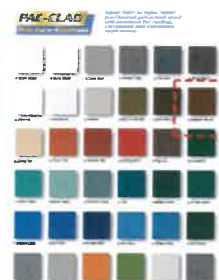


CHAINLINK FENCING

1 CONCEPTUAL ELEVATIONS
A4.0 SCALE: 3/16" = 1'-0"



STANDING SEAM ROOF DETAIL



STANDING SEAM ROOF COLORS



BRICK SELECTION: Meadow Blend



BRICK SELECTION: Chocolate Brown



SPLIT-FACE CMU SELECTION: Walnut



SPLIT-FACE CMU AND BRICK INTERFACE



BUILDING WALL PACK LED LIGHT FIXTURE

A4.0



SITE CONTEXT PHOTOGRAPHS



A5.0



UBIQUITOUS DESIGN, LTD

3443 LEE ROAD SHAKER HEIGHTS, OHIO 44120
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