



September 24, 2024

TO: Council Members
Mayor Molnar
Directors
Staff
Media

From: Clerk of Council

RE: **AGENDA – Work Session & Regular Meeting: Thursday, September 26, 2024**
Finance Committee Meeting: 6:45pm
Work Session: 7:15pm
Council Meeting: 7:30pm

I. **ROLL CALL**

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

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

Thursday, September 12, 2024 – Regular Council Meeting

IV. **PUBLIC COMMENTS**

V. **CORRESPONDENCE**

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

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

1st Read
2nd Read
3rd Read

RES.NO. 67 - 2024 [J. TULLEY, V. VENTURA]

A RESOLUTION AUTHORIZING THE MAYOR TO COMPLETE AND EXECUTE
CONSENT LEGISLATION FOR ODOT'S RESURFACING OF STATE ROUTE 8 IN THE
CITY OF MACEDONIA – ODOT PID NO. 102330

1st Read
2nd Read
3rd Read

ORD.NO. 68 - 2024 [J. GARVAS, J. TULLEY]

AN EMERGENCY ORDINANCE CAUSING THE COSTS FOR DEMOLISHING THE
BUILDINGS/STRUCTURES LOCATED AT 8334 SHEPARD ROAD TO BE CERTIFIED
TO THE COUNTY AUDITOR AS A LIEN

1st Read
2nd Read
3rd Read

ORD.NO. 69 - 2024 [V. VENTURA, D. FINLEY]

AN EMERGENCY ORDINANCE CAUSING THE COSTS FOR DEMOLISHING THE
BUILDINGS/STRUCTURES LOCATED AT 1250 TWINSBURG ROAD TO BE CERTIFIED
TO THE COUNTY AUDITOR AS A LIEN

1st Read
2nd Read
3rd 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 Yakovich
Law Department:	Director Mark Guidetti

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

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

October

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

***Public Comment for those not able to attend in-person at the September 26th Council Meeting should be sent to Clerk of Council Jon Hoover at jhoover@macedonia.oh.us . Public comment must be received no later than the close of business on September 25th, 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



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2	3 Mayor’s Court	4	5
6	7	8	9	10 Mayor’s Court City Council Work Session + Meeting	11	12
13	14 Columbus Day – Offices closed	15	16 Parks & Rec BZA	17 Mayor’s Court	18	19
20	21 Planning Commission	22	23	24 Mayor’s Court Finance Committee City Council Work Session + Meeting	25	26
27	28	29	30	31 Halloween Mayor’s Court		

Record of Proceedings
Regular Council Meeting
September 12th, 2024

1 Presiding Officer, Mayor Nicholas Molnar called the September 12th, 2024 regular Council meeting to
2 order at 7:30p.m.

3
4 **Present:** Council members Jessica Brandt, Dave Finley, Jeff Garvas, and Jan Tulley. Also present:
5 Law Director Mark Guidetti and Clerk of Council Jon Hoover.

6 **Absent:** Council member Vini J. Ventura
7

8 **INVOCATION & PLEDGE OF ALLEGIANCE**

9
10 **APPROVAL OF MINUTES:**

11
12 Ms. Brandt moved, second by Mr. Garvas, to **approve the minutes of the regular meeting of August**
13 **22, 2024 as received from the Clerk of Council.** The motion carried by a majority voice vote.
14 Councilors Brandt, Garvas and Tulley voting in the affirmative. Councilor Finley abstained.
15

16 **PUBLIC COMMENTS:** None

17
18 **CORRESPONDENCE:** None
19

20 **INTRODUCTION, READINGS & ADOPTION OF LEGISLATION**

21
22 **ORDINANCE NO. 43-2024**

23 AN ORDINANCE AMENDING CHAPTER 505 OF THE CODIFIED ORDINANCES OF THE CITY
24 OF MACEDONIA REGARDING CATS was offered by Mr. Garvas for its **third reading by title only.**
25

26 Ms. Brandt stated this ordinance puts the same onus on cat owners as it does on dog owners, along with
27 adding penalties to those that feed wild animals. This would not apply to feeding birds.
28

29 Mr. Garvas moved, second by Ms. Brandt, to **adopt ORD.NO. 43-2024 and post the same according to**
30 **law.** Motion carried by a majority voice vote. Ms. Brandt, Mr. Finley and Mr. Garvas voting in the
31 affirmative. Ms. Tulley voting in the negative. **ORD.NO. 43-2024 declared and adopted.**
32

33 **ORDINANCE NO. 63-2024**

34 AN ORDINANCE APPROVING THE EDITING AND INCLUSION, AND AMENDMENT, OF
35 CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE
36 CODIFIED ORDINANCES OF MACEDONIA was offered by Ms. Brandt for its **first, second and third**
37 **readings by title only.** Seconded by Mr. Finley. The motion carried unanimously by a voice vote.
38

39 Dir. Guidetti explained the City has both a hard copy and online version of the Code, which has
40 traditionally been updated once a year. With technological advances, more people are accessing this
41 information online and this change would allow the City to update the online code every three months.
42

43 Ms. Brandt moved, second by Mr. Finley, to **adopt ORD.NO. 63-2024 and post the same according to**
44 **law.** Motion carried by a unanimous voice vote. **ORD.NO. 63-2024 declared and adopted.**
45

46 **ORDINANCE NO. 64-2024**

47 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A
48 CONTRACT WITH EAGLE ABATEMENT, LLC FOR THE 9150 VALLEY VIEW ROAD
49 DEMOLITION PROJECT was offered by Mr. Garvas for its **first, second and third readings by title**
50 **only.** Seconded by Ms. Tulley. The motion carried unanimously by a voice vote.
51

Record of Proceedings
Regular Council Meeting
September 12th, 2024

52 The Mayor stated this would be one of the largest steps towards getting the new Service Department
53 building moving in a positive direction. 15 bids were received, and the architect's estimate came around
54 \$800,000, while the lowest and best bid was \$245,000.

55
56 Mr. Garvas moved, second by Ms. Tulley, to **adopt ORD.NO. 64-2024 and post the same according to**
57 **law.** Motion carried by a unanimous voice vote. **ORD.NO. 64-2024 declared and adopted.**

58
59 **RESOLUTION NO. 65-2024**
60 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
61 COUNTY BUDGET COMMISSION, AUTHORIZING THE NECESSARY TAX LEVIES &
62 CERTIFYING THE SAME TO THE SUMMIT COUNTY, OHIO FISCAL OFFICE was offered by Ms.
63 Tulley for its **first, second and third readings by title only.** Seconded by Mr. Garvas. The motion
64 carried unanimously by a voice vote.

65
66 Dir. Veres stated this is an annual housekeeping ordinance that sets the rates that the County uses to set
67 the property tax bills that will come out next year.

68
69 Ms. Tulley moved, second by Mr. Garvas, to **adopt RES.NO. 65-2024 and post the same according to**
70 **law.** Motion carried by a majority voice vote. Councilors Brandt, Garvas and Tulley voting in the
71 affirmative. Councilor Finley voting in the negative. **RES.NO. 65-2024 declared and adopted.**

72
73 **MOTIONS / OTHER LEGISLATIVE ACTION:** Mr. Finley moved, second by Ms. Tulley, to **cancel**
74 **the November 28 and December 26, 2024 regular Council meetings.** Motion carried by a unanimous
75 voice vote.

76
77 **MAYOR'S REPORT**

78
79 ~A moment of silence was held in remembrance of the 23rd anniversary of the events on 9/11
80 ~B&B Theatres have opened, and the residents can look forward to an amazing experience
81 ~Thanks to Council for passage of the bid award to demolish the building at 9150 Valley View
82 ~FallFest is next weekend (9/21). Anyone under 18 must be accompanied by a parent or
83 guardian
84 ~Please don't drive distracted—put down the phone and drive!

85
86 **COMMITTEE REPORTS**

87
88 **Parks & Recreation Commission:** Ms. Brandt stated the Commission will meet next week on
89 Wednesday, September 18 at 6pm in the Recreation Center.

90
91 **DEPARTMENT REPORTS**

92
93 **Service Department:** Director Wilson – Brian Gregg, a new full-time employee, has been hired and has
94 experience with various trade skills. Met with Samsar representative regarding the installation of GPS
95 and cameras on snowplows. Leaf season kickoff is tentatively set for October 15, but new machines that
96 were ordered have not been received yet, so will continue to use current machines. Streetlight
97 maintenance is taking place with a push before Halloween.

98
99 Ms. Brandt noted that residents can report streetlight outages on the City website, and Dir. Wilson noted a
100 full evaluation of streetlights recently took place so the City knows the scope of the project.

101
102 **Engineer:** Director Gigliotti – The 2024 road program is substantially complete. Walters Road is a
103 separate, standalone contract that only has guardrail installation and painting of lines left.

104

Record of Proceedings
Regular Council Meeting
September 12th, 2024

105 **Parks and Recreation Department:** – Director Chadock – FallFest is September 21 from 4:30-9:30 in
106 Longwood Park; check social media for all guidelines. New fields at Longwood South are in use and the
107 drainage is working properly. Longwood North fields just completed this week but won't be used until
108 next Fall. The tree project at Sugarbush Park was completed last week.

109
110 **Finance Department:** Director Veres – The Finance Committee met prior to Council this evening and
111 went over capital items for the Police, Fire and Service Departments as well as City Hall. There will be
112 additional Finance Committee meetings a half hour prior to the Council work sessions on September 26
113 and October 24. The first reading of the 2025 budget will be held at the October 24 Council meeting to
114 allow for a third reading prior to the end of 2024.

115
116 **IT Department:** Director Collins – 43 help desk tickets closed since the last Council meeting. Major
117 products include updating and meeting new LEADS requirements for the Police Department

118
119 **Building Department:** Commissioner Monaco – The sidewalk project is winding down and should be
120 completed in a couple weeks. Agenda items for upcoming Planning Commission and BZA meetings
121 were shared, along with various small businesses moving in. Trying to get the illuminating company to
122 turn on the streetlights within the Spruce Hill development.

123
124 **HR Department:** Director Smith – Drug-free workplace and safety training is winding down. Preparing
125 for the annual health fair, with informational flyers going out today. Will be recognizing October as
126 Breast Cancer Awareness Month and raising money throughout the month to donate.

127
128 **Fire Department:** Chief Ripley – EMS collections are up, with the amount collected through August
129 being what was estimated to be the total amount for the year. PUCO grants were received to pay for Fire
130 Department and dispatch training classes. Cleveland Water inspected fire hydrants and will be replacing
131 many of them. If residents have landscaped around the hydrants, be aware that in the process of replacing
132 the hydrants, landscaping could be damaged. Fire hydrants are in the right-of-way and residents are
133 encouraged to move any landscaping/plants when hydrants are marked for replacement.

134
135 **Police Department:** Chief Yakopovich – 9-1-1 upgrade was performed today. The Civil Service
136 Commission will be meeting on Monday, September 16 to certify the new patrol officer and dispatch
137 lists. Sgt. Plesz applied for and received a grant just shy of \$31,000 from the Ohio Traffic Safety office to
138 cover saturation of patrols around the holidays to prevent crashes, distracted and impaired driving.

139
140 **Law Department:** Director Guidetti – No report.

141
142 **UNFINISHED BUSINESS:** None

143
144 **NEW BUSINESS:** None

145
146 There being no further business, Mr. Garvas moved, second by Ms. Tulley, to **adjourn the meeting**. The
147 motion passed **unanimously** pursuant to a voice vote and the meeting was adjourned at approximately
148 7:54p.m.

149
150 **Date:** _____

151
152
153 **Attest:** _____
154 Jon Hoover, Clerk of Council

155
156 **Mayor:** _____
157 Nicholas Molnar

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

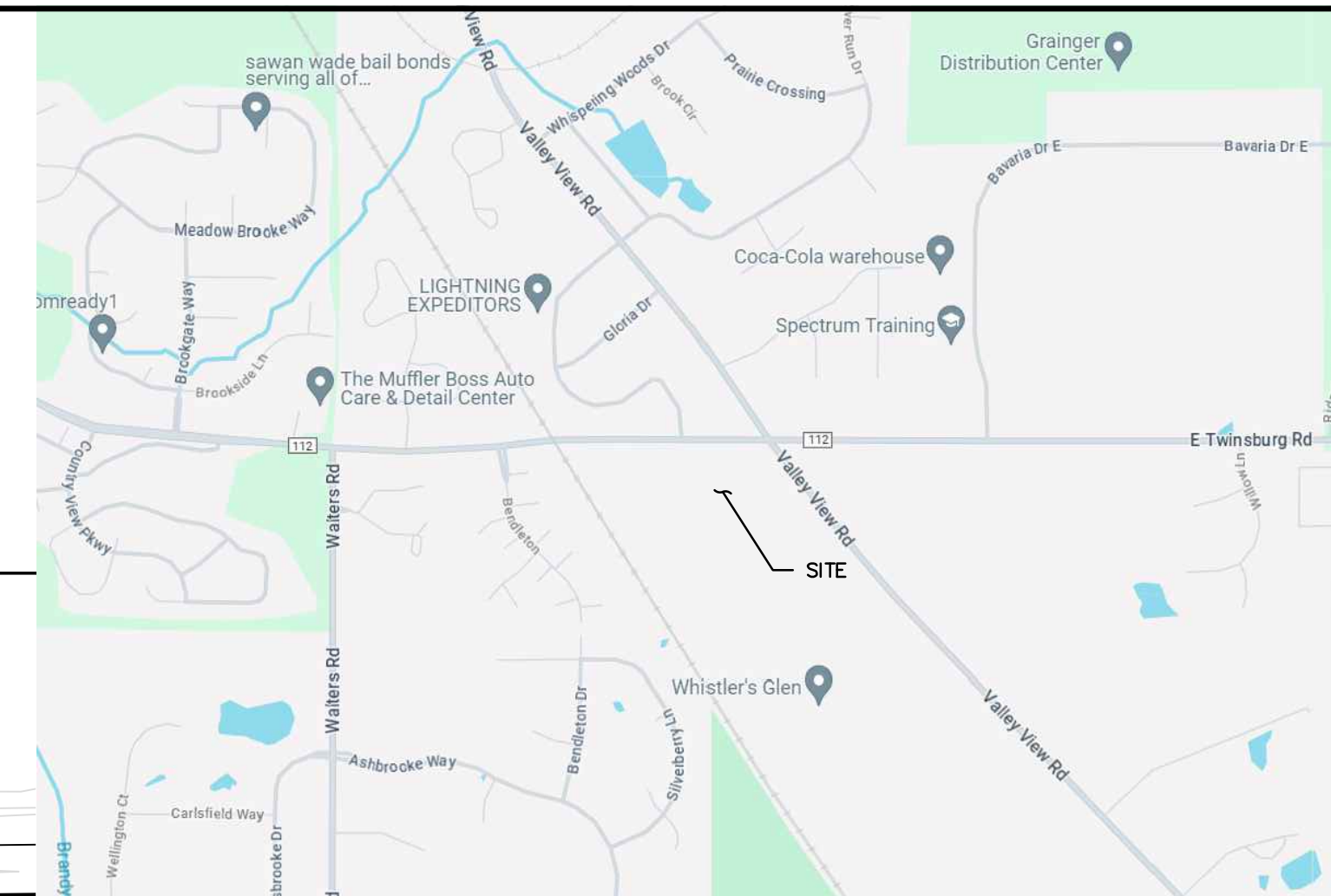
VALLEY RESERVE PUD

GENERAL DEVELOPMENT PLAN

CITY OF MACEDONIA, SUMMIT COUNTY, OHIO

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

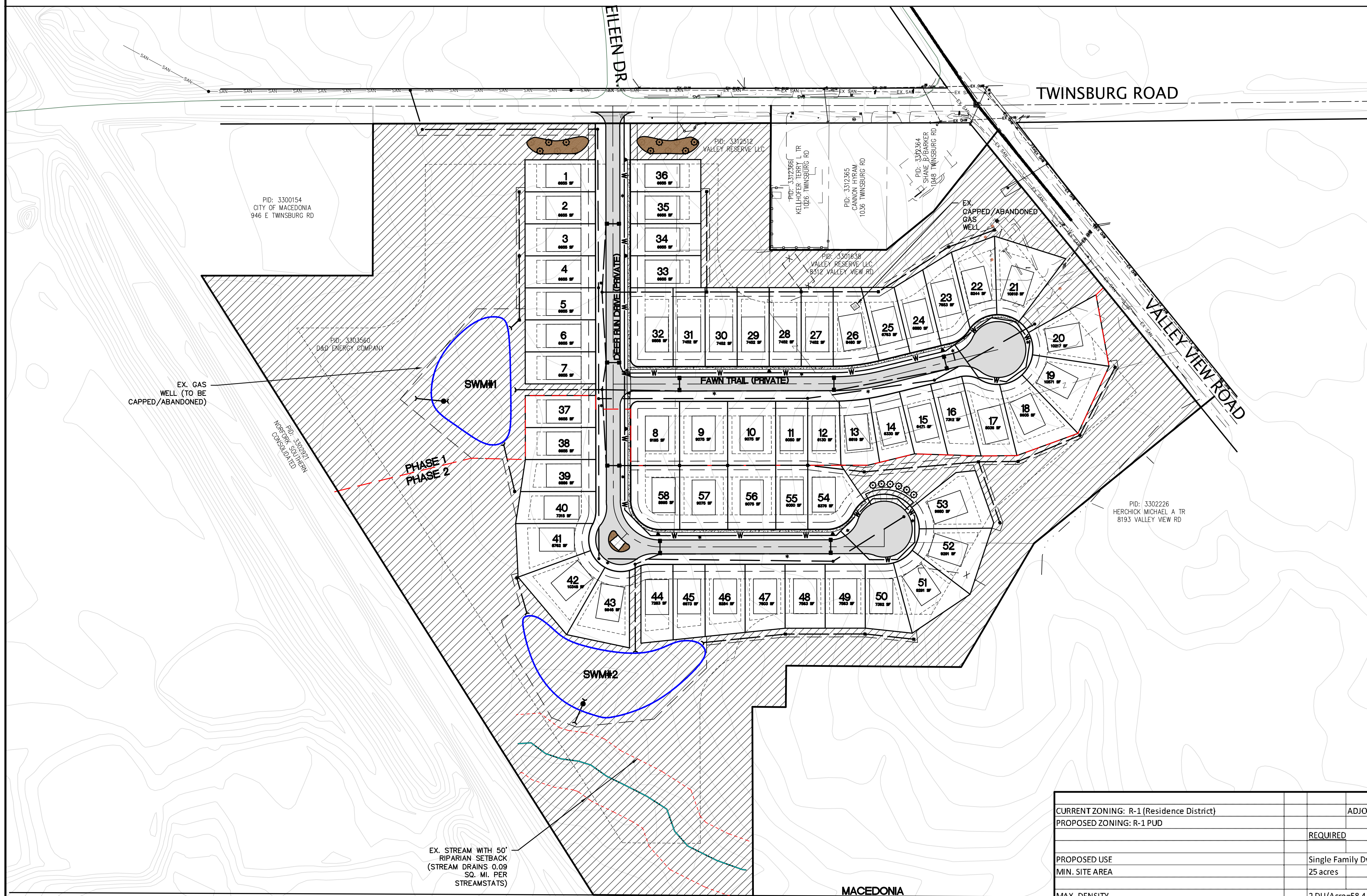
WATER
CITY OF CLEVELAND, DIVISION OF
WATER
1201 LAKESIDE AVENUE
CLEVELAND, OH 44114
(216) 664-2444 x5226

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



SITE DATA SUMMARY

REQUIRED	PROPOSED	COMPLIES
CURRENT ZONING: R-1 (Residence District)	ADJOINING ZONING: R-1 (Residence District)	
PROPOSED ZONING: R-1 PUD		
PROPOSED USE	Single Family Dwelling	COMPLIES
MIN. SITE AREA	25 acres	COMPLIES
MAX. DENSITY	2 DU/Acre=58.4 AC.	COMPLIES
MIN. OPEN SPACE	24% (6.91 ac) not using PUD perimeter parcel setback or parking areas)	COMPLIES
BUILDING SETBACK FROM EX ROW	70'	COMPLIES
BUILDING SETBACK FROM PUD BOUNDARY (adjoining R-1)	90'	COMPLIES
PROPOSED FRONT/SIDE/REAR SETBACKS	25' FRONT/7.5' SIDE/20' REAR	COMPLIES
MIN. BUILDING SEPARATION	30'	COMPLIES
SUBDIVISION REGULATIONS (CHAPTER 1117 DESIGN STANDARDS)		APPROVED BY PC
MIN. INTERSECTION ANGLE	60 DEGREES	COMPLIES
MIN STREET JOGS	125'	COMPLIES
MAX CULDESAC STREET	600' (FROM C/LINT TO BEGIN OF CDS)	COMPLIES
CULDESAC STANDARDS	PAVEMENT: 21' INSIDE ISLAND/43' OUTSIDE RADIUS R/W RADIUS: 55' 24' STREET WIDTH (BACK OF CURB MEAS)	COMPLIES
MIN TANGENT BETWEEN REVERSE CURVES	50'	COMPLIES
PROPERTY LINE RADIUS AT INTERSECTIONS	13' R/W, 25' PAVEMENT	COMPLIES

REVISIONS

04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2
09-23-24	COUNCIL SUBMITTAL

SCALE: 0 50 100
1 INCH = 100 FEET

CLIENT NAME:
COBLENTZ HOMES

PROJECT NUMBER:
24002

PROJECT ADDRESS:
SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD

DATE:
02-05-24

SHEET NUMBER:
1 OF 3

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); 58 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.



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.

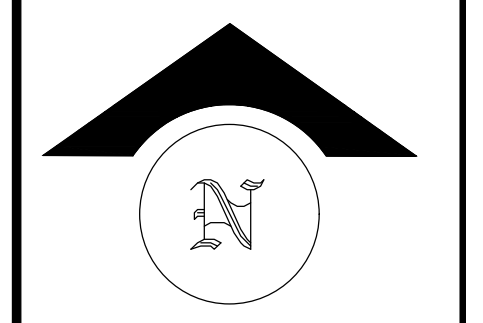
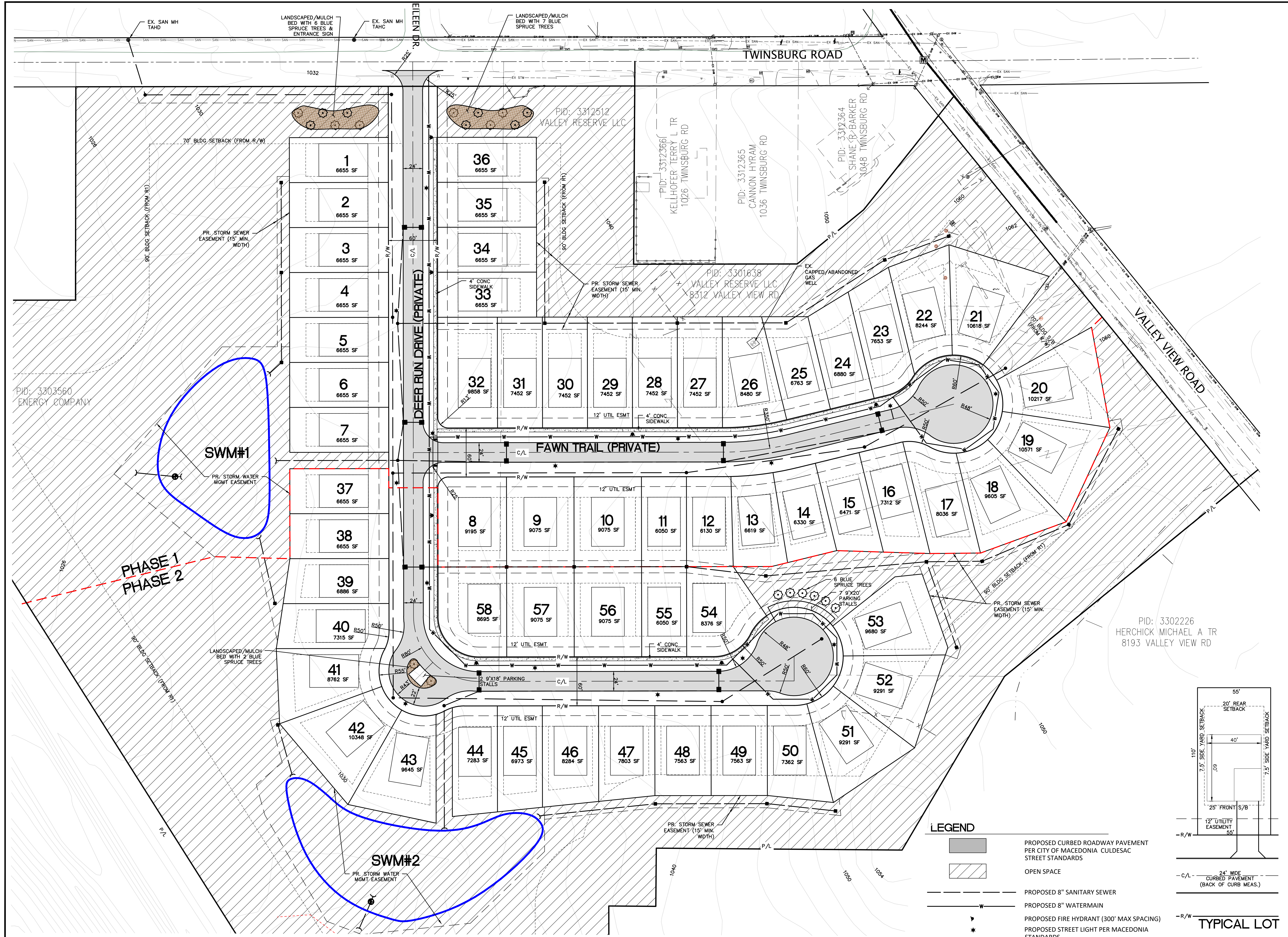
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THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.



VALLEY RESERVE PUD
MACEDONIA, SUMMIT COUNTY, OHIO

OVERALL PLAN & COVER SHEET



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.

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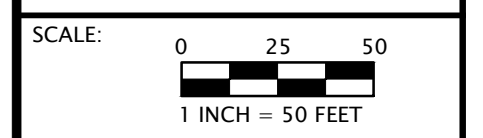
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MG
CIVIL DESIGN
255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
(216) 408-6074

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

REVISIONS

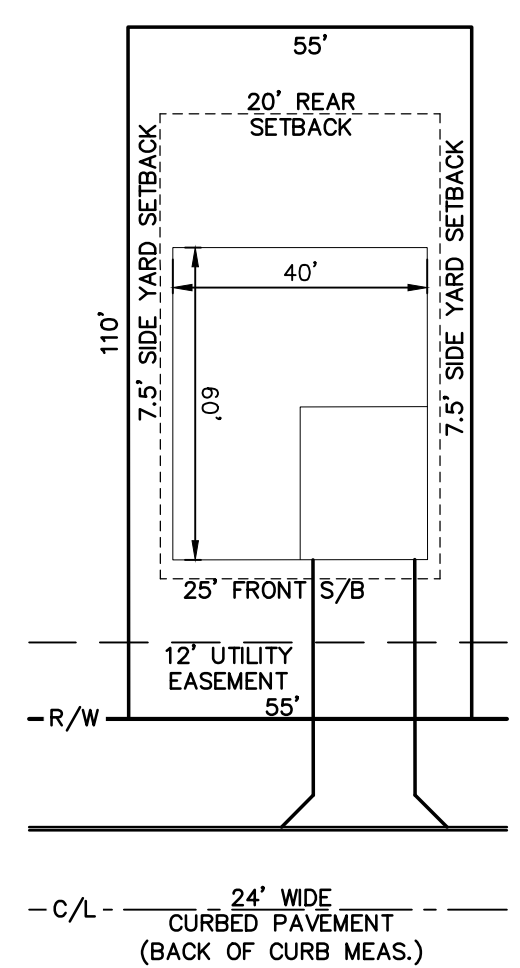
04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2
09-23-24	COUNCIL SUBMITTAL



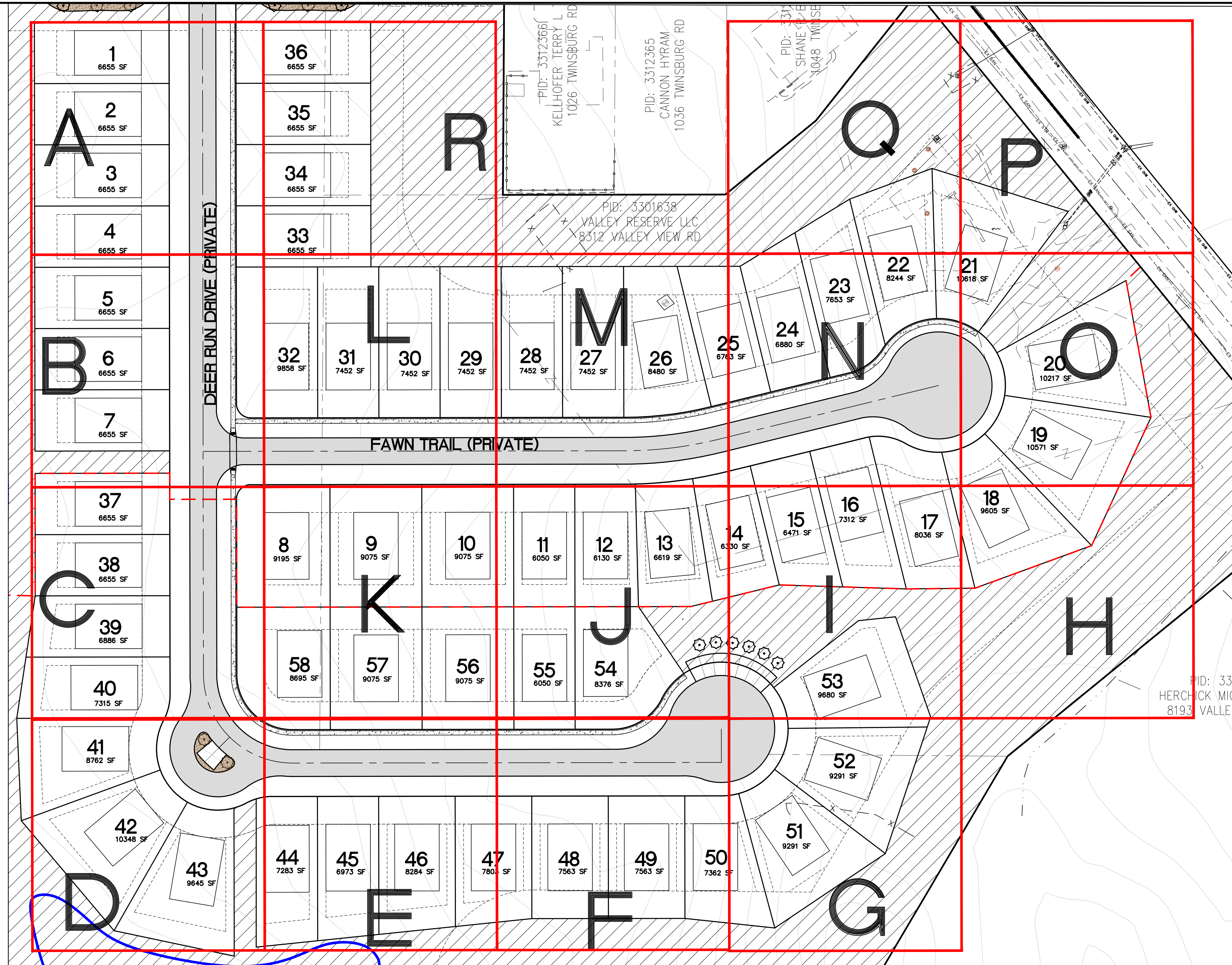
CLIENT NAME: COBLENTZ HOMES
PROJECT NUMBER: 24002
PROJECT ADDRESS: SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD
DATE: 02-05-24
SHEET NUMBER:

2 OF 3

- LEGEND**
- PROPOSED CURBED ROADWAY PAVEMENT PER CITY OF MACEDONIA CULDESAC STREET STANDARDS
 - OPEN SPACE
 - PROPOSED 8" SANITARY SEWER
 - PROPOSED 8" WATERMAIN
 - PROPOSED FIRE HYDRANT (300' MAX SPACING)
 - PROPOSED STREET LIGHT PER MACEDONIA STANDARDS

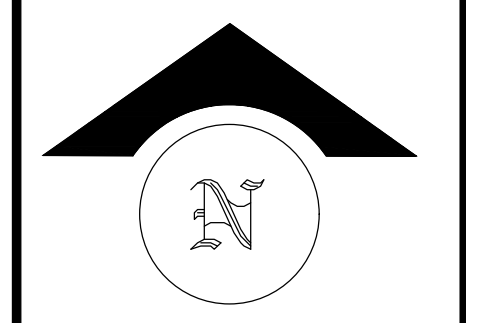


TYPICAL LOT



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	3.58	6
F	3.23	6
G	2.19	6
H	0.87	6
I	4.42	6
J	5.37	6
K	6.00	6
L	4.09	6
M	3.54	6
N	3.44	6
O	2.64	6
P	0.34	6
Q	0.38	6
R	3.91	6
58.00		



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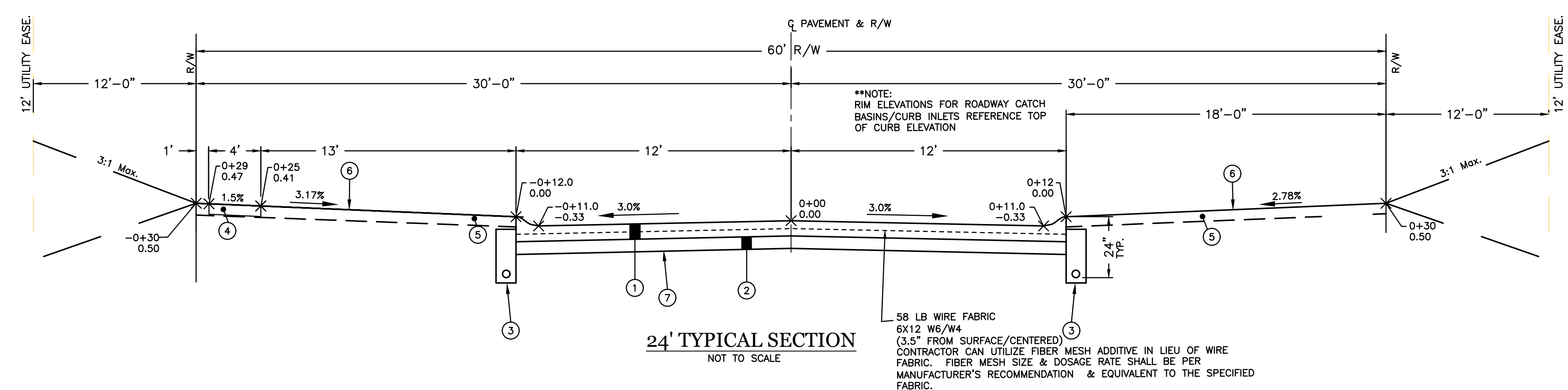
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MG CIVIL DESIGN
 255 PARK PLACE
 CHAGRIN FALLS, OHIO 44022
 (216) 408-6074

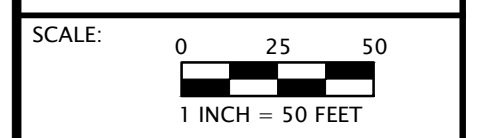
VALLEY RESERVE PUD
 MACEDONIA, SUMMIT COUNTY, OHIO
DENSITY EXHIBIT & TYPICAL SECTION

REVISIONS

04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2
09-23-24	COUNCIL SUBMITTAL



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

ORIGINATOR: ADMINISTRATION/CITY ENGINEER

SPONSOR: Tulley

**CITY OF MACEDONIA
RESOLUTION NO. 67 - 2024**

**A RESOLUTION
AUTHORIZING THE MAYOR TO COMPLETE AND EXECUTE CONSENT
LEGISLATION FOR ODOT’S RESURFACING OF STATE ROUTE 8 IN THE CITY OF
MACEDONIA – ODOT PID NO. 102330**

WHEREAS, the State of Ohio has identified, and the City of Macedonia recognizes, the need for resurfacing a portion of State Route 8 from the City’s southern corporate limit to just north of Macedonia Commons Boulevard, including minor bridge work to various structures, as well as repairs necessitated as a result of the January 27, 2024 tanker truck accident, all within in the City of Macedonia; and

WHEREAS, the Ohio Department of Transportation (“ODOT”) requires that, pursuant to Ohio Revised Code § 5521.01, a preliminary Consent Legislation form and a Certificate of Copy be executed and returned pursuant to the instruction in the legislation confirming the City’s consent to said project; and

WHEREAS, Council deems it necessary and in the best interest of the health, safety and welfare of all City residents to give consent to the State Director of Transportation to complete resurfacing of State Route 8 from the City’s southern corporate limit to just north of Macedonia Commons Boulevard, including minor bridge work to various structures, as well as repairs necessitated as a result of the January 27, 2024 tanker truck accident in the City of Macedonia, known as SUM-SR-0008 15.75, through ODOT program D04 BH FY2025 (West), in accordance with the project parameters for ODOT PID No. 102330.

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

Section 1. The Mayor is hereby authorized to oversee the completion and execution of the preliminary Consent Legislation form, attached hereto as Exhibit “A” and incorporated herein by reference, regarding Project – PID No. 102330, giving the City’s consent for the project as the local public agency (“LPA”), and to otherwise cooperate with the Director of Transportation in the above-described project pursuant to the terms set forth in Exhibit A.

Section 2. That the Clerk of Council of the City of Macedonia is authorized and directed to complete the Certificate of Copy attached hereto and incorporated herein by reference as Exhibit “B,” and forward the requisite documents to ODOT upon completion of the same.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this resolution 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 4. 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

CONSENT LEGISLATION
RC 5521.01

Ordinance/Resolution# _____
PID No. 102330
County/Route/Section SUM SR 0008 15.75

The following is _____ enacted by the City of Macedonia of Summit
(Ordinance/Resolution) (Local Public Agency)
County, Ohio, hereinafter referred to as the Local Public Agency (LPA).

SECTION I - Project Description

WHEREAS, the (LPA/STATE) has identified the need for the described project:

Resurfacing of SUM SR 8 from the S Corp Limit to just north of Macedonia Commons Blvd. Includes minor bridge work to various structures, as well as repairs for the January 27, 2024 tanker truck accident, within the City of Macedonia.

NOW THEREFORE, be it ordained by the City of Macedonia of Summit County, Ohio.
(LPA)

SECTION II - Consent Statement

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project.

SECTION III - Cooperation Statement

The LPA shall cooperate with the Director of Transportation in the above described project as follows:

The State shall assume and bear 100% of all of the costs of the improvement.

The LPA further agrees to pay One Hundred Percent (100%) of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

SECTION IV - Utilities and Right-of-Way Statement

The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of way costs include eligible utility costs.

SECTION V - Maintenance

Upon completion of the described Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the described Project in accordance with all applicable state and federal law, including, but not limited to, 23 USC 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION VI - Authority to Sign

The _____ of said _____ City of Macedonia is hereby empowered
(Contractual Agent) (LPA)
on behalf of the _____ City of Macedonia to enter into contracts with the Director of
(LPA)
Transportation which is necessary to complete the above described project.

Passed: _____,
(Date)

Attested: _____ (Clerk) _____ (Officer of LPA - title)

Attested: _____ (Title) _____ (President of Council)

This _____ is hereby declared to be an emergency measure to
(Ordinance/Resolution)
expedite the highway project(s) and to promote highway safety. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

CERTIFICATE OF COPY
STATE OF OHIO

_____ of _____ County, Ohio,

 _____, as Clerk of the _____

 of _____ County, Ohio, do hereby certify that the forgoing is a true and
 correct copy of _____ adopted by the legislative Authority of the said

 _____ on the _____ day of _____, 20 _____

 that the publication of such _____ has been made and certified of

 record according to law; that no proceedings looking to a referendum upon such
 _____ have been taken; and that such _____

 and certificate of publication thereof are of record in _____ Page _____

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable, this _____ day of _____,

CITY SEAL

Clerk

_____ of _____ County, Ohio

(If the LPA is designated as a City then the "City Seal" is required. If no Seal, then a letter stating "No Seal is required to accompany the executed legislation.)

The foregoing is accepted as a basis for proceeding with the project herein described.
 For the _____ of _____ County, Ohio

Attest: _____, Date _____

For the State of Ohio

Attest: _____, Date _____

 Director, Ohio Department of Transportation

ORIGINATOR: ADMINISTRATION/FINANCE DIRECTOR

SPONSOR: Garvas

**CITY OF MACEDONIA
ORDINANCE NO. 68 – 2024**

**AN EMERGENCY ORDINANCE
CAUSING THE COSTS FOR DEMOLISHING THE BUILDINGS/STRUCTURES
LOCATED AT 8334 SHEPARD ROAD
TO BE CERTIFIED TO THE COUNTY AUDITOR AS A LIEN**

WHEREAS, pursuant to Chapter 1385 of the City’s Codified Ordinances, the City of Macedonia Building Commissioner previously issued remedial orders to the owner of the real property located at 8334 Shepard Road requiring the property owner to demolish the dangerous buildings/structures located thereon within the time provided; and

WHEREAS, the property owner failed to demolish the dangerous buildings/structures as required by the remedial order within the time required, and likewise failed to timely appeal said remedial order; and

WHEREAS, pursuant to Macedonia Codified Ordinance 1385.11, given the existence of an emergency due to the continued existence of the dangerous buildings/structures, and as a result of the owner’s failure to comply with the remedial order, and upon request of the Building Commissioner, Council previously authorized notice of the City’s intent to demolish the dangerous buildings/structures located at 8334 Shepard Road to the property owners; and

WHEREAS, Council Clerk subsequently caused such notice of intent to demolish to be sent to the owner of 8334 Shepard Road; and

WHEREAS, After the passage of more than 30 days, pursuant to City of Macedonia Codified Ordinance Chapter 1385, including Section 1385.03, City Council previously deemed it necessary and in the best interest of the health, safety, and welfare of the City and its residents to demolish the buildings/structures located at 8334 Shepard Road, and adopted Ordinance 99-2023 ordering, *inter alia*, that the dangerous buildings/structures, as defined in Codified Ordinance 1385.02, located at 8334 Shepard Road be demolished; and

WHEREAS, Ordinance 99-2023 further required that the costs of such demolition to be certified to the Summit County Auditor for placement on the tax duplicate of the respective properties, with the assistance of the Director of Finance and the Clerk of Council, all pursuant to Codified Ordinance § 1385.10, which provides, in pertinent part, as follows:

1385.10 FAILURE TO ACT; REMEDY BY CITY; COSTS CERTIFIED AS LIEN.

If any person fails to comply with any lawful order of the Building Commissioner... within the time limit specified in such order, the Building Commissioner shall request Council to

cause such building to be vacated, repaired or demolished, as the facts may warrant, under the standards provided for in this chapter. Council, with the assistance of the Director of Finance shall cause the costs of such vacation, repair or demolition, including the costs of service or publication of notice, to be certified to the Clerk of Council, who shall certify the aforesaid costs to the County Auditor, together with a proper description of the premises for placing the same on the tax duplicate, together with all interest and penalties allowed by law. From the date of entry, a lien shall vest on the premises in accordance with Ohio R.C. 715.261.

WHEREAS, the City thereafter caused demolition of said buildings/structures to be completed, and the Director of Finance thereafter certified the costs of the demolition to the Clerk of Council as set forth in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Council now deems it necessary to cause the City's costs of demolishing the buildings/structures located at 8334 Shepard Road, including the cost of service or publication of requisite notice, as certified to the Clerk of Council by the Director of Finance, to be certified by the Clerk of Council to the County Auditor, together with a proper description of the premises for placing the same on the tax duplicate, together with all interest and penalties allowed by law.

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

Section 1. The Clerk of Council is hereby directed to certify to the County Auditor the City's costs incurred in demolishing the buildings/structures located at 8334 Shepard Road, including the cost of service or publication of requisite notice, as certified to the Clerk of Council by the Director of Finance, along with a proper description of the premises.

Section 2. 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 3. Wherefore, this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Macedonia and the inhabitants thereof, for the reason that it provides for the daily operation of a municipal department, and provided it receives the affirmative vote of three (3) or more of the members elected or appointed to this Council, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____

EFFECTIVE: _____

POSTED: _____

MAYOR: _____

Nicholas Molnar

ATTEST: _____

Jon Hoover, Clerk of Council

EXHIBIT "A"

City of Macedonia

Costs Related to Home Demolition

Address
8334 Shepard Road
Macedonia, Ohio 44056

<u>Description of Cost</u>	<u>Amount</u>
Legal Notice of Intention to Demolition of House	1,276.00
Demolition of House	<u>11,332.00</u>
Total Assessable Costs	<u>12,608.00</u>

Invoice



The Akron Legal News Portage County Legal News

60 S. Summit Street, Akron, Ohio 44308 • Ph. (330) 376-0917 • Fax (330) 376-7001
subscribe@akronlegalnews.com

DATE: 8/2/2023
INVOICE#: 129673

BILL TO:

CITY OF MACEDONIA BLDG DEPT
9691 VALLEY VIEW RD
MACEDONIA, OH 44056

#2023-01321

P.O. NO. TERMS
Macedonia8334Sh...

DESCRIPTION	RATE	AMOUNT
HEARING/MEETING/AUCTION	1,276.00	1,276.00
DATE:		
AD DATES: Aug 2, 3, 4, 2023		
ALN FILE#: 23-01036		
THE AKRON LEGAL NEWS ACCEPTS ONLY THE RESPONSIBILITY FOR THE PUBLICATION COST OF ERRORS AND/OR OMISSIONS IN THE ORIGINAL OR FIRST DATE OF PUBLICATION. ERRORS AND/OR OMISSIONS PERMITTED TO REPEAT IN SUBSEQUENT PUBLICATIONS BECOME THE RESPONSIBILITY OF THOSE PLACING THE LEGAL OR COMMERCIAL AD FOR PUBLICATION.		
	6.75%	0.00
APPROVED BY: Robert Rodic DATE: 8/14/2023		
Please return remittance copy with payment. Thank you.		
	Total	\$1,276.00

TRW CONSTRUCTION LLC

3563 McCrea Lane
Richfield 44286
trwconstruction1@gmail.com

TRW
CONSTRUCTION

CUSTOM HOME BUILDER · SITE DEVELOPER
DEMOLITION · SPECIALTY CONCRETE

BBN 330 1446

INVOICE

BILL TO
City of Macedonia - Bldg. Dept.
9691 Valley View Rd.
Macedonia, OH 44056

INVOICE 2430
DATE 01/24/2024
TERMS IN FULL UPON
COMPLETION
DUE DATE 02/23/2024

JOB #
8334 Shepard Rd.

SALES REP
Terence Wilson

ACTIVITY	QTY	RATE	AMOUNT
Demo Raze 1 1/2 story single family residential dwelling, detached garage, basement and excessive trash in basement and garage, etc.. Cap water and sewer connection. Seed and straw - must be watered by owner.	1	10,240.00	10,240.00
 Permit fee waived by the city			0.00
 The owner responsible for terminating all utilities including water, electrical and gas service, etc.			0.00
 Payment: Upon completion.			0.00
Extras Dump fees for garbage - \$182.00 x 6 loads	6	182.00	1,092.00

BALANCE DUE \$11,332.00

Pokut Podic
2/20/2024

2024-00522

101-170-5410

ORIGINATOR: ADMINISTRATION/FINANCE DIRECTOR

SPONSOR: Ventura

**CITY OF MACEDONIA
ORDINANCE NO. 69 – 2024**

**AN EMERGENCY ORDINANCE
CAUSING THE COSTS FOR DEMOLISHING THE BUILDINGS/STRUCTURES
LOCATED AT 1250 TWINSBURG ROAD
TO BE CERTIFIED TO THE COUNTY AUDITOR AS A LIEN**

WHEREAS, pursuant to Chapter 1385 of the City’s Codified Ordinances, the City of Macedonia Building Commissioner previously issued remedial orders to the owner of the real property located at 1250 Twinsburg Road requiring the property owner to demolish the dangerous buildings/structures located thereon within the time provided; and

WHEREAS, the property owner failed to demolish the dangerous buildings/structures as required by the remedial order within the time required, and likewise failed to timely appeal said remedial order; and

WHEREAS, pursuant to Macedonia Codified Ordinance 1385.11, given the existence of an emergency due to the continued existence of the dangerous buildings/structures, and as a result of the owner’s failure to comply with the remedial order, and upon request of the Building Commissioner, Council previously authorized notice of the City’s intent to demolish the dangerous buildings/structures located at 1250 Twinsburg Road to the property owners; and

WHEREAS, Council Clerk subsequently caused such notice of intent to demolish to be sent to the owner of 1250 Twinsburg Road; and

WHEREAS, After the passage of more than 30 days, pursuant to City of Macedonia Codified Ordinance Chapter 1385, including Section 1385.03, City Council previously deemed it necessary and in the best interest of the health, safety, and welfare of the City and its residents to demolish the buildings/structures located at 1250 Twinsburg, and adopted Ordinance 99-2023 ordering, *inter alia*, that the dangerous buildings/structures, as defined in Codified Ordinance 1385.02, located at 1250 Twinsburg Road be demolished; and

WHEREAS, Ordinance 99-2023 further required that the costs of such demolition to be certified to the Summit County Auditor for placement on the tax duplicate of the respective properties, with the assistance of the Director of Finance and the Clerk of Council, all pursuant to Codified Ordinance § 1385.10, which provides, in pertinent part, as follows:

1385.10 FAILURE TO ACT; REMEDY BY CITY; COSTS CERTIFIED AS LIEN.

If any person fails to comply with any lawful order of the Building Commissioner... within the time limit specified in such order, the Building Commissioner shall request Council to

cause such building to be vacated, repaired or demolished, as the facts may warrant, under the standards provided for in this chapter. Council, with the assistance of the Director of Finance shall cause the costs of such vacation, repair or demolition, including the costs of service or publication of notice, to be certified to the Clerk of Council, who shall certify the aforesaid costs to the County Auditor, together with a proper description of the premises for placing the same on the tax duplicate, together with all interest and penalties allowed by law. From the date of entry, a lien shall vest on the premises in accordance with Ohio R.C. 715.261.

WHEREAS, the City thereafter caused demolition of said buildings/structures to be completed, and the Director of Finance thereafter certified the costs of the demolition to the Clerk of Council as set forth in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Council now deems it necessary to cause the City's costs of demolishing the buildings/structures located at 1250 Twinsburg Road, including the cost of service or publication of requisite notice, as certified to the Clerk of Council by the Director of Finance, to be certified by the Clerk of Council to the County Auditor, together with a proper description of the premises for placing the same on the tax duplicate, together with all interest and penalties allowed by law.

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

Section 1. The Clerk of Council is hereby directed to certify to the County Auditor the City's costs incurred in demolishing the buildings/structures located at 1250 Twinsburg Road, including the cost of service or publication of requisite notice, as certified to the Clerk of Council by the Director of Finance, along with a proper description of the premises.

Section 2. 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 3. Wherefore, this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Macedonia and the inhabitants thereof, for the reason that it provides for the daily operation of a municipal department, and provided it receives the affirmative vote of three (3) or more of the members elected or appointed to this Council, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____

EFFECTIVE: _____

POSTED: _____

MAYOR: _____

Nicholas Molnar

ATTEST: _____

Jon Hoover, Clerk of Council

EXHIBIT "A"

City of Macedonia

Costs Related to Home Demolition

Address
1250 Twinsburg Road
Macedonia, Ohio 44056

<u>Description of Cost</u>	<u>Amount</u>
Legal Notice of Intention to Demolition of House	1,089.00
Demolition of House	<u>9,440.00</u>
Total Assessable Costs	<u>10,529.00</u>

Invoice



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subscribe@akronlegalnews.com

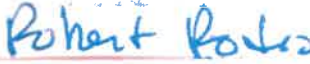
DATE: 8/2/2023 INVOICE#: 129674

BILL TO:

**CITY OF MACEDONIA BLDG DEPT
9691 VALLEY VIEW RD
MACEDONIA, OH 44056**

2023-01321

P.O. NO. TERMS
Macedonia1250T...

DESCRIPTION	RATE	AMOUNT
HEARING/MEETING/AUCTION DATE: AD DATES: Aug 2, 3, 4, 2023 ALN FILE#: 23-01037 THE AKRON LEGAL NEWS ACCEPTS ONLY THE RESPONSIBILITY FOR THE PUBLICATION COST OF ERRORS AND/OR OMISSIONS IN THE ORIGINAL OR FIRST DATE OF PUBLICATION. ERRORS AND/OR OMISSIONS PERMITTED TO REPEAT IN SUBSEQUENT PUBLICATIONS BECOME THE RESPONSIBILITY OF THOSE PLACING THE LEGAL OR COMMERCIAL AD FOR PUBLICATION.	1,089.00	1,089.00
<p style="text-align: center;">  DATE <u>8/14/2023</u> CITY OF MAC BUILDING DEPT. </p>	6.75%	0.00
<p>Please return remittance copy with payment. Thank you.</p>	Total	\$1,089.00

TRW CONSTRUCTION LLC

3563 McCrea Lane
Richfield 44286
trwconstruction1@gmail.com



INVOICE

BILL TO
City of Macedonia - Bldg. Dept.
9691 Valley View Rd.
Macedonia, OH 44056

INVOICE 2493
DATE 07/31/2024
TERMS IN FULL UPON
COMPLETION
DUE DATE 08/30/2024

JOB #
1250 Twinsburg Rd.

SALES REP
Terence Wilson

ACTIVITY	QTY	RATE	AMOUNT
Demo Raze 1 1/2 story single family residential dwelling, attached 2 car garage, shed, basement and computer parts, trash, etc.. Seed and straw - must be watered by owner. Permit fee waived by the city The owner responsible for terminating all utilities including water, electrical and gas service, etc. Payment: Upon completion.	1	8,900.00	8,900.00
Scope of Work (1) 40 yard container for trash.	1	540.00	540.00
BALANCE DUE			\$9,440.00

8-1-2024

ok [Signature]

#2024-0122