



September 10, 2024

TO: Council Members  
Mayor Molnar  
Directors  
Staff  
Media

From: Clerk of Council

RE: **AGENDA – Work Session & Regular Meeting: Thursday, September 12, 2024**  
**Finance Committee Meeting: 6:30pm**  
**Work Session: 7:00pm**  
**Council Meeting: 7:30pm**

---

I. **ROLL CALL**

II. **PLEDGE OF ALLEGIANCE BY MAYOR NICHOLAS MOLNAR**

III. **APPROVAL OF MINUTES** [J. BRANDT, J. GARVAS]

Thursday, August 22, 2024 – Regular Council Meeting

IV. **PUBLIC COMMENTS**

V. **CORRESPONDENCE**

VI. **PENDING AND/OR NEW LEGISLATION**

**ORD.NO. 43 - 2024** [V. VENTURA, J. GARVAS]

AN ORDINANCE AMENDING CHAPTER 505 OF THE CODIFIED ORDINANCES OF  
THE CITY OF MACEDONIA REGARDING CATS

1<sup>st</sup> Read 7-25-24

2<sup>nd</sup> Read 8-22-24

3<sup>rd</sup> Read

**ORD.NO. 63 - 2024 [J. BRANDT, D. FINLEY]**

AN ORDINANCE APPROVING THE EDITING AND INCLUSION, AND AMENDMENT, OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF MACEDONIA

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**ORD.NO. 64 - 2024 [J. GARVAS, J. TULLEY]**

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT WITH EAGLE ABATEMENT, LLC FOR THE 9150 VALLEY VIEW ROAD DEMOLITION PROJECT

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**RES.NO. 65 - 2024 [J. TULLEY, J. GARVAS]**

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE COUNTY BUDGET COMMISSION, AUTHORIZING THE NECESSARY TAX LEVIES & CERTIFYING THE SAME TO THE SUMMIT COUNTY, OHIO FISCAL OFFICE

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**RES.NO. 66 - 2024 [D. FINLEY, J. BRANDT]**

A RESOLUTION WAIVING THE REQUIREMENT FOR THE CONSTRUCTION OF FULL SIDEWALKS AND OTHERWISE CONFIRMING THE CONDITIONAL ZONING CERTIFICATE AS APPROVED BY THE CITY OF MACEDONIA PLANNING COMMISSION IN REGARD TO THE VALLEY RESERVE SUBDIVISION DEVELOPMENT PROJECT

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**VII. MOTIONS/OTHER LEGISLATIVE ACTION**

**VIII. MAYOR'S REPORT**

**IX. COMMITTEE REPORTS**

**X. DEPARTMENT REPORTS**

Service Department:	Director Daniel Wilson
Engineer Department:	Director Joe Gigliotti
Parks & Recreation Department:	Director Jason Chadock
Finance Department:	Director John Veres
IT Department:	Director Kyle Collins
Building Department:	Commissioner Nino Monaco
Human Resources Department:	Director Annette Smith
Fire Department:	Chief Brian Ripley
Police Department:	Chief Vince Yakopovich
Law Department:	Director Mark Guidetti

**XI. UNFINISHED BUSINESS**

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT [J. GARVAS, J. TULLEY]**

# September

## Public Notice of City Meetings / Calendar of Events / Dates of Interest

**\*Public Comment for those not able to attend in-person at the September 12th Council Meeting should be sent to Clerk of Council Jon Hoover at [jhoover@macedonia.oh.us](mailto:jhoover@macedonia.oh.us) . Public comment must be received no later than the close of business on September 11th, 2024 and will be subsequently made available to the public.**

**\*Note \***

- This City Council meeting will take place in Council Chambers at the Macedonia City Center, 9691 Valley View Rd., Macedonia, OH 44056
- Council’s meeting will also be livestreamed through YouTube. The link to access will be available on the City of Macedonia’s website [www.macedonia.oh.us](http://www.macedonia.oh.us)

September							2024
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
1	2 Labor Day	3	4	5 Mayor’s Court	6	7	
8	9	10	11	12 Mayor’s Court Finance Committee City Council Work Session + Meeting	13	14	
15	16 Planning Commission	17	18 Parks & Rec BZA	19 Mayor’s Court	20	21	
22	23	24	25	26 Mayor’s Court Finance Committee City Council Work Session + Meeting	27	28	
29	30						

Record of Proceedings  
Regular Council Meeting  
August 22nd, 2024

1 Presiding Officer, Mayor Nicholas Molnar called the August 22nd, 2024 regular Council meeting to order  
2 at 7:32p.m.  
3

4 **Present:** Council members Jessica Brandt, Jeff Garvas, Jan Tulley and Vini J. Ventura. Also  
5 present: Law Director Mark Guidetti and Clerk of Council Jon Hoover.

6 **Absent:** Council member Dave Finley  
7

8 **INVOCATION & PLEDGE OF ALLEGIANCE**  
9

10 **SWEARING-IN:** Scott Ferrell was sworn in as a Sergeant with the Macedonia Police Department. In  
11 attendance were several family members and colleagues, to which Sgt. Ferrell expressed thanks for their  
12 support and patience throughout his career thus far.  
13

14 **PROCLAMATION:** The Mayor read a proclamation in memory of former Macedonia Council member  
15 Rosalie Koren, detailing the impact she made on those around her and her love of the community. In  
16 attendance were two sons, Bob & Joe Koren, who shared remembrances of their mother and thanked the  
17 City for their show of support.  
18

19 **APPROVAL OF MINUTES:**  
20

21 Ms. Brandt moved, second by Mr. Garvas, to **approve the minutes of the regular meeting of July 25,**  
22 **2024 as received from the Clerk of Council.** The motion carried by a unanimous voice vote.  
23

24 **PUBLIC COMMENTS:** None  
25

26 **CORRESPONDENCE:** None  
27

28 **INTRODUCTION, READINGS & ADOPTION OF LEGISLATION**  
29

30 **ORDINANCE NO. 43-2024**

31 AN ORDINANCE AMENDING CHAPTER 505 OF THE CODIFIED ORDINANCES OF THE CITY  
32 OF MACEDONIA REGARDING CATS was offered by Mr. Ventura for its **second reading by title**  
33 **only.**  
34

35 Mr. Ventura shared this legislation came about after complaints from residents about loose cats causing a  
36 nuisance and up to this point there has been nothing in the code to address the issue. In Mr. Ventura's  
37 opinion "there's nothing we can do" is never an acceptable answer to resident concerns. The Police  
38 Department is not going to be searching for infractions but would serve as a tool to address concerns as  
39 they arise.  
40

41 Ms. Brandt and Dir. Guidetti clarified that there is an existing ordinance which details how one needs to  
42 control owned dogs on their property, and cats would be added. In addition, there is a new subsection in  
43 505.08 which prohibits feeding certain nuisance animals. Residents can call with input before this piece  
44 of legislation is up for a third reading at the next Council meeting.  
45

46 **ORDINANCE NO. 58-2024**

47 AN ORDINANCE AMENDING CHAPTER 153 OF THE CODIFIED ORDINANCES OF THE CITY  
48 OF MACEDONIA TO CREATE AN AUXILIARY FIRE UNIT was offered by Mr. Garvas for its **first,**  
49 **second and third readings by title only.** Seconded by Ms. Tulley. The motion carried unanimously by  
50 a voice vote.  
51

52 Chief Ripley stated this creates a unit of individuals with special skills who will not have any fire or EMS  
53 responsibilities. Two interested individuals would serve as a chaplain addressing mental health and a

Record of Proceedings  
Regular Council Meeting  
August 22nd, 2024

54 drone instructor. These are unpaid volunteers and would not affect the status of the Fire Department  
55 whatsoever.

56  
57 Mr. Garvas moved, second by Ms. Tulley, to **adopt ORD.NO. 58-2024 and post the same according to**  
58 **law.** Motion carried by a unanimous voice vote. **ORD.NO. 58-2024 declared and adopted.**

59  
60 **ORDINANCE NO. 59-2024**

61 AN ORDINANCE PROVIDING FOR AND AUTHORIZING A REFUSE COLLECTION SUBSIDY  
62 FOR SENIOR CITIZENS AND MAKING APPROPRIATIONS FOR THAT SUBSIDY was offered by  
63 Mr. Garvas for its **first, second and third readings by title only.** Seconded by Ms. Tulley. The motion  
64 carried unanimously by a voice vote.

65  
66 The Mayor shared that this is an annual program the City provides for seniors under a certain income  
67 level to help subsidize the cost of trash pickup.

68  
69 Mr. Garvas moved, second by Ms. Tulley, to **adopt ORD.NO. 59-2024 and post the same according to**  
70 **law.** Motion carried by a unanimous voice vote. **ORD.NO. 59-2024 declared and adopted.**

71  
72 **ORDINANCE NO. 60-2024**

73 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH  
74 VALLEY VIEW PROPERTY MAINTENANCE, L.L.C. FOR A SENIOR GUTTER CLEANING  
75 PROGRAM FOR THE 2024 FALL SEASON, AND APPROPRIATING FUNDS FOR THE SAME was  
76 offered by Ms. Tulley for its **first, second and third readings by title only.** Seconded by Ms. Brandt.  
77 The motion carried unanimously by a voice vote.

78  
79 The Mayor stated this is along the same lines as the previous ordinance, but for gutter cleaning.

80  
81 Ms. Tulley moved, second by Ms. Brandt, to **adopt ORD.NO. 60-2024 and post the same according to**  
82 **law.** Motion carried by a unanimous voice vote. **ORD.NO. 60-2024 declared and adopted.**

83  
84 **ORDINANCE NO. 61-2024**

85 AN ORDINANCE PROVIDING FOR A SENIOR SNOW REMOVAL PROGRAM FOR THE 2024-  
86 2025 WINTER SEASON was offered by Ms. Brandt for its **first, second and third readings by title**  
87 **only.** Seconded by Mr. Ventura. The motion carried unanimously by a voice vote.

88  
89 The Mayor once again stated this is similar to the previous two ordinances, but for snow plowing.

90  
91 Ms. Brandt moved, second by Mr. Ventura, to **adopt ORD.NO. 61-2024 and post the same according**  
92 **to law.** Motion carried by a unanimous voice vote. **ORD.NO. 61-2024 declared and adopted.**

93  
94 **RESOLUTION NO. 62-2024**

95 A RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN MUNICIPAL PROPERTY BY  
96 THE CITY OF MACEDONIA SERVICE DEPARTMENT IN ACCORDANCE WITH CITY OF  
97 MACEDONIA CODIFIED ORDINANCE § 121.05 AND OHIO REVISED CODE § 721.15 was offered  
98 by Mr. Ventura for its **first, second and third readings by title only.** Seconded by Mr. Garvas. The  
99 motion carried unanimously by a voice vote.

100  
101 Dir. Wilson stated this resolution would allow for the sale of three aging vehicles that are in the process of  
102 being replaced.

103  
104 Mr. Ventura moved, second by Mr. Garvas, to **adopt RES.NO. 62-2024 and post the same according to**  
105 **law.** Motion carried by a unanimous voice vote. **RES.NO. 62-2024 declared and adopted.**

106

Record of Proceedings  
Regular Council Meeting  
August 22nd, 2024

107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158

**MOTIONS / OTHER LEGISLATIVE ACTION:**

Mr. Garvas moved, second by Ms. Brandt, to **accept the following donations to the City of Macedonia:**

- **\$156 from James and Judith Flauto;**
- **\$20 from Judith Johnson; and**
- **\$5,000 from an anonymous donor to be used for the lease of Flock cameras**

**Motion carried by a unanimous voice vote.**

**MAYOR’S REPORT**

~Thanks to Council for passing the three senior services ordinances. Proud to be serving as a model for other communities in that regard

~A new ice cream location will be coming into the Spectrum locations at the Commons

~Two healthier food option restaurants are also in the works at the Commons but cannot reveal more details at this time.

~B&B Theaters opening within a month

~Mayor’s Court receipts were \$53,514.65 in May, \$41, 593 in June and \$32,912.59 in July

~There is a strong focus on safety at the FallFest (September 21, 4:30 in Longwood Park) and making sure what happened during SummerFest does not happen again

~Please don’t drive distracted—put down the phone and drive! (An article from the April 2024 Summit County Prosecutor’s Office newsletter was read)

**COMMITTEE REPORTS**

**Parks & Recreation Commission:** Ms. Brandt stated the Commission met on August 14. Thanks to Dir. Gigliotti for the good news on paved trails and that the project should be completed sooner and less expensive than was expected. Discussion continued regarding upcoming long-term projects the Commission is interested in getting Council to approve and appear on the 5-year capital plan. The next meeting will be on September 18 at 6pm.

**Finance Committee:** Mr. Ventura stated the Finance Committee will meet prior to the Council work session on September 12 and begin to lockdown 2024 and open 2025 discussion of finances. There will be no “Office Hours” on days where there is a Finance Committee meeting (September 12, 26 and October 24).

**DEPARTMENT REPORTS**

**Service Department:** Director Wilson – Thanks for the senior services legislation and Administrative Assistant Laura Butto for putting it altogether. The salt bid for Summit County was awarded to Morton. A new full-time maintenance worker, Larry Kalal has been hired. Renovation work being done in dispatch. Slowly rolling out a new work order system with the help of Dir. Gigliotti’s team.

**Engineer:** Director Gigliotti – Longwood Park is currently under construction repaving all of the driveways at the Park and Rec Center. Work is scheduled to be completed by the end of next week.

**Parks and Recreation Department:** – Director Chadock – Longwood North being renovated and should be planted in the next two weeks, with play resuming in the Fall of 2025. Soccer fields are currently set up in Longwood South and conversations have been had with residents on Park Ridge Lane and soccer participants to respect the neighbors and stay out of yards. Thanks to Cindy Funk for

Record of Proceedings  
Regular Council Meeting  
August 22nd, 2024

159 rescheduling the Touch-a-Truck event following the prior week's postponement due to weather. Fall  
160 sports season is kicking off the week after Labor Day.

161  
162 **Finance Department:** Director Veres – Still processing RITA resident refunds for those that have  
163 extensions. A new employee, Lexi Hall, has started and is helping in Mayor's Court. Check from the  
164 Royal Chemical incident for \$32,355 has been received to reimburse the City.

165  
166 The Mayor thanked Finance and HR for their versatility in assisting where needed.

167  
168 **IT Department:** Director Collins – 53 help desk tickets closed since last meeting. Major projects include  
169 update on LEADS compliance.

170  
171 **Building Department:** Commissioner Monaco – Sidewalk program progressing with Sherwood Drive  
172 almost completed and working on Hampton Drive. If anyone receives complaints, please let the Building  
173 Department know so they can address them. The house on 1250 E Twinsburg has been demolished and a  
174 search warrant is being obtained for the adjacent property at 1264 E Twinsburg. In the process of  
175 interviewing companies for new building software. Still in search of Assistant Building Commissioner.

176  
177 Dir. Veres added that he is working on special assessments on the demolition of the two properties, alarm  
178 drops, water M&E and noxious weeds. The total for this year has been approximately \$40,000.

179  
180 The Mayor added the legislation regarding noxious weeds is working and the City is moving in a positive  
181 direction.

182  
183 Ms. Tulley commended the administration for working well with the owner of the demolished property.  
184 She further asked if anyone is living at the house on Valley View Road that recently had a fire, to which  
185 the Mayor responded it is uninhabitable and nobody is living there. Chief Ripley added the insurance  
186 company is working through the process of their investigation and paying out the claim.

187  
188 **HR Department:** Director Smith – Offer has been extended to a new Clerk of Court. Creation of iSolved  
189 safety training is complete. Health Fair is scheduled for October 5.

190  
191 The Mayor added the most recent Clerk of Court resigned and took another position for personal reasons  
192 and of her own accord.

193  
194 Mr. Ventura stated the previous Health Fair was fantastic and asked how the next will be structured, to  
195 which Dir. Smith replied it will be inside this year.

196  
197 **Fire Department:** Chief Ripley – Senior report included a summary of recent trips, classes offered, and  
198 meal delivery services.

199  
200 All floors in the Fire Department have been resurfaced as part of the planned capital program.

201  
202 **Police Department:** Chief Yakopovich – Thanks to resident donations. Two Civil Service examination  
203 windows are still open, one for patrol officer and one for full-time dispatcher. The deadline to submit  
204 application materials is September 3 and more info can be found on the City's website.

205  
206 **Law Department:** Director Guidetti – Expressed appreciation for Council addressing budget issues in  
207 advance of the next year.

208  
209 **UNFINISHED BUSINESS:** None

210



Record of Proceedings  
Regular Council Meeting  
August 22nd, 2024

211 **NEW BUSINESS:** Ms. Brandt moved, second by Mr. Garvas to **enter into executive session to discuss**  
212 **pending or imminent litigation pursuant to Ohio Revised Code Section 121.22(G)(3) and to discuss**  
213 **the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a**  
214 **public employee or official pursuant to Ohio Revised Code Section 121.22(G)(1).**

215  
216 Roll call: Ayes: Ms. Brandt, Mr. Garvas, Ms. Tulley, Mr. Ventura  
217 Nays: None  
218 The motion carried unanimously and Council entered into  
219 executive session at 8:19pm. Council returned from executive  
220 session at 8:48pm.

221  
222 There being no further business, Mr. Ventura moved, second by Ms. Tulley, to **adjourn the meeting.**  
223 The motion passed **unanimously** pursuant to a voice vote and the meeting was adjourned at  
224 approximately 8:48p.m.

225  
226 **Date:** \_\_\_\_\_

227  
228  
229 **Attest:** \_\_\_\_\_  
230 Jon Hoover, Clerk of Council

231  
232 **Mayor:** \_\_\_\_\_  
233 Nicholas Molnar

ORIGINATOR: COUNCILMAN VENTURA

SPONSOR: Ventura

**CITY OF MACEDONIA  
ORDINANCE NO. 43 - 2024**

**AN ORDINANCE  
AMENDING CHAPTER 505 OF THE CODIFIED ORDINANCES OF THE CITY OF  
MACEDONIA REGARDING CATS**

**WHEREAS**, cats roaming at large, and the feeding of feral cats and certain other animals, create nuisance conditions for residents and others within the City of Macedonia, Ohio; and

**WHEREAS**, it is hereby determined to be necessary and in the best interest of the health, safety and welfare of the City and its residents to amend Chapter 505 of the Codified Ordinances of the City of Macedonia, Ohio regarding the regulation of cats located within the City;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That Sections 505.01, 505.02, and 505.08 of the Codified Ordinances of the City of Macedonia shall be amended to read as follows:

\* \* \*

**505.01 DOGS, CATS, AND OTHER ANIMALS RUNNING AT LARGE.**

- (a) No person being the owner or having charge of horses, mules, cattle, bison, sheep, goats, swine, llamas, alpacas, geese, ducks, turkeys, chickens or other fowl or animals shall permit them to run at large upon any public place, or upon any unenclosed lands, or upon the premises of another.
- (b) No person being the owner of or having charge of any cat or dog, whether wearing a registration tag or not, shall permit it to run at large upon any public place or upon the premises of another. No owner, keeper or harbinger of any female dog shall permit such dog to go beyond the premises of such owner or keeper at any time such dog is in heat, unless such dog is properly on leash. The owner or keeper of every dog shall at all times keep such dog either confined upon the premises of the owner or keeper, or under reasonable control of some person.
- (c) The running at large of any such animal in or upon any of the places mentioned in this section is prima-facie evidence that it is running at large in violation of this section.
- (d) Whoever violates this section is guilty of a minor misdemeanor for a first offense and a misdemeanor of the fourth degree for each subsequent offense.

**505.02 IMPOUNDING AND DISPOSITION; RECORDS.**

(a) A police officer or animal warden may impound every animal, cat or dog found in violation of Section 505.01. If the owner of the cat is not reasonably determined, or if the dog is not wearing a valid registration tag and the owner is not otherwise reasonably determined, notice shall be posted in the pound or animal shelter both describing the cat or dog and the place where seized and advising the unknown owner that unless the cat or dog is redeemed within three days, it may thereafter be sold or destroyed according to law. If the dog is wearing a valid registration tag or the identity of the owner, keeper or harbinger is otherwise reasonably determined, notice shall be given by certified mail to such owner, keeper or harbinger that the dog has been impounded and unless redeemed within fourteen days of the date of notice, it may thereafter be sold or destroyed according to law. Any cat or dog seized and impounded may be redeemed by its owner, keeper or harbinger at any time prior to the applicable redemption period upon payment of all lawful costs assessed against the animal and upon providing the dog with a valid registration tag if it has none.

(b) A record of all cats and dogs impounded, the disposition of the same, the owner's name and address where known, and a statement of any costs assessed against the cat or dog shall be kept by any poundkeeper.

(c) The animal warden shall not release such cat, dog, fowl or other domestic animal to the owner except upon payment by the owner of an impoundment fee to the City in the sum of ten dollars (\$10.00). In addition, the owner shall pay an additional impoundment fee of five dollars (\$5.00) for each day or part of a day beyond the first twenty-four hours plus any actual costs. After seventy-two hours impoundment in Macedonia, the animal warden shall deliver such animal to the County Dog Catcher and/or other appropriate agency.

(d) Such impoundment fee shall be in addition to any fine or other cost, fixed by any other ordinance of the City or State statute wherein a criminal penalty is involved by reason of the owner or members of his household causing, suffering and permitting such cat, dog, fowl or other domestic animal to run at large.

\* \* \*

**505.08 NUISANCE CONDITIONS PROHIBITED.**

(a) No person shall keep or harbor any animal or fowl in the Municipality so as to create noxious, or offensive odors or unsanitary conditions which are a menace to the health, comfort or safety of the public.

(b) No person shall provide food for feral cats, coyotes, raccoons, or skunks by setting such food out on any public property, or within a 100 yard radius of any private residence or public right-of-way. A feral cat is any cat that is wild, strayed or that does not have a known owner. A feral cat cannot does not constitute a pet by reason of an individual feeding it. A domestic cat turned wild shall be considered feral.

(bc) Whoever violates this section is guilty of a minor misdemeanor for the first offense, a fourth degree misdemeanor for a second offense within one year of a prior conviction,

and a third-degree misdemeanor for a third or subsequent offense within one year of a prior conviction.

\* \* \*

**Section 2.** That the remainder of the Codified Ordinances of the City of Macedonia shall not be amended unless inconsistent with this Ordinance.

**Section 3.** The Clerk of Council is authorized and directed to forward a certified copy of this Ordinance to the Codifier of the City of Macedonia.

**Section 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 5.** Wherefore, this Ordinance shall become effective upon its adoption by Council and signature of the Mayor or as otherwise be provided for in law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_

Nicholas Molnar

ATTEST: \_\_\_\_\_

Jon Hoover, Clerk of Council

ORIGINATOR: COUNCIL/LAW DEPARTMENT

SPONSOR: COUNCIL PRESIDENT BRANDT

**CITY OF MACEDONIA  
ORDINANCE NO. 63 – 2024**

**AN ORDINANCE  
APPROVING THE EDITING AND INCLUSION, AND AMENDMENT, OF CERTAIN  
ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES  
OF THE CODIFIED ORDINANCES OF MACEDONIA**

**WHEREAS**, various statutes of a general and permanent nature have been passed by the Ohio General Assembly which should be included by incorporation into the Codified Ordinances of Macedonia, Ohio; and

**WHEREAS**, consistent with the above, Council desires to revise certain sections of the Administrative, Traffic and General Offenses Codes of the City in order to reflect City Council's recent prior amendments to the Codified Ordinances, and to reflect the current law in Ohio as set forth below.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Macedonia, Summit County, State of Ohio:

**Section 1.** That the amendment through recodification, editing, arrangement, and numbering or renumbering of the following ordinances and parts of ordinances is hereby approved as parts of the various component codes of the Codified Ordinances of Macedonia, Ohio, so as to conform to the classification and numbering system of the Codified Ordinances, to-wit:

<u>Ord. No.</u>	<u>Date</u>	<u>C.O. Section</u>
14-2024	2-22-24	903.01 to 903.03, 903.99
15-2024	2-22-24	161.01(a)
27-2024	4-25-24	147.04
32-2024	4-25-24	721.02

**Section 2.** That the following sections of the Traffic and General Offenses sections of the Code, as amended, are hereby approved and adopted as amended or enacted so as to conform to enactments of the Ohio General Assembly:

Traffic Code

301.35	School Bus. (Amended)
303.991	Committing an Offense While Distracted Penalty. (Amended)
331.38	Stopping for School Bus; Discharging Children. (Amended)
331.46	Restrictions on the Operation of School Buses. (Added)
333.03	Maximum Speed Limits; Assured Clear Distance Ahead. (Amended)
337.16	Number of Lights; Limitations on Flashing, Oscillating or Rotating Lights. (Amended)

Traffic Code (Cont.)

337.28	Child Restraint System Usage. (Amended)
337.33	Lights and Sign on Transportation for Preschool Children. (Added)
341.04	Commercial Drivers Prohibitions. (Amended)
341.05	Criminal Offenses. (Amended)
351.04	Parking Near Curb; Handicapped Locations on Public and Private Lots and Garages. (Amended)

General Offenses Code

501.01	General Provisions and Penalty Definitions. (Amended)
505.20	Rights of Blind, Deaf or Hearing Impaired, or Mobility Impaired Person, or Trainer with Assistance Dog. (Added)
509.06	Inducing Panic. (Amended)
509.09	Impeding Public Passage of an Emergency Service Responder. (Amended)
513.01	Drug Abuse Control Definitions. (Amended)
513.16	Adult Use Cannabis Control; Limitations on Conduct by Individuals. (Added)
529.07	Open Container Prohibited. (Amended)
533.08	Procuring; Engagement in Sexual Activity for Hire. (Amended)
537.03	Assault. (Amended)
537.12	Misuse of 9-1-1 System. (Amended)
549.12	Possessing Replica Firearm in School. (Amended)
549.14	Concealed Handgun Licenses; Possession of Revoked or Suspended License; Additional Restrictions; Posting Signs Prohibiting Possession. (Amended)

**Section 3.** Such ordinances or parts of ordinances as edited, arranged and numbered or renumbered as parts of the Codified Ordinances may be viewed online as part of the June 2024 online update.

**Section 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of Council, and of any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 5.** Wherefore, this Ordinance shall become effective upon its adoption by Council and signature by the Mayor or as may otherwise be provided for in law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_  
Nicholas Molnar

ATTEST: \_\_\_\_\_  
Jon Hoover, Clerk of Council

ORIGINATOR: ADMINISTRATION/CITY ENGINEER

SPONSOR: Garvas

**CITY OF MACEDONIA  
ORDINANCE NO. 64 - 2024**

**AN ORDINANCE  
AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO  
A CONTRACT WITH EAGLE ABATEMENT, LLC  
FOR THE 9150 VALLEY VIEW ROAD DEMOLITION PROJECT**

**WHEREAS**, it has already been deemed necessary and in the best interest of the health, safety and welfare of all the City and its residents to accomplish the demolition of the building located at 9150 Valley View Road which is located within the City of Macedonia; and

**WHEREAS**, pursuant Council’s Motion passed by unanimous voice vote on March 14, 2024, the City previously advertised for bids for a contract to demolish the building located at 9150 Valley View within in the City of Macedonia; and

**WHEREAS**, pursuant to law, bids were received and opened by the City in accordance with the published schedule, and the City Engineer has reviewed said bids and recommended that the bid received from Eagle Abatement, LLC, doing business under the trade name “Eagle Abatement and Demolition,” be accepted as the lowest and best bid; and

**WHEREAS**, it is found and determined that the bid of Eagle Abatement is the lowest and best bid with regard to the 9150 Valley View Road Demolition Project, and Council therefore wishes to authorize the Mayor to enter into a contract with Eagle Abatement for such demolition as the lowest and best bid.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That the Mayor is authorized to accept the bid of Eagle Abatement as the lowest and best bid in regard to the 9150 Valley View Road Demolition Project, and directed to enter into an agreement with Eagle Abatement, consistent with the documents attached hereto and incorporated herein by reference as Exhibit “A.”

**Section 2.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance was adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.



**Section 3.** This Ordinance shall take effect upon adoption by Council and signature of the Mayor or after the earliest period allowed by law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_

Nicholas Molnar

ATTEST: \_\_\_\_\_

Jon Hoover, Clerk of Council



22999 Forbes Road, Suite B • Cleveland, Ohio 44146-5667 • Phone: 440.439.1999 • Fax: 440.439.1969 • www.cvelimited.com

City of Macedonia  
9691 Valley View Road  
Macedonia, Ohio 44056  
Attention: Nicholas Molnar, Mayor

September 03, 2024

Re: 9150 Valley View Road – Building Demolition

Dear Mayor Molnar,

The City has received fifteen (15) bid proposals for the project known as the 9150 Valley View Road – Building Demolition. We have reviewed the bid proposals and have identified the lowest and best bid proposal as that being submitted by Eagle Abatement and Demolition, in the amount of \$245,000.00. References have been checked. We are therefore recommending that Eagle Abatement and Demolition be awarded the contract for the 9150 Valley View Road – Building Demolition.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Joseph L. Gigliotti'.

Joseph L. Gigliotti, City Engineer  
Chagrin Valley Engineering, Ltd.

Cc: Members of Council  
Law Director Guidetti  
Finance Director Veres

attachments

**BID TABULATION  
 MACEDONIA SERVICE BUILDING - DEMOLITION PACKAGE  
 CITY OF MACEDONIA**

**DATE: AUGUST 30, 2024**

**CVE JOB NO. 23153 Engineer's Estimate: \$800,000.00**

				Eagle Abatement & Demolition		Bono Excavating	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$245,000.00	\$245,000.00	\$280,400.00	\$280,400.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$245,000.00</b>	<b>TOTAL</b>	<b>\$280,400.00</b>
				NUMBER OF DAYS TO COMPLETE: 90		NUMBER OF DAYS TO COMPLETE: 90	
				EARLIEST STARTING DATE:		EARLIEST START DATE:	

				Eagle Abatement & Demolition		Bono Excavating	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$2.00	\$24,000.00	\$1.35	\$16,200.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$24,000.00</b>	<b>TOTAL</b>	<b>\$16,200.00</b>

				ProQuality Demolition		Ray Bertolini Trucking	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$295,000.00	\$295,000.00	\$332,000.00	\$332,000.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$295,000.00</b>	<b>TOTAL</b>	<b>\$332,000.00</b>
				NUMBER OF DAYS TO COMPLETE: 90		NUMBER OF DAYS TO COMPLETE: 90	
				EARLIEST STARTING DATE:		EARLIEST START DATE:	

				ProQuality Demolition		Ray Bertolini Trucking	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$2.00	\$24,000.00	\$1.40	\$16,800.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$24,000.00</b>	<b>TOTAL</b>	<b>\$16,800.00</b>

**MACEDONIA SERVICE BUILDING - DEMOLITION PACKAGE - #23153**

**The City of MACEDONIA**

				B & B Wrecking & Excavating			Butcher & Son, Inc.		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$337,600.00	\$337,600.00	\$372,430.00	\$372,430.00		
	<b>TOTAL PROJECT COST</b>			<b>TOTAL</b>	<b>\$337,600.00</b>	<b>TOTAL</b>	<b>\$372,430.00</b>		
				NUMBER OF DAYS TO COMPLETE: 90			NUMBER OF DAYS TO COMPLETE:		
				EARLIEST STARTING DATE:			EARLIEST START DATE:		

				B & B Wrecking & Excavating			Butcher & Son, Inc.		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$1.40	\$16,800.00	\$1.50	\$18,000.00		
	<b>TOTAL PROJECT COST</b>			<b>TOTAL</b>	<b>\$16,800.00</b>	<b>TOTAL</b>	<b>\$18,000.00</b>		

				Dore & Associates			Site Tech Inc.		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$436,500.00	\$436,500.00	\$463,000.00	\$463,000.00		
	<b>TOTAL PROJECT COST</b>			<b>TOTAL</b>	<b>\$436,500.00</b>	<b>TOTAL</b>	<b>\$463,000.00</b>		
				NUMBER OF DAYS TO COMPLETE:			NUMBER OF DAYS TO COMPLETE: 90		
				EARLIEST STARTING DATE:			EARLIEST START DATE:		

				Dore & Associates			Site Tech Inc.		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$0.25	\$3,000.00	\$1.65	\$19,800.00		
	<b>TOTAL PROJECT COST</b>			<b>TOTAL</b>	<b>\$3,000.00</b>	<b>TOTAL</b>	<b>\$19,800.00</b>		

				Mound Waste & Demolition			Badger Transfer LLC		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$467,280.00	\$467,280.00	\$494,439.50	\$494,439.50		
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$467,280.00</b>	<b>TOTAL</b>	<b>\$494,439.50</b>		
				NUMBER OF DAYS TO COMPLETE: 90		NUMBER OF DAYS TO COMPLETE: 90			
				EARLIEST STARTING DATE:		EARLIEST START DATE:			

				Mound Waste & Demolition			Badger Transfer LLC		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$38.94	\$467,280.00	\$0.66	\$7,920.00		
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$467,280.00</b>	<b>TOTAL</b>	<b>\$7,920.00</b>		

				Baumann Enterprises Inc.			C & J Contractors		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$547,000.00	\$547,000.00	\$557,000.00	\$557,000.00		
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$547,000.00</b>	<b>TOTAL</b>	<b>\$557,000.00</b>		
				NUMBER OF DAYS TO COMPLETE: 90		NUMBER OF DAYS TO COMPLETE: 120			
				EARLIEST STARTING DATE:		EARLIEST START DATE:			

				Baumann Enterprises Inc.			C & J Contractors		
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$1.25	\$15,000.00	\$1.50	\$18,000.00		
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$15,000.00</b>	<b>TOTAL</b>	<b>\$18,000.00</b>		

Siegel Excavating LLC				Matt Winters Excavating LLC			
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$684,000.00	\$684,000.00	\$741,000.00	\$741,000.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$684,000.00</b>	<b>TOTAL</b>	<b>\$741,000.00</b>
				NUMBER OF DAYS TO COMPLETE: 90		NUMBER OF DAYS TO COMPLETE: 90	
				EARLIEST STARTING DATE:		EARLIEST START DATE:	

Siegel Excavating LLC				Matt Winters Excavating LLC			
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$2.00	\$24,000.00	\$6.50	\$78,000.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$24,000.00</b>	<b>TOTAL</b>	<b>\$78,000.00</b>

Raze International Inc.					
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE
1	BASE BID	LUMP	1	\$763,200.00	\$763,200.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$763,200.00</b>
				NUMBER OF DAYS TO COMPLETE: 90	
				EARLIEST STARTING DATE:	

Raze International Inc.					
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE
ALT 1	SEEDING & MULCHING	SQ YD	12,000	\$2.00	\$24,000.00
<b>TOTAL PROJECT COST</b>				<b>TOTAL</b>	<b>\$24,000.00</b>

ORIGINATOR: ADMINISTRATION/FINANCE DEPARTMENT

SPONSOR: Tulley

**CITY OF MACEDONIA  
RESOLUTION NO. 65 - 2024**

**A RESOLUTION  
ACCEPTING THE AMOUNTS AND RATES  
AS DETERMINED BY THE COUNTY BUDGET COMMISSION,  
AUTHORIZING THE NECESSARY TAX LEVIES & CERTIFYING THE SAME  
TO THE SUMMIT COUNTY, OHIO FISCAL OFFICE**

**WHEREAS**, it is necessary to accept the amounts and rates as determined by the Summit County Budget Commission, authorize the necessary tax levies and certify them to the Summit County, Ohio Fiscal Office; and

**WHEREAS**, the Summit County Budget Commission Certification of Tax Levy is attached hereto as “Exhibit A” and incorporated herein by reference, and Council wishes to adopt and certify the same to the County Fiscal Office.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That the amounts and rates as determined by the Summit County Budget Commission Certification of Tax Levy as set forth in “Exhibit A” are hereby accepted and adopted by the City of Macedonia.

**Section 2.** That the Clerk of Council is hereby directed to certify and forward this Resolution and the attached Certification of Tax Levy to the Summit County Fiscal Office.

**Section 3.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 4.** Wherefore, this Resolution shall become effective upon its adoption by Council and signature of the Mayor or as otherwise be provided for in law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_  
Nicholas Molnar

ATTEST: \_\_\_\_\_  
Jon Hoover, Clerk of Council



# SUMMIT COUNTY BUDGET COMMISSION CERTIFICATION OF TAX LEVY

(O.R.C. Sections 5705.34 & 5705.35)

Estimated yields on the Summit County Budget Commission Certification of Tax Levy estimate are Ad Valorem property taxes (based upon value). Included are the following State of Ohio tax relief programs, based upon value: non-business credit in real property not used in business activity, owner-occupancy credit in homeowner's residence real property and the homestead exemption reduction. Voter approved levies after the August 2013 election that are additional levies, the increase portion of renewal with increase levies and replacement levies will no longer qualify for the non-business and owner-occupancy credit. (Refer to the note added to the bottom of the page of the Summit County Budget Commission Certification of Tax Levy estimate).

The information provided on the Summit County Budget Commission Certification of Tax Levy estimate does not include State of Ohio personal property tax replacement money, which is not based upon current assessed values, and is being phased out based upon varying schedules. These amounts are public utility electric and gas deregulation reimbursement money, and tangible personal property tax elimination reimbursement money.

Please feel free to contact us if you have any questions.

Jaret Adams at 330-643-8409 or email [jladams@summitoh.net](mailto:jladams@summitoh.net)

Dawn Yurick at 330-643-7892 or email [dyurick@summitoh.net](mailto:dyurick@summitoh.net)

Revised 02/5/2018

ORIGINATOR: ADMINISTRATION/BUILDING DEPARTMENT

SPONSOR: Finley

**CITY OF MACEDONIA  
RESOLUTION NO. 66 - 2024**

**A RESOLUTION WAIVING THE REQUIREMENT FOR THE CONSTRUCTION OF  
FULL SIDEWALKS AND OTHERWISE CONFIRMING THE CONDITIONAL  
ZONING CERTIFICATE AS APPROVED BY THE CITY OF MACEDONIA  
PLANNING COMMISSION IN REGARD TO THE VALLEY RESERVE SUBDIVISION  
DEVELOPMENT PROJECT**

**WHEREAS**, planned unit developments, a residential use, are considered a permitted use in R-1 residential districts when approved by the City of Macedonia Planning Commission as a conditional use; and

**WHEREAS**, the Planning Commission has determined a conditional zoning certificate for the Valley Reserve Subdivision development project is proper as a conditional use in a residential district, and therefore approved the same at its July 15, 2024 Planning Commission meeting; and

**WHEREAS**, pursuant to Macedonia Codified Ordinance §§1163.02(a)(5), § 1137.04(e) requires, among other things, that conditional uses approved by the Planning Commission pursuant to Codified Ordinance § 1171.15 (nonresidential uses in residential districts) be confirmed by a majority vote of Council before any building or occupancy permits can be issued; and

**WHEREAS**, the Planning Commission has further recommended at its July 15, 2024 Planning Commission meeting that the requirement of the construction of full sidewalks be waived, and a minimum of sidewalks on one side of the road be allowed in regard to the Valley Reserve Subdivision, pursuant to Macedonia Codified Ordinance § 1163.05(h)(2); and

**WHEREAS**, Council therefore wishes to confirm said conditional zoning certificate relative to the Valley Reserve Subdivision planned unit development project, and waive the requirement for the construction of full sidewalks as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That the conditional zoning certificate issued by the Planning Commission is hereby and herein confirmed, contingent upon all recommendations and requirements imposed by the Planning Commission being adhered to, and that the requirement for the construction of full sidewalks be waived, and the requirement for sidewalks for the Valley Reserve Subdivision planned unit development project be modified so as to require the installation of sidewalks on one side on the road, and allowing 7'6" side setbacks (resulting in 15' between buildings) consistent with the Planning Commission's approval, and as set forth in the document attached hereto and incorporated herein by reference as Exhibit "A."

**Section 2.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 3.** This Resolution shall take effect upon adoption by Council and signature of the Mayor or after the earliest period allowed by law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_  
Nicholas Molnar

ATTEST: \_\_\_\_\_  
Jon Hoover, Clerk of Council

# VALLEY RESERVE PUD

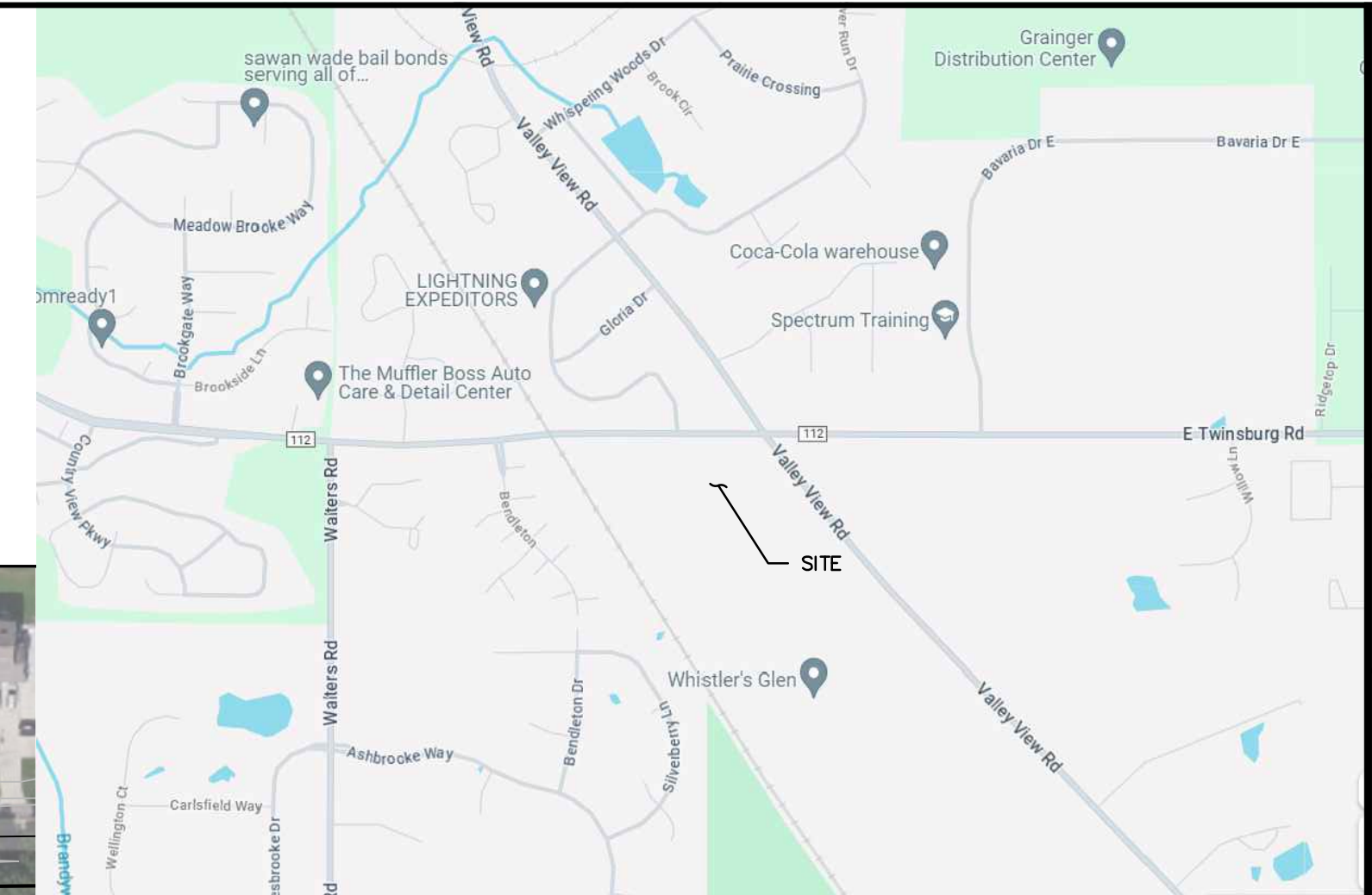
## GENERAL DEVELOPMENT PLAN

### CITY OF MACEDONIA, SUMMIT COUNTY, OHIO

#### EXHIBIT A

#### SHEET INDEX

- 1.0 OVERALL PLAN & COVER SHEET
- 2.0 SITE & UTILITY PLAN
- 3.0 DENSITY EXHIBIT & TYPICAL SECTION



VICINITY MAP  
NTS

**ENGINEERING**  
CITY OF MACEDONIA  
9691 VALLEY VIEW RD.  
MACEDONIA, OHIO 44056  
330-468-8367

**SANITARY**  
SUMMIT COUNTY DEPARTMENT  
OF SANITARY SEWER SERVICES  
1180 SOUTH MAIN STREET, SUITE 201  
AKRON, OH 44301  
CONTACT: ROSS NICHOLSON, P.E.  
(330) 926-2477

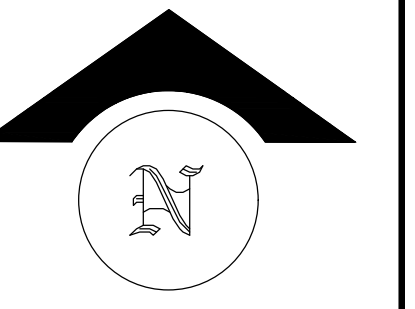
**WATER**  
CITY OF CLEVELAND, DIVISION OF  
WATER  
1201 LAKESIDE AVENUE  
CLEVELAND, OH 44114  
(216) 664-2444 x5526

**CABLE**  
TIME WARNER CABLE  
8385 BAVARIA DR. E  
MACEDONIA, OHIO 44056  
888-406-7063

**ELECTRIC**  
OHIO EDISON  
470 EAST HIGHLAND ROAD  
MACEDONIA, OH 44056  
CONTACT: BRIAN POUND  
330-342-1220

**GAS**  
DOMINION EAST OHIO  
320 SPRINGSIDE DRIVE  
SUITE 320  
AKRON, OH 44333  
CONTACT: DAVE TIDWELL  
330-664-5439

**TELEPHONE**  
WINDSTREAM COMMUNICATIONS  
245 NORTH MAIN STREET  
HUDSON, OH 44236  
CONTACT: TAMMY PHILLIPS/BRIAN  
VINSON  
330-468-8367



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

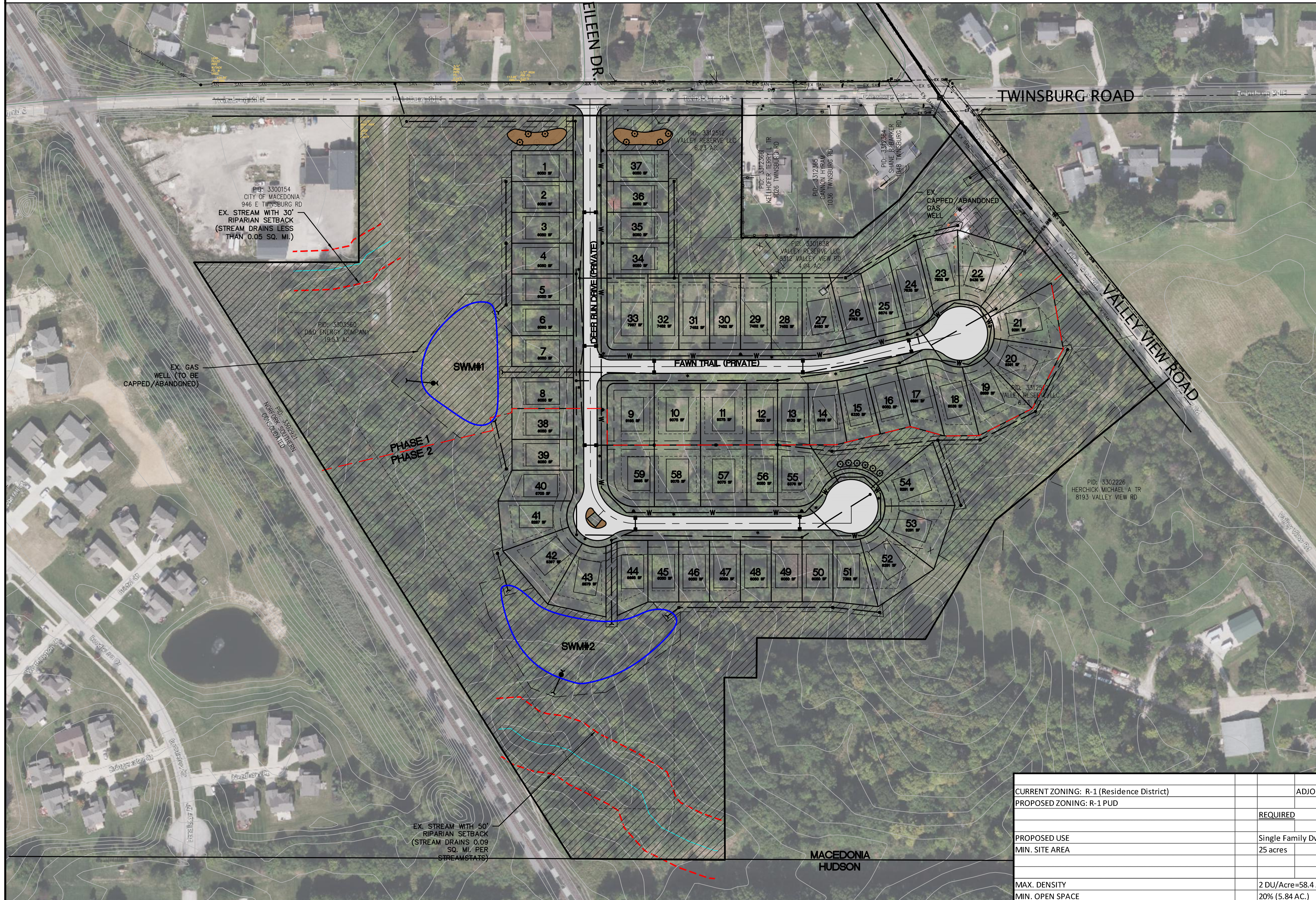
MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.



VALLEY RESERVE PUD  
MACEDONIA, SUMMIT COUNTY, OHIO

OVERALL PLAN & COVER SHEET

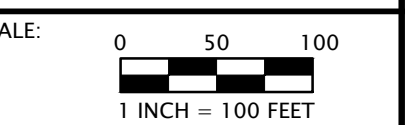


#### SITE DATA SUMMARY

CURRENT ZONING: R-1 (Residence District)	ADJOINING ZONING: R-1 (Residence District)	REQUIRED	PROPOSED	
PROPOSED ZONING: R-1 PUD				
PROPOSED USE	Single Family Dwelling		Single Family Dwelling	COMPLIES
MIN. SITE AREA	25 acres		PARCELS OWNED BY COBLENTZ HOMES PER SURVEY: 10.3971 AC. WEST PARCEL PER DEED: 18.82 AC. TOTAL=29.22 AC	COMPLIES
MAX. DENSITY	2 DU/Acre=58.4 AC.		59 DU	COMPLIES
MIN. OPEN SPACE	20% (5.84 AC.)		56% (16.31 AC total open space)	COMPLIES
BUILDING SETBACK FROM EX ROW	70'		70'	COMPLIES
BUILDING SETBACK FROM PUD BOUNDARY (adjoining R-1)	90'		90'	COMPLIES
PROPOSED FRONT/SIDE/REAR SETBACKS			25' FRONT/7.5' SIDE/20' REAR	
MIN. BUILDING SEPARATION	30'		15'	DOES NOT COMPLY
SUBDIVISION REGULATIONS (CHAPTER 1117DESIGN STANDARDS)				
MIN. INTERSECTION ANGLE	60 DEGREES		90	COMPLIES
MIN STREET JOGS	125'		LINES UP WITH ELLEEN	COMPLIES
MAX CULDESAC STREET	600' (FROM C/LINT TO BEGIN OF CDS)		619' SOUTH CDS 592' NORTH CDS	DOES NOT COMPLY
CULDESAC STANDARDS	PAVEMENT: 21' INSIDE ISLAND/43' OUTSIDE RADIUS R/W RADIUS: 55'		48' 60'	COMPLIES
	24' STREET WIDTH (BACK OF CURB MEAS)		24'	COMPLIES
MIN TANGENT BETWEEN REVERSE CURVES	50'		N/A	COMPLIES
PROPERTY LINE RADIUS AT INTERSECTIONS	13' R/W, 25' PAVEMENT		13' R/W, 25' PAVEMENT	COMPLIES

REVISIONS

04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2



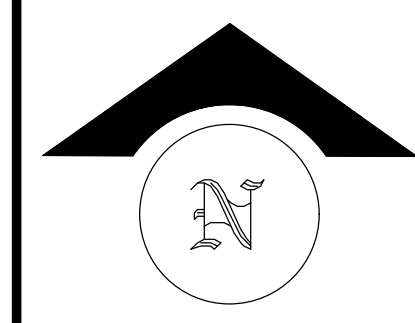
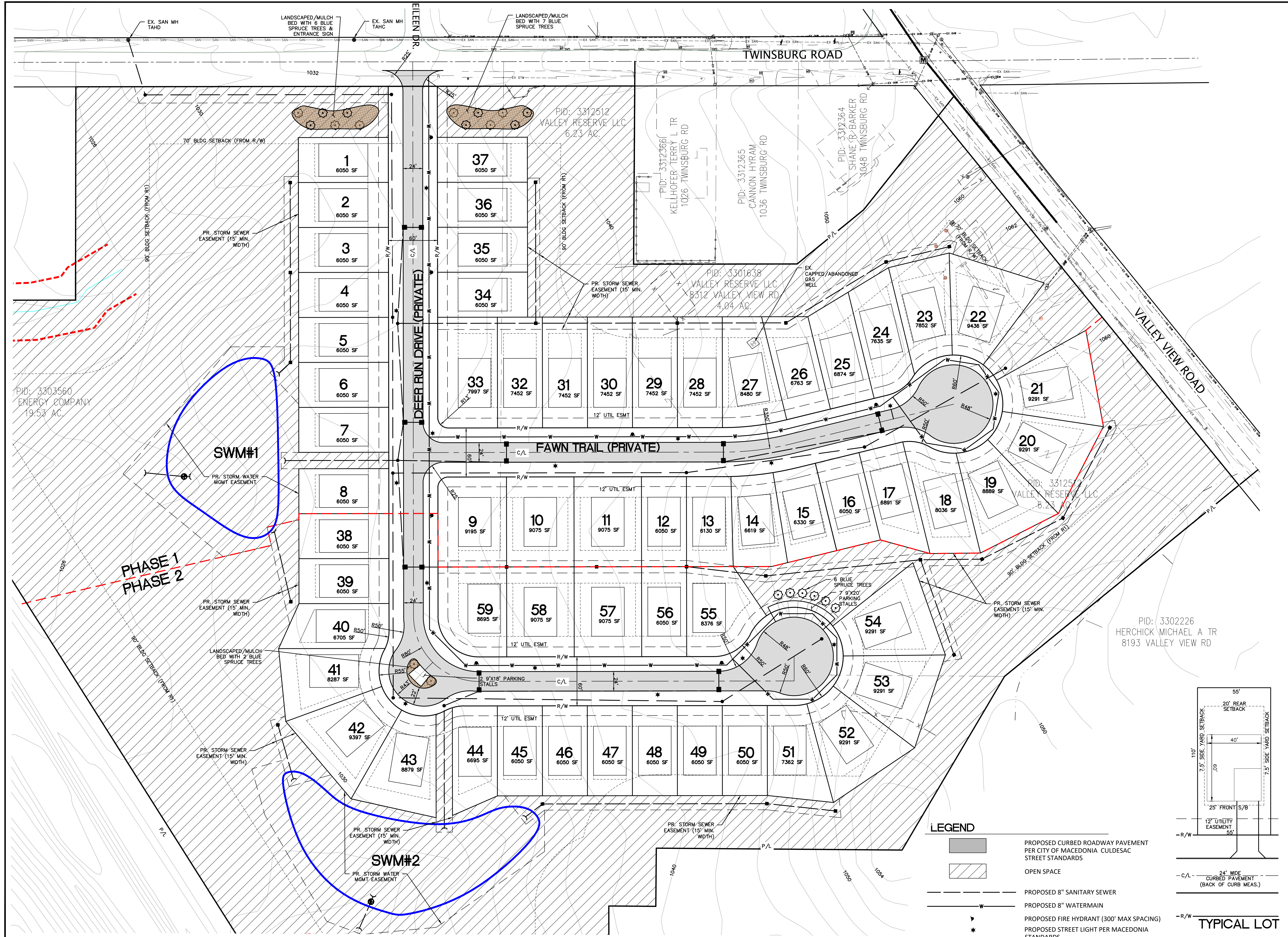
CLIENT NAME:  
COBLENTZ HOMES  
PROJECT NUMBER:  
24002  
PROJECT ADDRESS:  
SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD

DATE:  
02-05-24  
SHEET NUMBER:

**APPLICANT**  
VALLEY RESERVE, LLC  
6770 RICHARD ROAD  
BOSTON HEIGHTS, OHIO 44236  
(216) 402-5524 PHONE  
CONTACT: CHRIS COBLENTZ

**CIVIL ENGINEER**  
MG CIVIL DESIGN, LLC  
255 PARK PLACE  
CHAGRIN FALLS, OHIO 44022  
(216) 408-6074 PHONE  
CONTACT: DAN BARCIKOSKI, PE

**PROJECT DESCRIPTION**  
PROPOSED PUD (IN R-1); 59 SUBLOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE STREETS, THIS SUBDIVISION INCLUDES A WATERMAIN AND SANITARY SEWER EXTENSION & STORM SEWER. BOTH STORMWATER BASINS SHOWN WILL BE DETENTION & WATER QUALITY BASINS. THIS SUBDIVISION WILL BE CONSTRUCTED AND PLATTED IN TWO PHASES AND WILL INCLUDE A NEW HOMEOWNER'S ASSOCIATION.



Ohio Utilities Protection Service  
**Call 811**  
 before you dig

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

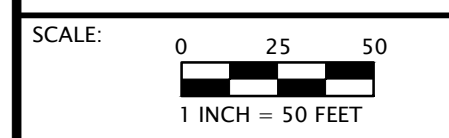
THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.

**MG**  
 CIVIL DESIGN  
 255 PARK PLACE  
 CHAGRIN FALLS, OHIO 44022  
 (216) 408-6074

**VALLEY RESERVE PUD**  
 MACEDONIA, SUMMIT COUNTY, OHIO  
**SITE & UTILITY PLAN**

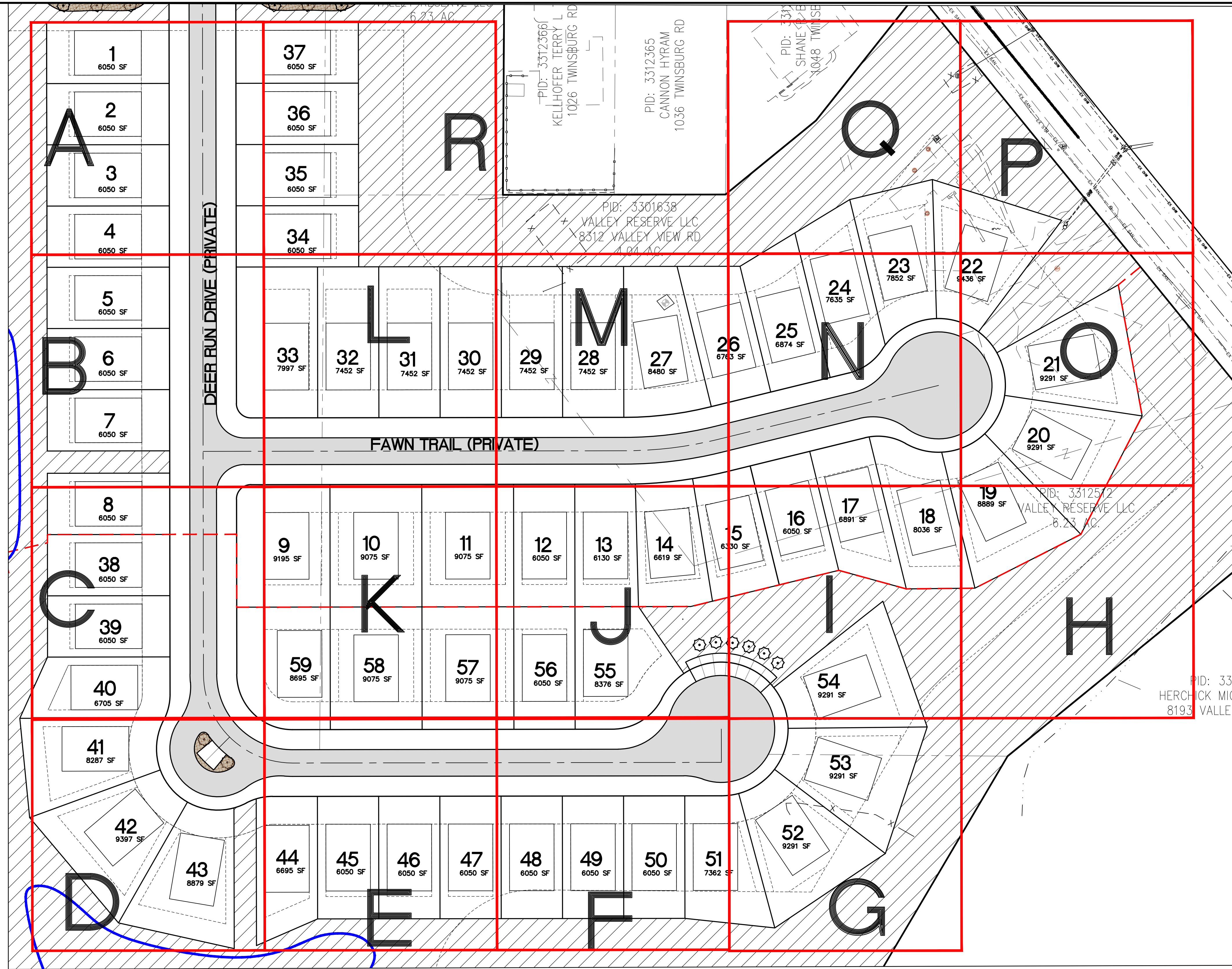
REVISIONS

04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2



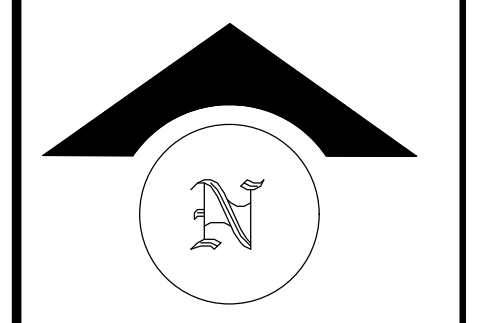
CLIENT NAME: COBLENTZ HOMES  
 PROJECT NUMBER: 24002  
 PROJECT ADDRESS: SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD  
 DATE: 02-05-24  
 SHEET NUMBER:

**2 OF 3**



**DENSITY TABULATION**

AREA	UNITS WITHIN 1 ACRE SQUARE	UNITS ALLOWED
A	3.91	6
B	3.22	6
C	3.88	6
D	3.00	6
E	4.00	6
F	3.81	6
G	2.19	6
H	0.76	6
I	4.37	6
J	5.37	6
K	6.00	6
L	4.09	6
M	3.54	6
N	3.49	6
O	2.75	6
P	0.34	6
Q	0.38	6
R	3.91	6
59.00		



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.

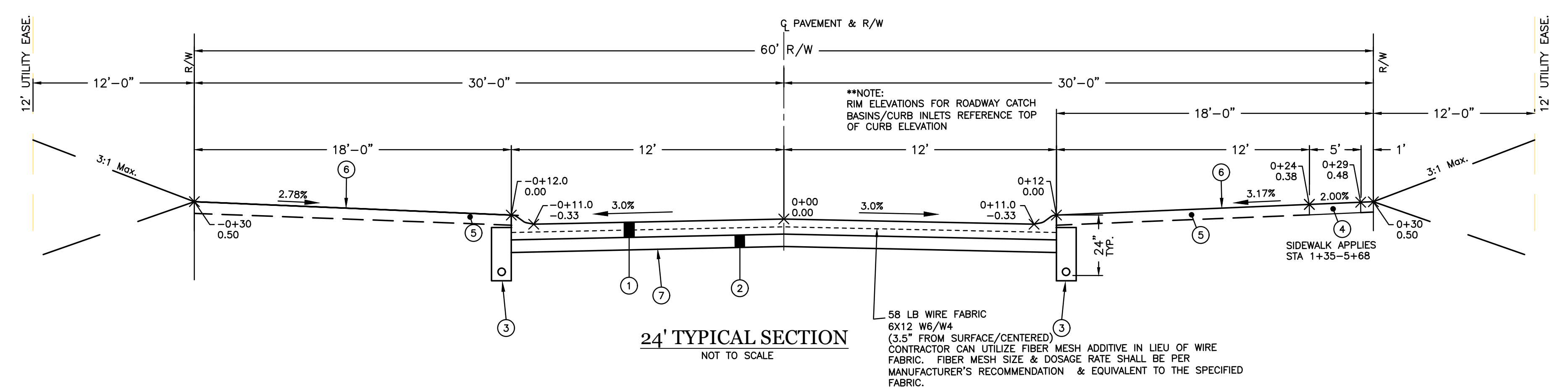
**MG CIVIL DESIGN**  
 255 PARK PLACE  
 CHAGRIN FALLS, OHIO 44022  
 (216) 408-6074

**VALLEY RESERVE PUD**  
 MACEDONIA, SUMMIT COUNTY, OHIO

**DENSITY EXHIBIT & TYPICAL SECTION**

REVISIONS

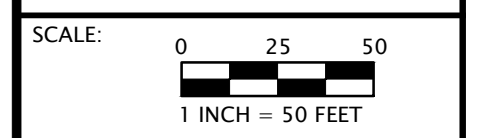
04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2



**ODOT SPECIFICATION REFERENCE**

- ITEM 451 - 7" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (CLASS C) WITH INTEGRAL ODOT TYPE 3-A CURB
- ITEM 304 - 4" AGGREGATE BASE (IF RECYCLED MATERIAL IS UTILIZED, IT SHALL MEET ODOT GRADATION & BE ODOT APPROVED & CERTIFIED)
- ITEM 605 - 6" DIA. PERFORATED UNDERDRAIN SEE DETAIL THIS SHEET
- ITEM 608 - 4" THICK CONCRETE SIDEWALK (SEE DETAIL THIS SHEET)
- ITEM 653 - TOPSOIL (T = 4" TYP.)
- ITEM 659 - SEEDING AND MULCHING "CLASS 1"
- ITEM 204 - COMPACTED SUBGRADE & PROOF ROLLING

\* LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE PLACED AND CONSTRUCTED IN CONFORMANCE WITH THE ODOT PAVEMENT DESIGN MANUAL, SECTION 300, CURRENT EDITION, ODOT ROADWAY STANDARD CONSTRUCTION DRAWINGS BP-2.1 AND BP-2.2, CURRENT EDITION AND THE ODOT CMS ITEM 452, CURRENT EDITION.



CLIENT NAME:  
COLENTZ HOMES

PROJECT NUMBER:  
24002

PROJECT ADDRESS:  
SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD

DATE:  
02-05-24

SHEET NUMBER: