**MACEDONIA PLANNING COMMISSION**
**MEETING AGENDA**
**DECEMBER 16, 2024**

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

**Time:** 5:30 P.M.

**Call to Order**

**Roll Call:**

- Mr. Westbrooks
- Mr. Roberts
- Mr. Cox
- Mr. Wallenhorst
- Ms. Meske

**Approval of the November 18, 2024 minutes.**

**Agenda Items:**

1) Mr. Winkleman, AIA Architect is proposing to construct a 4,292 Sq. Ft. Fellowship Hall, and an 1,870 Sq. Ft. Retreat Center for St Gregario's located at 1252 E. Aurora Rd.

George Winkelmann
Architect NCARB
996 Endicott Dr.
Akron, OH 44313
330-328-3516
ghwink@yahoo.com

2) Mr. Condiff is proposing a new subdivision (Valley Meadow Estates) located at the intersection of Twinsburg Rd. and Valley View Rd.

Jon Cundiff
Drees Homes
6860 W. Snowville Rd. Suite 105
Brecksville, Oh 44141
330-819-9146
jcundiff@dreeshomes.com

**Miscellaneous:**

**Adjournment**

**Continued Items:**

- 09/16/2024 Proposed multi-tenant signage for Coblentz Homes located at 585 E. Highland Rd.
- 11/18/2024 Proposed Valley Meadow Estates subdivision located at the intersection of Twinsburg Rd. and Valley Rd.
- 11/18/2024 Proposed Fellowship Hall & Retreat Center for St. Gregorio's Church located at 1252 E. Aurora Rd.
- 11/18/2024 Proposed outdoor storage located at 480 Highland Rd.
- 11/18/2024 Proposed lot split for the Knights Inn located at 240 E. Highland Rd.

**The next regularly scheduled meeting is set for January 13, 2025**
**All requests & documentation for the Planning Commission must be submitted by December 20, 2024**
**Tabled items will be removed after one (1) year of inactivity.**

# City of Macedonia

**The Crossroads of Northeast Ohio**

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396




**Building/Engineering/Zoning/Planning Department**

# APPLICATION FOR HEARING BEFORE THE MACEDONIA PLANNING COMMISSION

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

**DATE OF APPLICATION:** August 23, 2024

**LOCATION OF PROPERTY INVOLVED:** 1252 East Aurora Road

**NATURE OF REQUEST:** To construct a 4,292 SF, Fellowship Hall, and a 1,870 SF, Retreat Center.

**APPLICANT NAME:** George H. Winkelmann AIA Architect NCARB **PHONE:** 330-328-3516

**APPLICANT ADDRESS:** 996 Endicott Drive, Akron, OH 44313

**APPLICANT EMAIL ADDRESS:** ghwink@yahoo.com

**APPLICANT SIGNATURE:** George H. Winkelmann **DATE:** August 23, 2024

**NOTES:** It is the intent of St. Gregorios Church to begin construction of the projects(s) as soon as possible, so that the Retreat Center can begin use by the Spring of 2025. The parking will be expanded if a parking space sharing agreement is not reached with the church to the East. As the Site is heavily wooded a minimum amount of landscaping is planned, except up close to the new buildings, as well as additional lighting, as required.

**MEETING DATE:** September 16, 2024 **FILING FEE:** 200.00 **ESCROW REQUIRED:** 10,000.00

Deadline for submitting applications is **21 DAYS** prior to the meeting date. When applying for a hearing, please furnish **TWO** sets of sketches, maps, drawings, descriptions, or photographs of the property in question. **TWO** copies of the site plan are required. **PLANS MUST BE FOLDED, NOT ROLLED**. No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, the landscape and lighting plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commissioner's desire to serve each applicant with a minimum of delay.

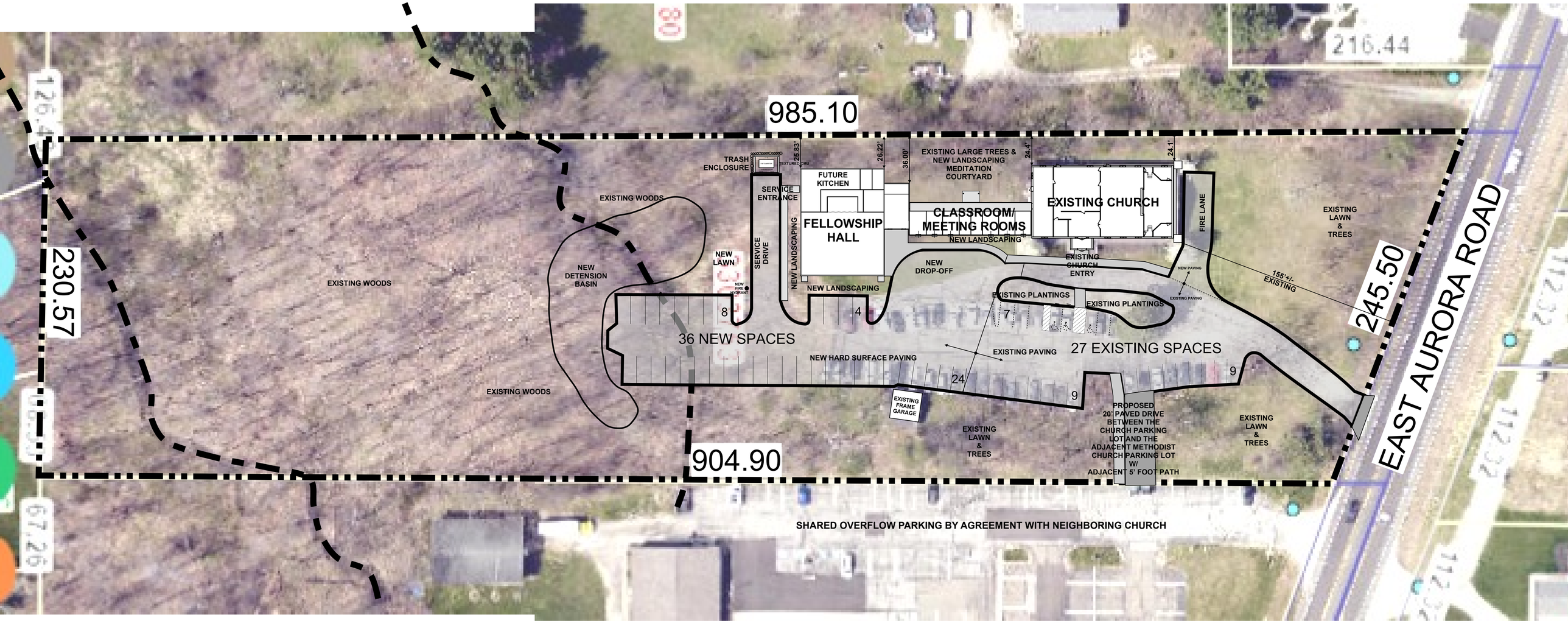
**PLEASE NOTE:** **PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE, ADDITIONAL FEES MAY BE REQUIRED.**

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

**Make checks payable to:**
City of Macedonia

**Please submit plans to:**
Macedonia Building Department
9691 Valley View Road
Macedonia, Ohio 44056

★ Service ★ Commitment ★ Pride ★




## PARKING REQUIREMENTS.

THE NEW FELLOWSHIP HALL HAS PLANNED CAPACITY OF 300 PERSONS.
WITH A PARKING RATIO OF 5 TO 1, 60 SPACES WOULD BE REQUIRED.
THERE ARE CURRENTLY 43 SPACES, INCLUDING 3 HC.
CONSTRUCTION WILL TAKE AWAY 16, BUT WE ARE ADDING BACK 36,
WHICH WILL PROVIDE 63 TOTAL SPACES.
THE CHURCH HAS AN AGREEMENT WITH THE NEIGHBORS FOR OVERFLOW;

# NEW SCHEMATIC SITE PLAN 1”=30’

PRELIMINARY SITE INFORMATION OBTAINED FROM SUMMIT COUNTY GIS WEBSITE

**SEE DETAILED WOHLWEND ENGINEERING GROUP SITE IMPROVEMENT PLANS**

NOVEMBER 22, 2024

# ST. GREGORIO’S INDIAN ORTHODOX CHURCH
# FELLOWSHIP HALL/ CLASSROOMS/MEETING ROOMS ADDITION

1252 East Aurora Road
Macedonia, OH 44056

**ST. GREGORIO’S INDIAN ORTHODOX CHURCH**
**FELLOWSHIP HALL/ CLASSROOM/ MEETING ROOMS ADDITION**
1252 East Aurora Road
Macedonia, OH 44056

STATE OF OHIO — George H. Winkelmann — 5007 — REGISTERED ARCHITECT
EXPIRES 12-31-25

1

Winkelmann Architecture/ Project Management
996 Endicott Drive
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George H. Winkelmann AIA Architect NCARB
330-328-3516
ghwink@yahoo.com

NEW DROP-OFF

NEW LAWN & LANDSCAPING
(DETAILED LANDSCAPING & LIGHTING PLANS
WILL BE PROVIDED)

84'-8"

11'-0" | 3½" | 11'-0" | 3½" | 11'-0" | 3½" | 8'-8" | 5½" | 8'-8" | 3½" | 11'-0" | 3½" | 11'-0" | 3½" | 11'-0"

PTAC UNIT- SEE NOTE

TW30410
3'-2⅛"X5'-0⅞"RO

11'X16'
CLASSROOM/
MEETING ROOM

ACCESSIBLE SHOWER (LOW THRESHOLD)

WOMEN'S ACCESSIBLE TOILET ROOM

MEN'S ACCESSIBLE TOILET ROOM

17'-0" OUTSIDE TO OUTSIDE OF FOUNDATION
16'-4"
4"

FIXED WINDOW
3'-0"
3⁰x6⁸

5'-6" WIDE HALLWAY

3'-0" "B" LABEL HM DOOR & FRAME
1½ PR BUTT HINGES, LOCK SET
W/CLOSER & THRESHOLD
W/ SIDELITE.

3'-0" No EXIT

FIREWALL

2-3'-0"X6'-8"
FIBERGLASS ENTRY DOORS
W/ FULL LIGHTS
FIBERGLASS FRAMES
1½ PR BUTT HINGES
CLOSER'S, PUSH BAR
ASTRAGAL
ACCESSIBLE ALUM
THRESHOLD

3'-4" | 3'-4"
4'-8" | 4'-8"
10½"
10'-0"

FELLOWSHIP HALL

LOBBY

VESTIBULE

32'-0"

ACCESSIBLE
DRINKING
FOUNTAIN

3'-0" | 3'-0"

16'-8"

COATS

9'-8"

HC WOMEN'S TOILET

HC MEN'S TOILET

EXISTING CHURCH

THERE IS NO WORK
IN THE EXISTING
CHURCH BUILDING
EXCEPT AT THE SOUTH
WALL WHERE THE
CLASSROOMS/
MEETING ROOMS
ADDITION IS BEING
CONNECTED, AND TO
ACCESS EXISTING
UTILITIES.

LARGE EXISTING TREE

LARGE EXISTING TREE

# CLASSROOMS/MEETING ROOMS PLAN

1/4"=1'-0"

2,334 SF

LANDSCAPED 'QUIET' GREEN SPACE
(WE WILL BE PROVIDING A DETAILED
LANDSCAPING PLAN FOR THIS SPECIAL
AREA, DESIGNED FOR CHURCH MEMBERS & GUESTS,
AND ALL WHO ENJOY THIS SPACE TO
COMMUNE WITH CREATION.)

NOVEMBER 22, 2024

**ST. GREGORIO'S INDIAN ORTHODOX CHURCH**

**FELLOWSHIP HALL/ CLASSROOM/ MEETING ROOMS ADDITION**

1252 East Aurora Road
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ASPHALT DRIVEWAY

LAWN OR LANDSCAPING

LAWN OR LANDSCAPING

3⁰x6⁸

3⁰x6⁸

12' SERVICE DRIVE

EXISTING WOODS

HALL
38' X 55'

BUILDING
58' X 74'

PTAC UNIT- SEE NOTE

TW30410
3'-2⅛"X5'-0⅛"RO

3'-4"

3'-4"

10'-0"

FIREWALL

FIXED WINDOW

3'-0"

3'-0"

VESTIBULE
416 SF

EXIT

COATS

16'-8"

16'-8"

24'-0"

26'-0"

32'-0"

7'-1"

6"

9'-8"

THIS WALL IS A 6" STUD WALL W/ 1/2" GYP BD ON BOTH SIDES
IT IS ACTING AS A SHEAR WALL FOR THE LONG SIDE WALLS
(GOES ALL THE WAY UP TO THE SLOPED CEILING

3½"

20'-7"

3½"

PROSCENIUM ARCH

LOBBY

STAGE AREA
(NO RAISED FLOOR)
12'x22'

ACCESSIBLE DRINKING FOUNTAIN

3'-0"

3'-0"

5' HALLWAY

5' HALLWAY

HC WOMEN'S TOILET

HC MEN'S TOILET

STORAGE
14'x17'

8' CASED OPENING

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

3⁰x6⁸

ROLLING SERVING RACKS

SERVING
12'X13'-6"

30" DISH WASHER HI-TEMP 220v

220v

12X12 FLR SINK

48" UPRIGHT FREEZER

48" UPRIGHT REFRIGERATOR

48" UPRIGHT REFRIGERATOR

THIS KITCHEN LAYOUT IS FOR ESTIMATING PURPOSES ONLY FOR ROUGH-INS COMING THROUGH THE FLOOR

48" SS WORK TABLE

48" SS WORK TABLE

13'X21' COMMERCIAL KITCHEN

SINK

SS HOOD LIGHTS

6" FLOOR DRAIN W/ TRAP PRIMER

6" FLOOR DRAIN W/ TRAP PRIMER

GREASE TRAP

4' TYPE 2 SS HOOD

14' TYPE 1 SS HOOD

220V

41" CONV D'BLE OVEN

60" RANGE

48" GRILL/ CHARBROILER

SS TABLE

FRY

FRY

41" GAS D'BLE OVEN

60" GAS RANGE

48" GAS CPG GRILL

24" SS TABLE

AGAS FRYER

GAS FRYER

SERVICE ENTRANCE

5½"

3'-7"

3½"

30"-0"

25'-8"

5½"

GATE PANELS TO BE COVERED W/ THE SAME SHAKE/ SHINGLE SIDING AS THE BLDG.

GATE

GATE

CONCRETE SLAB

4'X6' DUMPSTER

8'-8"

12'-0"

TEXTURED CMU

5½"

8'-1"

8'-1"

17'-2½" (CAN FLOAT)

22'-10"

3½"

3½"

3½"

57'-1"

58'-0"

5½"

5½"

THIS KITCHEN LAYOUT IS FOR ESTIMATING PURPOSES ONLY AND FOR ROUGH-INS COMING THROUGH THE FLOOR

# FELLOWSHIP HALL PLAN 1/4"=1'-0"

4,292 SF

NOVEMBER 22, 2024

**ST. GREGORIO'S INDIAN ORTHODOX CHURCH**

**FELLOWSHIP HALL/ CLASSROOM/ MEETING ROOMS ADDITION**

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REGISTERED ARCHITECT
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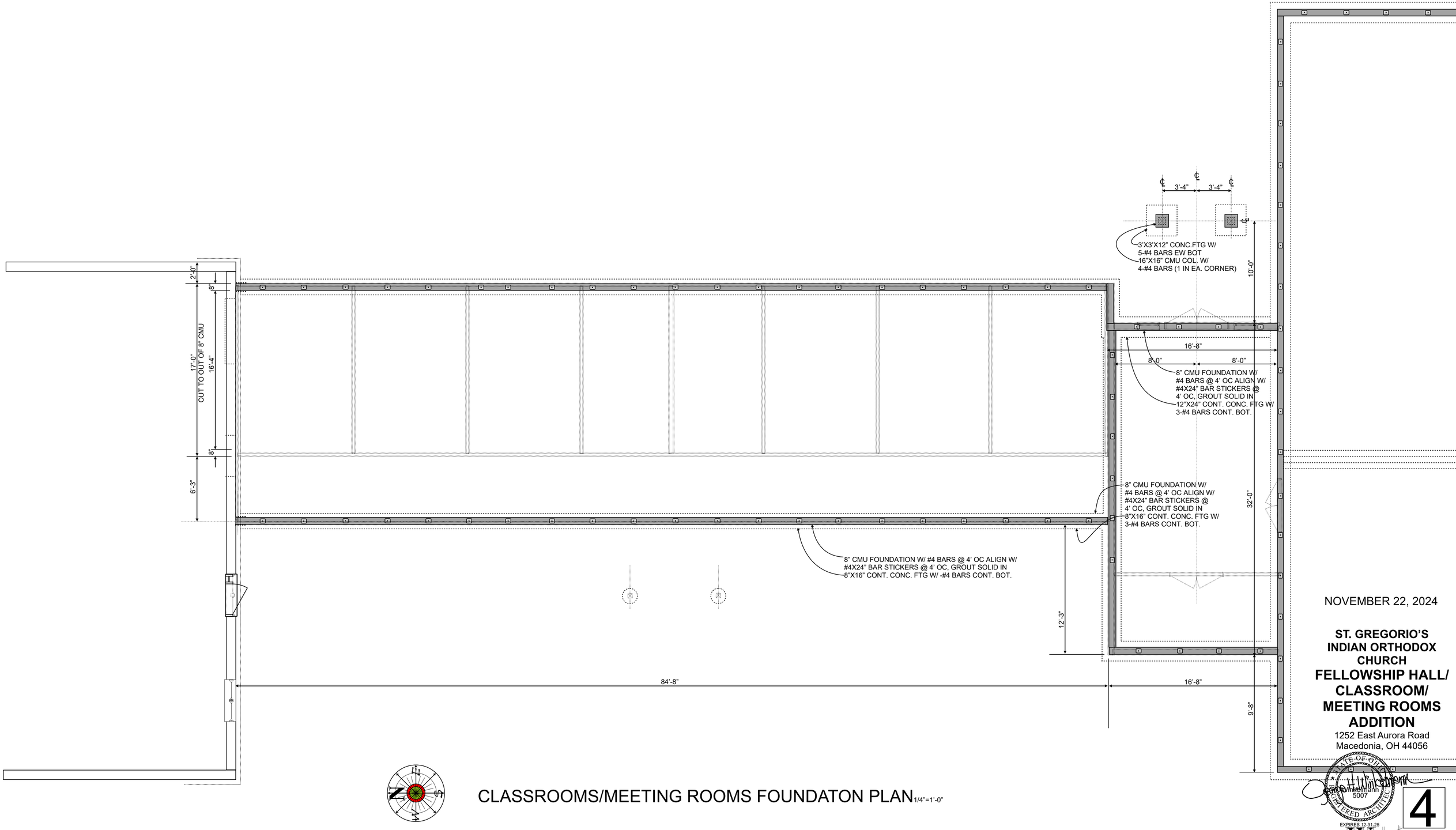


CLASSROOMS/MEETING ROOMS FOUNDATON PLAN 1/4"=1'-0"

NOVEMBER 22, 2024

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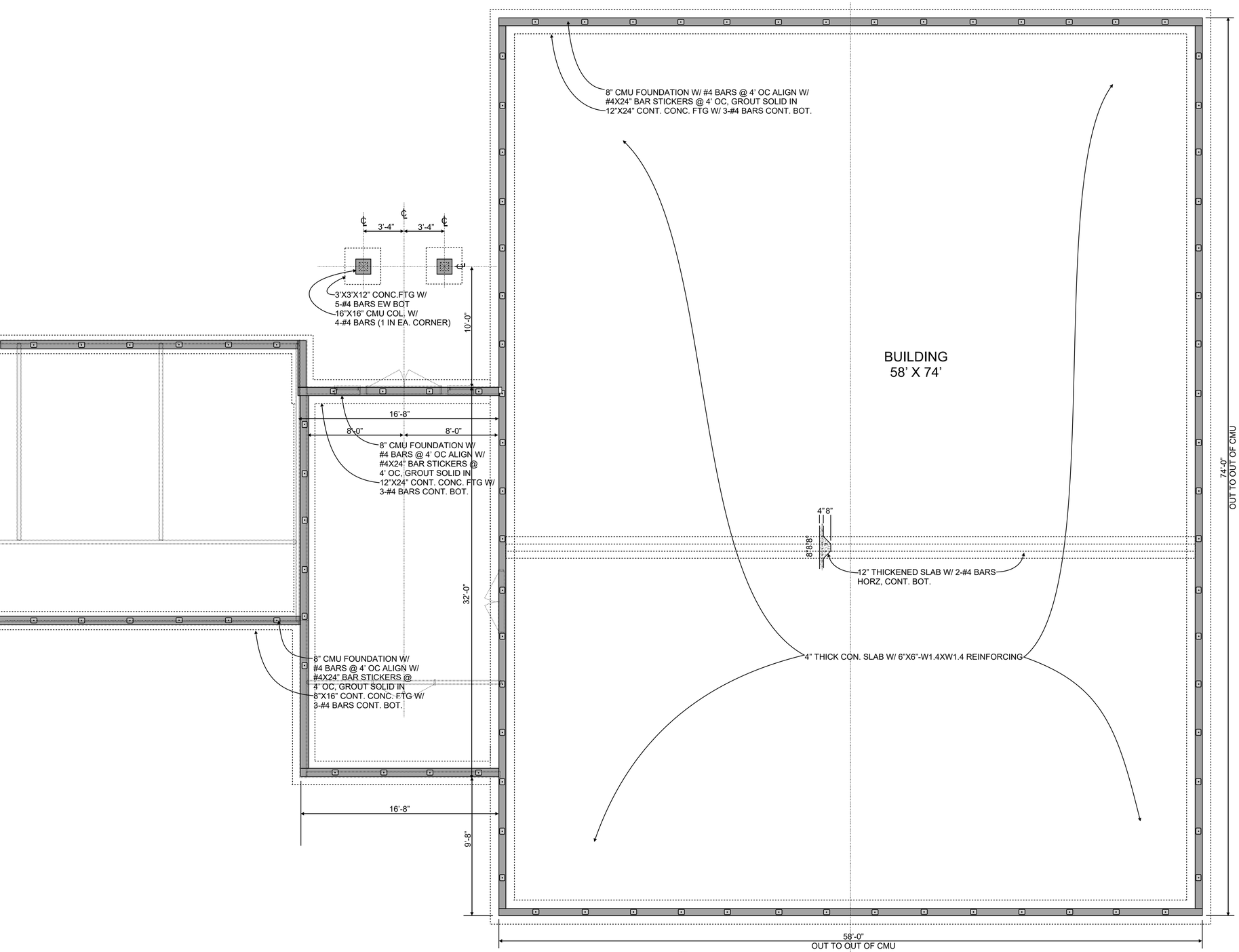


# FELLOWSHIP HALL FOUNDATON PLAN 1/4"=1'-0"

NOVEMBER 22, 2024

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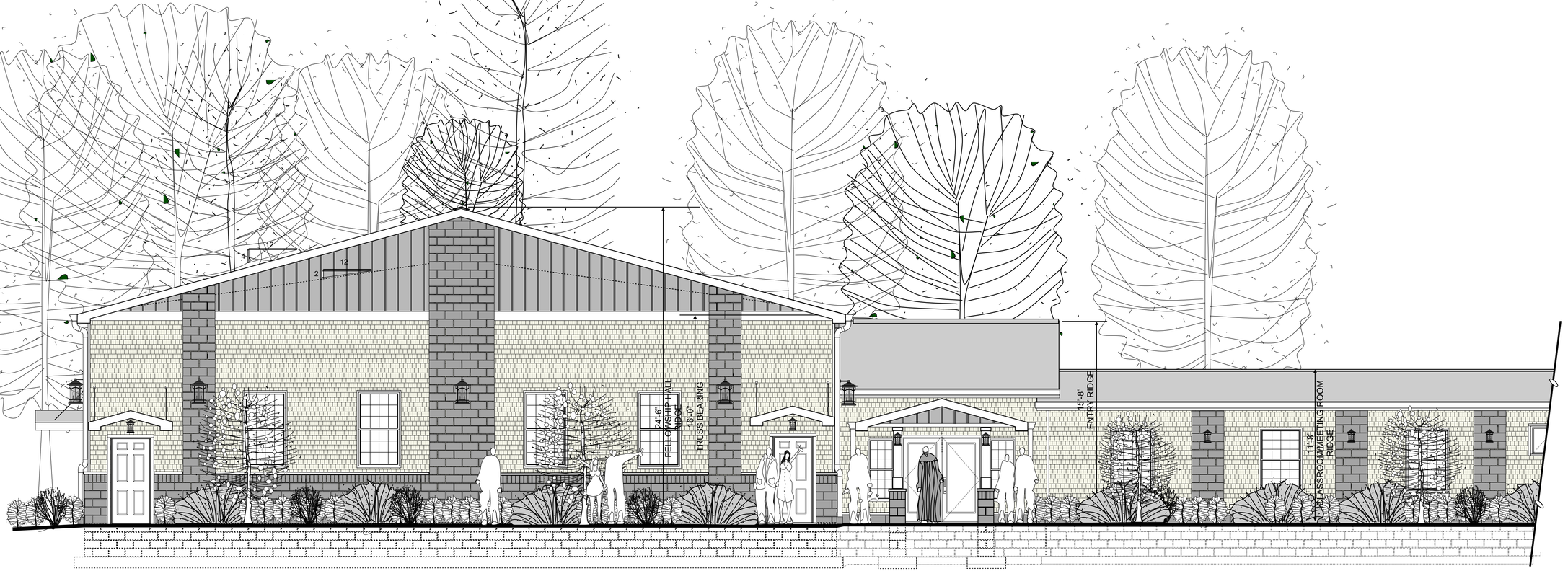
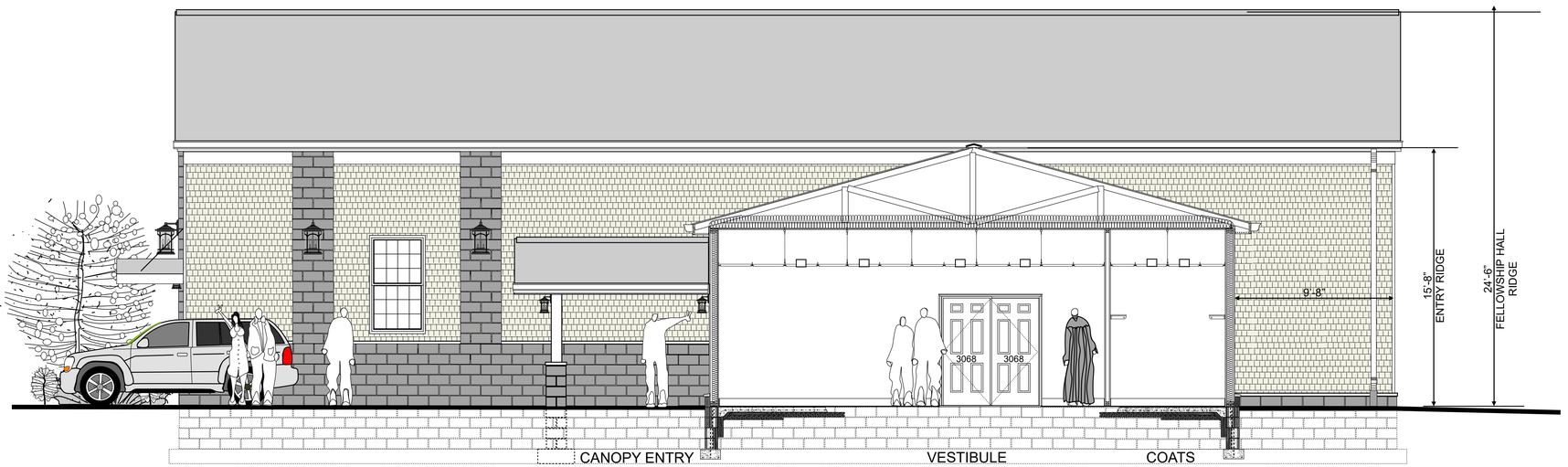



EAST ELEVATION OF GABLE END OF HALL 1/4"=1'-0"

MAIN ENTRY 1/4"=1'-0"

PARTIAL FRONT ELEVATION OF CLASSROOM/MEETING ROOMS 1/4"=1'-0"




NORTH ELEVATION @ ENTRY & CONNECTION TO CLASSROOMS/MEETING ROOMS 1/4"=1'-0"

NOVEMBER 22, 2024

**ST. GREGORIO'S INDIAN ORTHODOX CHURCH**

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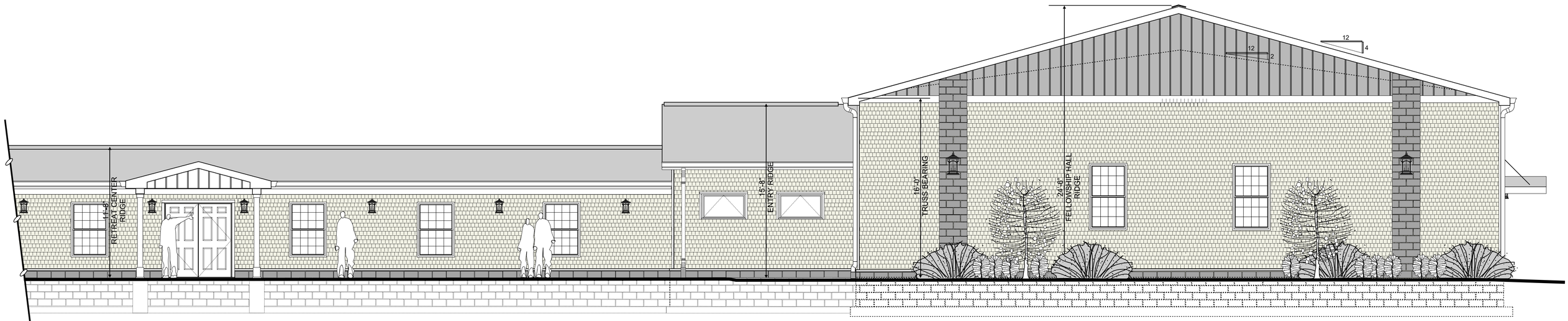
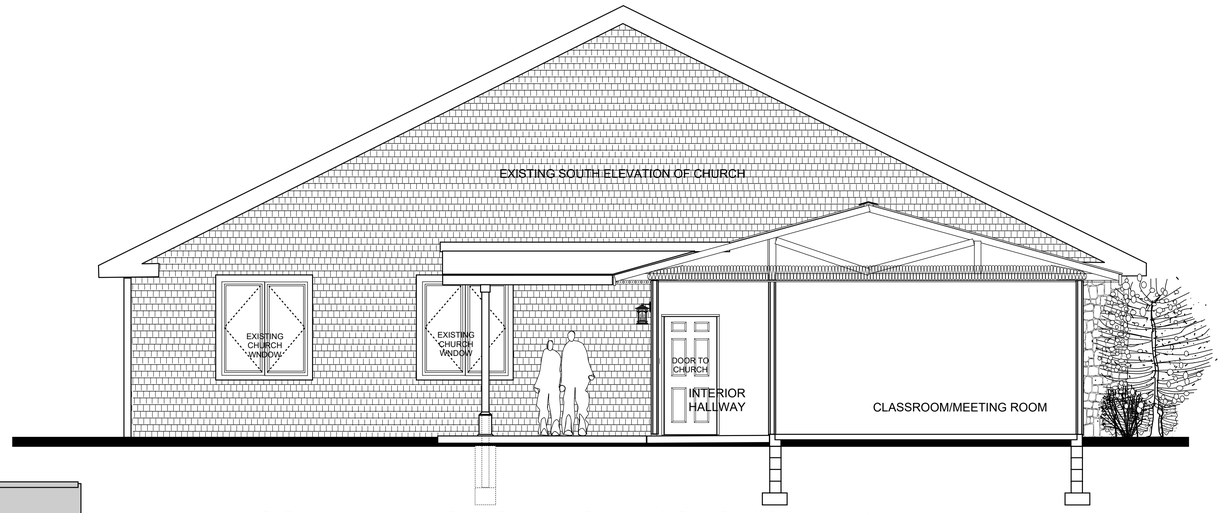


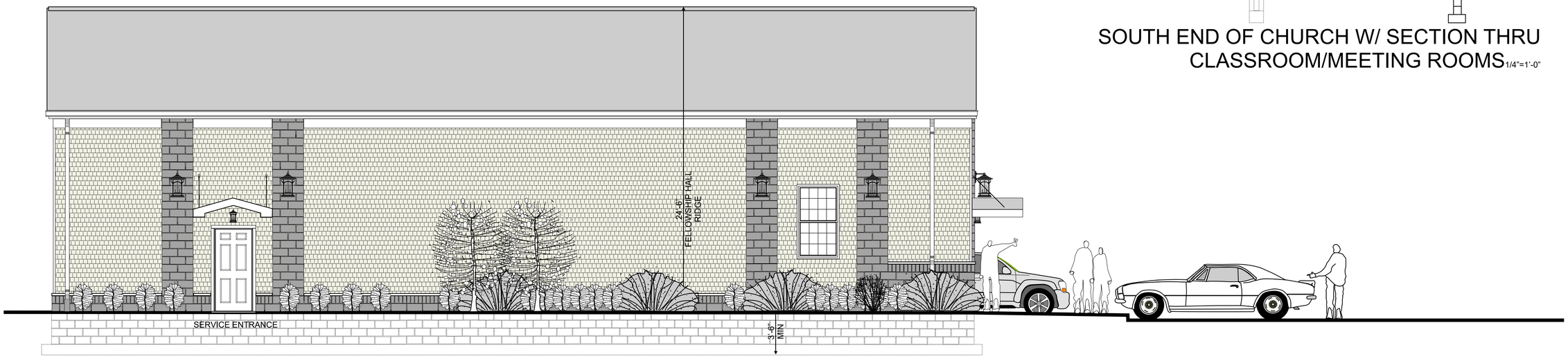

PARTIAL BACK ELEVATION OF CLASSROOM/MEETING ROOMS 1/4"=1'-0"

BACK OF MAIN ENTRY 1/4"=1'-0"

WEST GABLE END ELEVATION OF HALL 1/4"=1'-0"




SOUTH END OF CHURCH W/ SECTION THRU CLASSROOM/MEETING ROOMS 1/4"=1'-0"




SOUTH ELEVATION 1/4"=1'-0"

NOVEMBER 22, 2024

**ST. GREGORIO'S INDIAN ORTHODOX CHURCH**

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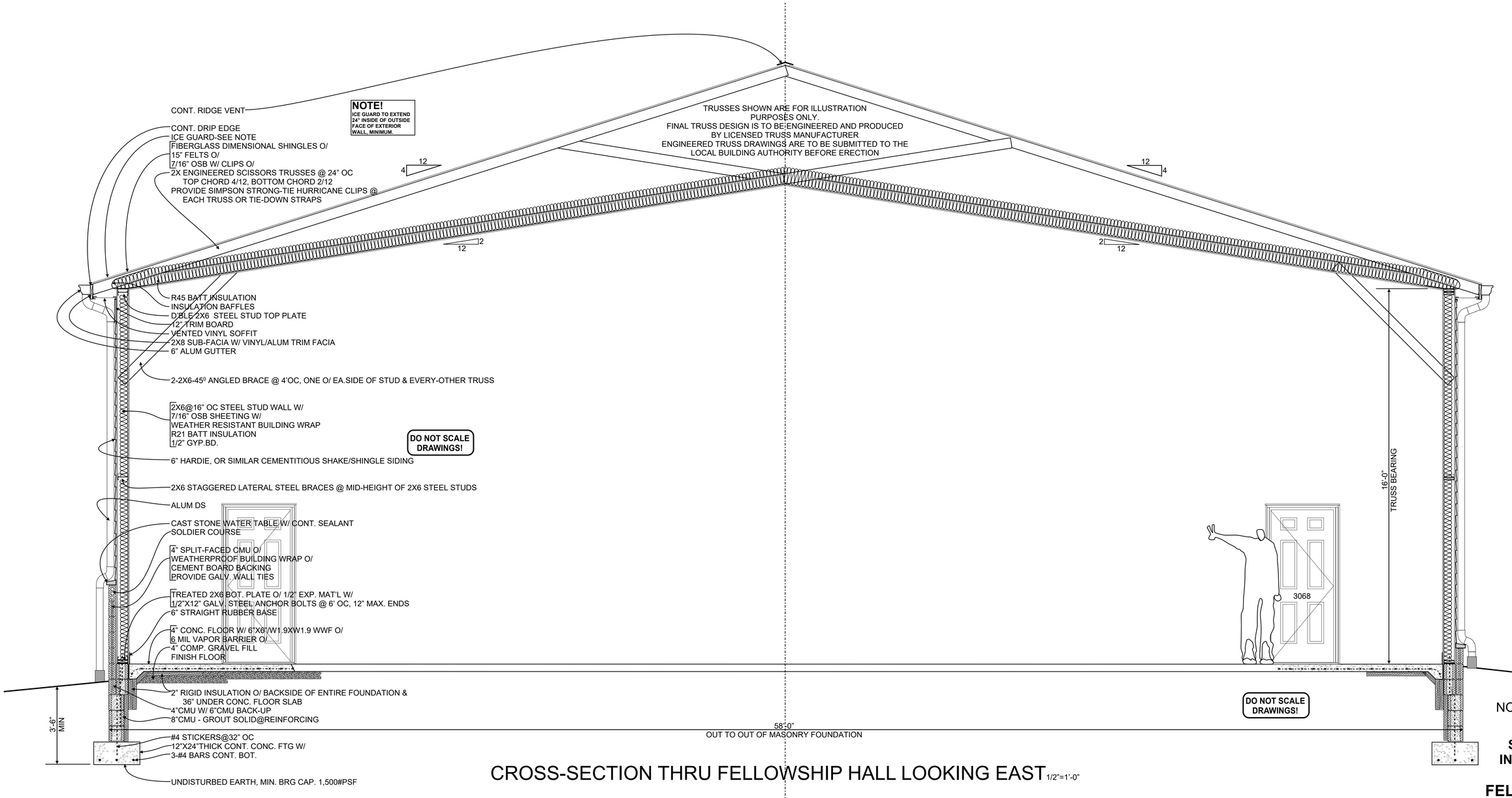


# CROSS-SECTION THRU FELLOWSHIP HALL LOOKING EAST 1/2"=1'-0"

NOVEMBER 22, 2024

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# MEMORANDUM

**To:** Mr. Nicholas Molnar, Mayor
Mr. Nino Monaco, Building Commissioner

**From:** Pam Schultz, Architectural Review Consultant

**Subject:** St. Gregorio's Fellowship Hall and Retreat Center
1252 East Aurora Road
Macedonia, OH

**Date:** December 3, 2024

---

I have reviewed the "NEW" plans submitted for St. Gregario's Fellowship Hall and Retreat Center dated 11.22.24. Although naming the rooms differently, (i.e. the former retreat center is now classrooms with two large bathrooms), the drawings did not change significantly.

The proposed plans are for a new six room classroom area with hallway and two accessible bathrooms along with an adjacent fellowship hall which is attached to an existing church. This proposed facility is adjacent to a residential area. This facility is located in an area which is covered by the Architectural Design Standards of Macedonia, OH along with specifically, 1172.02 of the Applicable City-Wide Standards. With those standards in mind, I offer the following for your consideration:

1. The materials on the building did not change significantly. It is clear from the drawings, the material choices have not been addressed. The colors are not listed, the material brands are not listed. Please be advised, any type of veneer material is not permitted. Details of the materials and how they relate to adjacent materials must be shown. Three dimensional details must be included in the design and must be shown on floorplan when used. One note indicating "6" Hardie, or similar cementitious shake/shingle siding" is not an adequate description and does not show the material color. ("Matching existing" must show both colors to Commission)

See previous note below, not addressed:

The East elevation shows "stone", a brick-sized material, and vertical siding. The cross-section sheet #8 calls for Split faced CMU but doesn't call out the color being used. The vertical siding type and color isn't listed. The brick shown as soldier course above the CMU isn't called out with a color.
The tenant needs to provide more details on each elevation. ~~I recommend adding windows to add "reasonable air and light" to the elevation. (see 1172.02(a)(9)B. This will also add visual interest and another means of egress to the sleeping rooms~~. The "partial elevation of the ~~retreat center~~" (now classrooms) doesn't show the full elevation of the "vertical stone" and doesn't show the individual room air-conditioning units. The partial elevation also doesn't show the relationship to the existing church. (This drawing was requested in the previous review).

See previous note below, not addressed:

2. The South elevation shows no detail on the drawing with the section cut thru the retreat center. Three-dimensional detail is needed with material changes. The "fellowship portion" of this elevation shows a window, a door and some vertical stone material and a small area of stone at the base. Again, the elevations need more than just small areas of vertical stone. Large expanses of space need areas of horizontal elements. Please show how the shown vertical elements relate to the fascia board.

See previous note below, not addressed:

1. The West elevation needs more detail regarding the design and materials of the Fellowship Hall. (see comments on South and East elevations). ~~The posts being proposed for the back of the retreat center cannot be treated wood with plastic wrapped posts. A maintenance free solid material provides a weathertight solution.~~ The new "porch" area needs to list material choices. The light fixtures shown on the drawings need to show details/call out type and brand.

   Overall, all elevations require additional details. All the elevations utilize the vinyl shingle siding. Some use this shingle with large stone at the base. The material color, texture and type is unclear and must be provided. It is appropriate to utilize soldier course and banding with brick to create three-dimensional elements.

2. ~~The roof material must utilize three dimensional shingles~~. Please show sample to Commission.
3. All materials should be submitted for review so that the committee may verify the texture, color and quality.

See previous note below, not addressed:

4. Drawings are needed to see the relationship between the roof of the existing church and the new addition. It is unclear how the two will meet, how the existing structure relates to the new "retreat center", and the roof pitch of the three, separate, but connected buildings. A three-dimensional/axon type drawing is needed to show how the building will look overall and in relation to the proposed mass of the additions.

See previous note below, not addressed:

5. Any and all HVAC equipment must be hidden from view. Details of units and locations must be noted.

See previous note below, not addressed:

6. Placement of any individual room air-conditioning units or HVAC units need to be shown on the elevation and or plan. Unit colors must match surrounding materials with factory finish. The drawing shows a PTAC Amana unit. Details are needed to see what is visible from exterior. (Bushes are used in drawing, but units appear to be very close to the sidewalk and require better screening. Clarification is needed).
7. ~~Dumpster enclosure, the chosen materials and location must be noted~~. Any dumpster enclosure gates/doors, must be self-closing and all should be maintenance free materials to match the building. Please clarify this note by listing on the drawings. Again, the "Textured CMU" needs to be clarified.
8. Please show layouts of the new classrooms. Are showers needed for classroom/meeting rooms? Accessible bathrooms are located inside the church lobby as well as the fellowship hall. If bathrooms are needed, removing the accessible shower and adding an additional toilet stall and sink basin is recommended for classrooms/meeting rooms.

9. The number of children or adults intended for each room is needed based upon the layout/floorplan of each classroom. I am not familiar with classroom door code requirements for ingress and egress from the actual classroom door as well as the single door from the church and from the fellowship hall. These safety requirements should be addressed.

**RECOMMENDATION:**

As shown above, AGAIN, the applicant did not address a number of issues from the previous submission. It is my recommendation the applicant continue to make revisions and provide further details. The elevations need to be thoughtfully designed to add further three-dimensional detail. All materials need to be detailed on the drawings as well as presented to the Commission. Drawings and details are needed of the relationship of the building to the adjacent structures and homes. The existing church must be included in the elevations and a three-dimentional drawing is required to show the proportions of the existing building with the new proposed additions.

Please feel free to contact me with any questions or comments.
Thank you!

Pam Schultz

# Memorandum

**TO:** Nicholas Molnar, Mayor
and Macedonia Planning Commission

**FROM:** Brian M. Frantz, AICP

**SUBJECT:** St. Gregorios Indian Orthodox Church – Preliminary Plan Approval (3rd submission)

**DATE:** December 7, 2024

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The applicant is proposing to construct a 4,292 square foot fellowship hall addition. Previously the proposal included construction of a Retreat Center that included suites designed for overnight accommodations. The current revision replaces the guest suites and proposes construction of Classroom/Meeting Rooms. The property is located at 1252 East Aurora Road and is zoned R-1 Residence District.

I have reviewed a revised schematic site plan dated November 22, 2024, in connection with this request and offer the Planning Commission the following comments for their consideration:

**Background**

The applicant's current submission is revised to include "classroom/meeting room" space (2,334 sq.ft.) in the location that was previously identified as a "retreat center" that was inclusive of guest suites. As documented in my prior reports for this request, I expressed concern about the retreat center being used as guest suites with sleeping quarters and shared bathrooms because the R-1 Zoning District does not permit this use.

The revised proposal includes six classroom/meeting rooms separated by a men's and women's accessible toilet room that provides symbols for sinks, toilets, accessible showers and a large circular symbol (use unknown). Previously the plan proposed a six-foot-wide covered concrete walkway with no access to the fellowship hall. The current plan proposes a 5'6" interior hallway that provides access to the existing church and planned fellowship hall. However, the plan notes that "no exit" is provided to the church and fellowship hall from the classroom/meeting room area despite doors being erected. Moreover, the plan now proposes an area off the interior hallway that appears to go outside through double doors. A future kitchen expansion is still planned from the back of the fellowship hall.

To accommodate the required off-street parking required by Code, the applicant states they have secured a shared parking agreement with the adjacent United Methodist Church to the east. In addition to the shared parking agreement, the existing parking lot will be expanded by adding 24 new spaces. The revised plan now illustrates a 20-foot-wide paved drive and a five-foot-wide walking path between the subject site and the adjacent Methodist Church.

**Analysis – Preliminary Development Plan (3rd submission)**

1) The retreat center is now shown as classroom/meeting rooms. **ACTION ITEM: The intent of the R-1 Zoning District is to permit single-family residential and limited non-residential uses. Any approval provided by the Planning Commission must stipulate that the classroom/meeting room space is not used as guest suites as previously proposed.**

2) Section 1171.11 of the Code requires off-street parking be calculated at one space for each five seats. To accommodate the off-street parking required by Code, the applicant is intending to construct additional parking and utilize a shared parking agreement with the adjacent United Methodist Church to the east. The revised submission documents a total of 63 parking spaces provided between the existing and proposed parking lot. Based on the fellowship hall alone, 60 spaces are needed. This doesn't include the existing church or classroom/meeting room space. The revised plan now illustrates a 20-foot-wide paved driveway and a five-foot path between the two properties. However, Section 1171.11 (b) (6) requires a minimum of 22 feet for the driveway.

The connection between the two properties needs to be examined in greater detail. As seen in the image to the right, there are several unscreened dumpsters in the area planned for the connection. Moreover, the proposed five-foot path appears to empty directly into a main access drive for the Methodist Church property. Generally, the concept of sharing parking between uses is acceptable, but a greater understanding of the proposal is needed. While not on the subject property, the three dumpsters on the Methodist Church property likely will be impacted. Because a change in property condition is proposed for the Methodist Church, these dumpsters must be screened and relocated elsewhere on the site.

Section 1171.11 (d) describes the standards for sharked parking between uses. Shared parking assumes that the parking standards for the sharing property are compliant and will remain compliant based on hours of operation and parking demand. The Planning Commission must be provided with the shared parking agreement for review and approval. Moreover, details about the number of required spaces for the Methodist Church and hours of operation for the two land uses must be provided to fully understand the shared arrangement. Shared parking cannot negatively impact the existing condition/operations of the sharing property.

In addition to the above, I am concerned with the transition between the existing and proposed parking lot. The drive-isle width of the existing lot varies and, in some locations, appears greater than 26 feet. Additionally, there is more than 70 feet of pavement proposed between existing and proposed parking areas that likely is a drop-off area in front of the Classroom/Meeting Rooms and Fellowship Hall. This area should be reduced to eliminate pavement and coordinated with the existing parking area to create additional parking spaces.

**ACTION ITEM: A revised plan is needed that includes: a) submission of the shared parking agreement for review and approval; b) a 22 foot wide driveway between the adjoining properties; c) parking requirements for the existing church facility, along with parking counts for the Methodist Church; d) elimination of any unnecessary pavement near the proposed drop-off area; e) details about impacts to the Methodist Church property where the driveway access is proposed; and f) methods to safely move pedestrians between the two properties using the proposed walkway.**

3) The architectural elevations have been updated on sheets six and seven of the Schematic Site Plan based on the conversion of the Retreat Center to Classroom/Meeting Room space. Prior Sheet nine (retreat center roof framing plan) has been eliminated. Materials are not labeled on the elevations but are shown on the cross-section view shown on Sheet 8. **ACTION ITEM: All materials must be documented on the elevations and details about the materials used for the dumpster enclosure must match the building. The location of the proposed HVAC units must be shown to ensure they are screened from view. Sheet nine should be resubmitted to document the framing plan for the newly proposed classroom/meeting room space.**

4) Lighting and photometrics. **COMMENT – No information is provided for the lighting other than coach lights are shown on the proposed elevations. The applicant has stated that a photometrics plan will be provided. This information is needed to evaluate the development plan.**

5) Landscaping. **COMMENT – A detailed landscape plan is needed for final development plan approval.**

6) Stormwater Management. **COMMENT – Conceptual information is now provided. Future submittals must provide complete details about the stormwater management system.**

**Conclusion**

The primary issue to date with the proposal has been the creation of living units in the Retreat Center. The revised proposal eliminates the concept of individual living units and replaces the Retreat Center with Classroom/Meeting Rooms. Because there has been so much discussion about this issue, any approval by the Commission should specifically note that living units are not permitted in the R-1 Residence District. In addition, preliminary plan approval must stipulate compliance with the items noted in this report, as well as other reports by staff and consultants.

If you have any questions or need additional information, please feel free to contact me.

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# M E M O

To: Mayor and Planning Commission

From: Joe Gigliotti, P.E.

Date: 11-26-24

Re: Plan Review Comments: St. Gregorios – 1252 East Aurora Road

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We have reviewed the preliminary site plans submitted for the above named project, date 11-26-24. We offer the following comments:

- Any future development of the site would need to conform to all State and Federal regulations regarding wetlands and streams on the property. Such a delineation and report shall be provided by a qualified wetland scientist. All as per chapter 920.07.

- Such development shall conform to all local regulations regarding storm water management, per chapter 920. The plans submitted do show a stormwater management feature. Detailed calculations will need to be submitted and reviewed at the administrative level prior to final permitting.

- The plans now show the material that the driveway and parking area will be constructed of asphalt. Concrete curb shall be installed around the perimeter of all new paved areas.

- The submitted site plan is preliminary in nature. More detailed construction plans will need to be provided in the future, which will be reviewed at the administrative level prior to final permitting.

- Further discussion is needed on the access drive between the subject property and the neighboring church to the east. The neighbors driveway closest to this location is a restricted right-in-right-out access. It is likely that many vehicles desiring to make a left turn out of the neighboring church will use the access drive to use the Saint Gregorio's apron to turn left. Proof of agreement by the neighboring church should be provided, since some small amount of construction will need to take place across the property line.

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

# City of Macedonia

## Building, Engineering, Zoning & Planning Dept.

*The Crossroads of Northeast Ohio*

9691 Valley View Road ° Macedonia, Ohio 44056

330 / 468-8360 ° Fax: 330 / 468-8396


## APPLICATION FOR HEARING BEFORE THE MACEDONIA PLANNING COMMISSION

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

**DATE OF APPLICATION:** November 21, 2024

**LOCATION OF PROPERTY INVOLVED:** Intersection of Twinsburg Road and Valley View Road

**NATURE OF REQUEST:** Planning Commission Review

**APPLICANT NAME & PHONE:** Drees Homes/Jon Cundiff 330-819-9146

**APPLICANT ADDRESS:** 6860 West Snowville Road, Suite 105, Brecksville, OH 44141

**APPLICANT EMAIL ADDRESS:** jcundiff@dreeshomes.com

**APPLICANT SIGNATURE:**

**NOTES:**

**MEETING DATE:** _____ **FILING FEE** _____ **ESCROW REQUIRED** _____

Deadline for submitting applications is 21 DAYS prior to meeting date. When applying for a hearing, please furnish THREE sets of sketches, maps, drawings, descriptions, or photographs of the property in question. THREE copies of the site plan are required. PLANS MUST BE FOLDED, NOT ROLLED. No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, a landscape and signage plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commission's desire to serve each applicant with a minimum of delay.

**PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE. ADDITIONAL FEES MAY BE REQUIRED.**

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

**Make checks payable to:**
City of Macedonia

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

# MEMORANDUM

**To:** Mr. Nicholas Molnar, Mayor
Mr. Nino Monaco, Building Commissioner

**From:** Pam Schultz, Architectural Review Consultant

**Subject:** Valley Meadow Estates Subdivision
Valley View Road and Twinsburg Road
Macedonia, OH

**Date:** December 5, 2024

---

I have reviewed the eight different conceptual elevations submitted for the homes located in the new subdivision named Valley Meadow Estates. The proposed elevations show eight possible elevations for the 19 new homes.

These homes are located within the Town Center area which is covered by the Architectural Design Standards of Macedonia, OH along with specifically, 1172.02 of the Applicable City-Wide Standards. With those standards in mind, I offer the following for your consideration.

Please show a site plan showing the footprints of the surrounding, existing homes. (example: at the corner of Twinsburg Road and Valley View Road) as well as noting the footprints of the homes being impacted in the "Nathan L Burrough Parcel" and the Thomas B Burrough Parcel", the East side of the site plan and any homes surrounding the neighborhood. The existing trees and what will remain should also be noted.

Please provide any neighborhood/entry sign.

Blanket notes to be used on each elevation:

- Will developer keep track of buyer home choices and their colors or is Macedonia keeping track? Records should be kept so there are not two identical or very similar neighboring homes.
- All trim and exterior construction materials should be mainentance-free (i.e., stone, brick, Azek or Hardie type cementious material). This includes siding, shake, gable beams, corbels, trim, etc.
- Roof should contain three-dimensional type material.
- Stone and brick material on the front façade should turn the corner 12-18"
- Gutter color should match the building material it touches.

Overall, each conceptual elevation should limit the number of building materials to two main materials, plus the trim color.

Following is a listing of each conceptual elevation:

BEDFORD Concept:
- Home adheres to the two main materials, plus the trim color.

LYNDHURST Concept:
- Area above garage should be all one color to adhere to the two main materials, plus trim color.

LYNDHURST A Concept:
- Must utilize two building materials plus trim. (Choose shake or siding) or paint all one color so that there are three material colors.

LYNDHURST B Concept:
- Home adheres to the two main materials, plus the trim color.

ASH LAWN B Concept
- Home adheres to the two main materials, plus the trim color if shakes remain painted white to match trim.

ASH LAWN A Concept
- Home adheres to the two main materials, plus the trim color.

ASH LAWN F Concept
- Home adheres to the two main materials, plus the trim color.

ASH LAWN G Concept
- Home adheres to the two main materials, plus the trim color.

ASH LAWN H Concept
- Must eliminate one material from this home.

**Recommendation:**

Overall, the elevation concepts being presented seem to show thoughtful materials and represent homes which will remain relevant for years to come. Material samples and colors must be submitted in person for Commission approval. Please revisit Ash Lawn H concept which requires one material to be eliminated.

Please feel free to contact me with any questions or comments.
Thank you!

Pam Schultz

# Memorandum

**TO:** Nicholas Molnar, Mayor
and Macedonia Planning Commission

**FROM:** Brian M. Frantz, AICP

**SUBJECT:** Valley Meadow Estates – Major Subdivision

**DATE:** November 9, 2024

***Cunningham and Associates Response 11/21/2024***

---

The applicant is proposing a 19 unit major subdivision pursuant to Title One of the Planning and Zoning Code. My review is based upon information contained on an application (including conceptual subdivision plat) dated October 23, 2024. I offer the Planning Commission the following comments for their consideration:

**Analysis**

1) The property is identified by the Summit County Auditor as being 11.05 acres and the applicant states that the total area is 11.686 acres by reference to a deed (not provided). **ACTION ITEM: Confirmation that the total area is correct by providing a boundary survey.** ***The deed description describes the area out to the centerline of Valley View Road R/W, the GIS acreage does not and excludes the Valley View R/W area. We will provide an updated boundary survey as part of the preparation of detailed construction drawings and the subdivision final plat.***

2) The subject property is zoned R-1 Residence District and single-family homes on 20,000 square foot lots are permitted. **ACTION ITEM: None; all of the proposed 19 sublots comply with the area limitation of the Code.**

3) The R-1 District requires sublots to be 100 feet wide at the building setback line, with 80 feet measured along the front property line. **ACTION ITEM: The conceptual plat appears to comply with the lot width standards.**

4) The required setbacks are 100 feet for the front yard, 10 feet for the side yard and five feet for the rear yard. Additional standards are in place for corner lots (e.g., lots #3 and 18). **ACTION ITEM: The conceptual plat appears to comply with the setback standards.**

5) Sublots 10 and 11 indicate the presence of "possible wetlands" and the building envelope is situated within the wetland area. **ACTION ITEM: Provide a wetland study and all necessary jurisdictional permits needed to impact these lands. Moreover, the plan identifies a riparian setback. The ordinary high-water mark must be mapped to ensure the provided setback is correct.** ***The wetlands study and permitting process is underway but not complete at this time. The exact location of the OHWM will be determined as part of that study and a more detailed topographic survey during the design stage.***

6) Section 1109.06 of Title One requires numerous items that need to be documented on a preliminary subdivision plat. **ACTION ITEM: Provide a plat in compliance with Section 1109.06 of the Code.** ***The plan appears to include the items listed in 1109.06.***

7) Section 1109.07 of Title One requires existing and proposed covenants and restrictions be provided for review. **ACTION ITEM: If applicable, provide existing and proposed covenants for review/approval by the Commission.** ***The developer will provide draft copies of these items for review.***

8) Compliance with Chapter 1117 of Title One is required. **ACTION ITEM: Provide an updated preliminary subdivision plat in compliance with Chapter 1117 of the Code.** ***The plan has been updated to meet these requirements. Note that the cul-de-sac length is approximately 800 feet. The planning commission has the authority to appove cul-de-sac streets up to 1500 feet in length.***

9) Sidewalks, street trees, and streetlights are required pursuant to Chapter 1121 of Title One. **ACTION ITEM: Provide an updated plat in compliance with Chapter 1121 of the Code.** ***The plan has been updated to include and/or note the requirement of these items.***

10) Open space is required pursuant to Chapter 1127 of Title One. **ACTION ITEM: Provide an updated plat in compliance with Chapter 1127 of the Code.** ***Due to the size and configuration of this conventional development, there does not appear to be an appropriate/desirable open space area that can be created. Therefore, we are proposing an in lieu open space fee per 1127.03.***

**Conclusion**

Conceptually, the proposed major subdivision is acceptable and provides lots that meet the area limitations of the R-1 District. However, a preliminary subdivision plat in compliance with the items noted in this report is required to comprehensively evaluate the proposal. At this time, I recommend the Commission table this request until revised plans are provided.

Please do not hesitate to contact me with any questions.

# Memorandum

**TO:** Nicholas Molnar, Mayor
and Macedonia Planning Commission

**FROM:** Brian M. Frantz, AICP

**SUBJECT:** Valley Meadow Estates – Major Subdivision (2nd submittal)

**DATE:** December 8, 2024

---

The applicant has provided a second submission in their desire to create a 19-unit major subdivision pursuant to Title One of the Planning and Zoning Code. My review is based upon information contained on an application (including conceptual subdivision plat and responses to prior consultant reports) dated November 21, 2024. I offer the Planning Commission the following comments for their consideration:

**Analysis**

1) The property is identified by the Summit County Auditor as being 11.05 acres and the applicant states that the total area is 11.686 acres by reference to a deed. **ACTION ITEM: The applicant states that they will provide an updated boundary survey in preparation of the final plat. This is acceptable provided the resulting survey does not substantively impact the general layout of the proposed plan. If substantive changes to the layout are needed, then the applicant must go back through the preliminary plan process based on a revised plan.**

2) Sublots 10 and 11 indicate the presence of "possible wetlands" and the building envelope is situated within the wetland area. **ACTION ITEM: Provide a wetland study and all necessary jurisdictional permits needed to impact these lands. The plan identifies a riparian setback associated with a stream. The ordinary high-water mark must be mapped to ensure the provided setback is correct. The applicant states in the resubmission that a wetlands study is underway but not complete. Pursuant to Section 1109.06 (k), the ordinary high-water mark must be provided on the preliminary plan. If the Commission concurs, compliance with this standard can be conditioned on approval.**

3) Section 1109.06 of Title One requires numerous items that need to be documented on a preliminary subdivision plat. **ACTION ITEM: The only item missing is information about the ordinary high-water mark.**

4) Section 1109.07 of Title One requires existing and proposed covenants and restrictions be provided for review. **ACTION ITEM: The applicant states that draft copies of the covenants and restrictions will be provided for review. To the best of my knowledge, this information has yet to be provided. Any approval by the Commission must condition acceptance of these documents.**

5) Compliance with Chapter 1117 of Title One is required. **ACTION ITEM: Chapter 1117 of the Code provides design standards that must be met. The proposal does not include many details as it is still very conceptual, but it is sufficient enough to depict a**

**deficiency in the total road length. Specifically, Section 1117.01 (k) (2) states that the maximum road length is capped at 600 feet. However, the Planning Commission can approve greater lengths. The proposal depicts a road that is approximately 790 feet in total length. Based on prior approvals for similar developments, I don't readily see why the Commission shouldn't grant the exception. Compliance with the remaining standards outlined in Chapter 1117 should be stipulated to Planning Commission's approval of the preliminary plan.**

6) Sidewalks, street trees, and streetlights are required pursuant to Chapter 1121 of Title One. **ACTION ITEM: The applicant has provided a notation on the revised plan that states street trees will be provided. Moreover, the plan provides a symbol for proposed streetlights. However, no details are provided for the lights or street trees. Finally, a proposed sidewalk is depicted on the plan, but it's hard to determine whether it is located on both sides of the road and if the sidewalk extends around the cul-de-sac. This needs to be confirmed by the applicant and clearly shown on future plan submittals.**

   **Preliminary plan approval must stipulate that lighting and landscaping details be provided with final plat submission.**

7) Open space is required pursuant to Chapter 1127 of Title One. **ACTION ITEM: Pursuant to Section 1127.03 (a) (2), the applicant is proposing a payment in lieu of providing dedicated open space in the development. As stated in Section 1127.03 (b), the Commission maintains sole discretion to approve such requests. I suggest the Commission seek input from the Mayor and Recreation Director whether a payment is acceptable. Otherwise, dedicated open space must be provided in the proposed subdivision.**

**Conclusion**

The preliminary plan remains very conceptual but can be considered for approval subject to the items noted in this report. If the payment in lieu of dedicated open space is rejected, then the preliminary plan will require revision to reflect the subdivision open space. This would like require the applicant to go through the preliminary plan process again.

Please do not hesitate to contact me with any questions.

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# M E M O

To: Planning Commission

From: Joe Gigliotti, P.E.

Date: 11-09-24

Re: Plan Review Comments: Valley Meadows

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We have reviewed the preliminary plan submitted for the above named project, plans dated 10-11-24. We offer the following comments:

*Cunningham and Associates response 11-21-24*

1. The plan shows an area set aside for storm water management. Detail calculations for storm water management compliance need to be submitted, and will be reviewed as part of administrative permitting. *Detailed SWM calculations will be provided during the development of the construction plans.*

2. The applicant will need proof of compliance with State and Federal regulations regarding the presence of, and potential impacts to, streams and wetlands on the site, per Chapter 920.07. Such proof of compliance is required to be provided by a qualified professional wetland scientist. *The wetland study and permitting process is underway. Appropriate permits/verification will be provided when available and prior to construction plan approval.*

3. Conformance with the Riparian Setback code 924 is required. Fill is prohibited per 924.07 (b), and modification of natural vegetation is prohibited per 924.07 (e). The plan indicates a setback of 50 feet, the applicant should provide the drainage area delineation per 924.05 (c). *Preliminary watershed area used for determination of the setback will be sent to the engineer.*

4. The plan should indicate if this road is intended to be private, or publicly dedicated. The plan shows the pavement width of 24 feet, which is indicative of a private road. *The plan has been modified to indicate public streets and 27' wide pavement.*

5. Such concrete pavement section should 7" concrete over 4" aggregate base. *This has been noted on the updated plan.*

6. The plan indicates sidewalk on both sides of the road.

7. Sidewalk and curb should be installed along the Valley View Road frontage. It is also recommended that a deceleration lane be installed along Valley View Road. *The plan has been updated to indicate these features.*

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8. The developer will need to enter into the City's standard Development Agreement with the City. The Law Department typically assists in this process. *This will be provided prior to construction.*

9. The developer will need to enter into the City's standard storm water inspection and maintenance agreement for this property. *This will be provided prior to construction.*

10. The cul-de-sac radius is shown as 43 feet, is the sufficient for Fire Department access? *The radius shown is per section 1117.02. The fire chief is to review and advise if the radius should be increased. We do not have that feedback yet at the time of the submittal.*

11. Sanitary connection permitting shall be through Summit County DSSS.

12. Water connection permitting shall be through City of Cleveland.

13. Existing contour lines, and some other text, on the submitted plan is blurry and difficult to read. Please provide a higher quality pdf on future submittals. *We have adjusted line types accordingly and will email a clean PDF directly to the engineer.*

# Memorandum

**TO:** Nicholas Molnar, Mayor
and Macedonia Planning Commission

**FROM:** Brian M. Frantz, AICP

**SUBJECT:** Valley Meadow Estates – Major Subdivision (2nd submittal)

**DATE:** December 8, 2024

---

The applicant has provided a second submission in their desire to create a 19-unit major subdivision pursuant to Title One of the Planning and Zoning Code. My review is based upon information contained on an application (including conceptual subdivision plat and responses to prior consultant reports) dated November 21, 2024. I offer the Planning Commission the following comments for their consideration:

**Analysis**

1) The property is identified by the Summit County Auditor as being 11.05 acres and the applicant states that the total area is 11.686 acres by reference to a deed. **ACTION ITEM: The applicant states that they will provide an updated boundary survey in preparation of the final plat. This is acceptable provided the resulting survey does not substantively impact the general layout of the proposed plan. If substantive changes to the layout are needed, then the applicant must go back through the preliminary plan process based on a revised plan.**

2) Sublots 10 and 11 indicate the presence of "possible wetlands" and the building envelope is situated within the wetland area. **ACTION ITEM: Provide a wetland study and all necessary jurisdictional permits needed to impact these lands. The plan identifies a riparian setback associated with a stream. The ordinary high-water mark must be mapped to ensure the provided setback is correct. The applicant states in the resubmission that a wetlands study is underway but not complete. Pursuant to Section 1109.06 (k), the ordinary high-water mark must be provided on the preliminary plan. If the Commission concurs, compliance with this standard can be conditioned on approval.**

3) Section 1109.06 of Title One requires numerous items that need to be documented on a preliminary subdivision plat. **ACTION ITEM: The only item missing is information about the ordinary high-water mark.**

4) Section 1109.07 of Title One requires existing and proposed covenants and restrictions be provided for review. **ACTION ITEM: The applicant states that draft copies of the covenants and restrictions will be provided for review. To the best of my knowledge, this information has yet to be provided. Any approval by the Commission must condition acceptance of these documents.**

5) Compliance with Chapter 1117 of Title One is required. **ACTION ITEM: Chapter 1117 of the Code provides design standards that must be met. The proposal does not include many details as it is still very conceptual, but it is sufficient enough to depict a**

**deficiency in the total road length. Specifically, Section 1117.01 (k) (2) states that the maximum road length is capped at 600 feet. However, the Planning Commission can approve greater lengths. The proposal depicts a road that is approximately 790 feet in total length. Based on prior approvals for similar developments, I don't readily see why the Commission shouldn't grant the exception. Compliance with the remaining standards outlined in Chapter 1117 should be stipulated to Planning Commission's approval of the preliminary plan.**

6) Sidewalks, street trees, and streetlights are required pursuant to Chapter 1121 of Title One. **ACTION ITEM: The applicant has provided a notation on the revised plan that states street trees will be provided. Moreover, the plan provides a symbol for proposed streetlights. However, no details are provided for the lights or street trees. Finally, a proposed sidewalk is depicted on the plan, but it's hard to determine whether it is located on both sides of the road and if the sidewalk extends around the cul-de-sac. This needs to be confirmed by the applicant and clearly shown on future plan submittals.**

   **Preliminary plan approval must stipulate that lighting and landscaping details be provided with final plat submission.**

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**Conclusion**

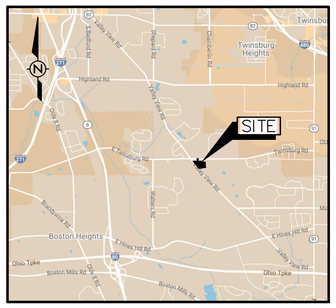
The preliminary plan remains very conceptual but can be considered for approval subject to the items noted in this report. If the payment in lieu of dedicated open space is rejected, then the preliminary plan will require revision to reflect the subdivision open space. This would like require the applicant to go through the preliminary plan process again.

Please do not hesitate to contact me with any questions.

# PRELIMINARY PLAN
## FOR
# VALLEY MEADOW ESTATES SUBDIVISION
## LOCATED IN THE CITY OF MACEDONIA IN THE COUNTY OF SUMMIT AND STATE OF OHIO

| REVISIONS | | | |
|---|---|---|---|
| DATE: | DESCRIPTION: | INT. | TEM |
| 11/20/24 | City Review | | |

**NOTES:**
1. STREET TREES TO BE INSTALLED PER SECTION 1121.11
2. OPEN SPACE FEE TO BE PROVIDED PER SECTION 1127.03 (a)(2)




*LOCATION MAP*


***DEVELOPER: DREES HOMES***
***6860 W. SNOWVILLE ROAD, SUITE 105***
***BRECKSVILLE, OHIO 44141***
***PHONE: (440) 746-6431***
***CONTACT: JON CUNDIFF***


## SITE DATA

| | |
|---|---|
| TOTAL SITE AREA | 11.686 ACRES (DEED) |
| ZONING DISTRICT | R-1, RESIDENCE DISTRICT |
| **SINGLE FAMILY** | |
| MINIMUM LOT AREA | 20,000 S.F. |
| MINIMUM LOT FRONTAGE | 80 FT. |
| MINIMUM LOT WIDTH @ BLDG. LINE | 100 FT. |
| MINIMUM FRONT SETBACK | 100 FT. FROM CENTERLINE |
| MINIMUM FRONT SETBACK CORNER LOT (SIDE STREET) | 40 FT. FROM RIGHT OF WAY |
| MINIMUM SIDE SETBACK | 10 FT. |
| MINIMUM REAR SETBACK | 5 FT. |
| TOTAL SUBLOTS | 19 |

NOTE: PLAN SUBJECT TO FINAL SURVEY.

Scale: 1" = 50' (Full) 1" = 100' (Half)

**CUNNINGHAM & ASSOCIATES, INC.**
*CIVIL ENGINEERING and SURVEYING*
*203 W. LIBERTY ST. MEDINA, OHIO 44256 330.725-5980*

***VALLEY MEADOW ESTATES SUBDIVISION***
*LOCATED IN CITY OF MACEDONIA COUNTY OF SUMMIT*

*SHEET TITLE:*
***PRELIMINARY PLAN***

| | |
|---|---|
| DRAWN BY: | TEM |
| DATE: | 10/11/24 |
| CHECKED BY: | |
| DATE: | |
| PROJECT No. | 23-124 |
| ACAD FILE No. | M:\23124-SP1 |

SCALE: PLAN- 1"=50'
PROFILE-Horz.
Vert.

SHEET NO. 1 / 1

X:\Job Folders\2023\23-124\Drawings\23124-SP1.dwg, 11/21/2024 10:50 AM, Autocad4

**MACEDONIA PLANNING COMMISSION**
**NOVEMBER 18, 2024**
**MEETING MINUTES**

**CALL TO ORDER:** Mr. Westbrooks called the meeting to order at approximately 5:30 p.m.

**MEMBERS PRESENT:**
Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Cox, Ms. Meske, Mr. Roberts was absent.
City Planner: Mr. Frantz
City Fire Inspector: Mr. Kalish
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Monaco

**APPROVAL OF THE OCTOBER 21, 2024 PLANNING COMMISSION MEETING MINUTES.**
Mr. Cox motioned to approve as submitted, Ms. Meske seconded, Mr. Westbrooks and Mr. Wallenhorst were in favor.

**PROPOSED LOT CONSOLIDATION LOCATED AT 9449, 9467, & 9491 N. BEDFORD RD.**
Mr. & Mrs. Moauro were present and gave an overview of the consolidation. Mr. Frantz made his comments. Mr. Moauro stated that the non-conforming lot would be added to the state forestry management program. Mr. Westbrooks motioned to approve the consolidation with the notes to allow the exception of width to depth ratio for parcel C and to submit a revised lot split consolidation plan. Mr. Wallenhorst seconded, Mr. Cox and Ms. Meske were in favor.

**PROPOSED LOT SPLIT FOR KNIGHTS INN LOCATED AT 240 E. HIGHLAND RD.**
Mr. Patel was present and stated that it was his intention to split the property, tear down the hotel on one parcel and propose a new hotel on it while the existing hotel was operating on another parcel. Mr. Frantz made his comments. The setbacks were discussed along with variances that might be needed. The time frame of the project was discussed. Mr. Westbrooks motioned to continue to the January 2025 Planning Commission meeting, Mr. Cox seconded, Mr. Wallenhorst and Ms. Meske were in favor.

**PROPOSED PROPERTY IMPROVEMENT AT 480 HIGHLAND RD.**
Mr. Sisler was present. Mr. Frantz made his comments including that the front property is zoned limited industrial, which does not allow outdoor storage, and the rear of the property is zoned general industrial he is concerned with outdoor storage already present within an area that is not zoned general industrial and is not permissible, and they would need a variance or would need to be moved to the general industrial zone. Setbacks were discussed. The gravel was discussed and Mr. Sisler commented that he would seek a variance from the BZA for the gravel lot. Mr. Gigliotti made his comments noting potential wetlands and a stream on the property with a riparian setback and flood zone and requested that the items be accounted for on the plan that will be submitted. Mr. Westbrooks motioned to continue to the January 2025 Planning Commission meeting, Mr. Wallenhorst seconded, Mr. Cox and Ms. Meske were in favor. Mr. Monaco suggested that the junk cars be removed from the area and Mr. Sisler commented that the process has already begun.

**PROPOSED NEW BUILDING AND PARKING AREA FOR GROUND UP LOCATED AT 1411 E. TWINSBURG RD.**
Mr. Plecnik, along with Ryan and Kyle DiRosa were present and submitted revised plans, they stated that they were on the BZA agenda for outdoor storage. Mr. Frantz made his comments. Mr. Cox asked what

would be stored in the area and if the storage area would be paved. Mr. DiRosa commented that they do not plan on storing anything outside other than trucks and trailers and that the mowers would be inside. Mr. Plecnik stated that eliminating the hard surface request was in the summary statement to the BZA. Mr. Monaco commented that that they would need to apply to the BZA again with the elimination of the hard surface and request gravel. Mr. Frantz questioned if the lot has been surveyed and stated that boundaries would need to be on the civil plan. The existing driveway was discussed as needing to be widened and paved. Mr. Gigliotti made his comments. Storm water management was discussed. Mr. Gigliotti commented that the parking lot needed to be curbed. The creek crossing was discussed and if expanded, the wetlands come into play. Mr. Kalish discussed the need for a minimum of 22-foot corners regarding the drive. The architecture was discussed and Mr. Wallenhorst suggested a simple peak or gable above the door. Mr. Gigliotti requested to delineate the total 0.8 acres disturbed area on the drawing. Mr. Westbrooks motioned to approve the preliminary plan, Mr. Wallenhorst seconded, Mr. Cox and Ms. Meske were in favor.

**PROPOSED FELLOWSHIP HALL AND RETREAT CENTER FOR ST. GREGARIO'S CHURCH LOCATED AT 1252 E. AURORA RD.**

Mr. Winkelmann was present. Mr. Frantz made his comments. Mr. Winkelmann stated that they can work through the technical issues, but they are not proposing living units and have never called them living units, they are guest suites and only there for the purpose of retreats that the church wants to have and doesn't think they should be called living units, that nobody will ever be living there. They may be there on a Saturday night for a sleepover or a long weekend and doubts it will ever be a week. There was much discussion of the zoning for the living unit/guest suites. Mr. Wallenhorst commented that Macedonia's zoning code may differ from other zoning codes. It was determined that the rooms would be rented out to non-members of the church. Mr. Kalish pointed out that the fire department would need to walk all the way around the building in an emergency situation due to non-egress into fellowship hall from the living units. Mr. Westbrooks stated that it's hard to give approval if half the project is not allowed and motioned to continue the proposal to the January 2025 Planning Commission meeting at applicants request to seek a variance from the BZA, Mr. Wallenhorst seconded, Mr. Cox and Ms. Meske were in favor.

**PROPOSED NEW BUILDING FOR NORDONIA LANDSCAPE SUPPLIES, LLC LOCATED AT 1325 E. HIGHLAND RD.**

Mr. Thompson, Mr. Barcikosky, and Mr. Posey were present. Mr. Frantz made his comments. Side yard setbacks and parking were discussed. There was discussion of a gravel parking lot and it was determined that a variance would be needed or use a hard surface. Mr. Frantz stated that the dumpster must be compatible with the structure. Architecture was discussed and Mr. Wallenhorst stated he disliked the metal used in the building. Mr. Gigliotti made his comments. Mr. Barcikosky stated that there would be a detention pond with a water feature. Mr. Kalish discussed the hydrants and the need for them every 300 ft. Mr. Posey stated that the mulch being stored would not emanate any smell. Ms. Meske suggested using one more flowering shrub in the landscaping such as Juniper or Skyrocket. Mr. Westbrooks motioned to approve the preliminary plan contingent on revised plans that address the staff's reports. Mr. Cox seconded, Mr. Wallenhorst and Ms. Meske were in favor.

**PROPOSED NEW SUBDIVISION (VALLEY MEADOW ESTATES) LOCATED AT THE INTERSECTION OF TWINSBURG RD. AND VALLEY VIEW RD.**

Mr. Cundiff was present. Mr. Westbrooks read Mr. Frantz's comments. Mr. Gigliotti made his comments. There were a discussion of a private street verses a public street. Mr. Wallenhorst suggested

making the lots bigger. Mr. Westbrooks motioned to continue to the January 2025 Planning Commission meeting. Mr. Wallenhorst seconded, Mr. Cox and Ms. Meske were in favor.

**PROPOSED BARRIER AT THE EMERGENCY ACCESS DRIVEWAY TO SPRUCE HILL SUBDIVISION.**
Mr. Monaco discussed the proposed bollard poles and chain for the Spruce Hill access drive on behalf of Coblentz Builders. Mr. Kalish suggested using a gate and submitted 1301:7-7-05 Fire Service Features. Mr. Monaco commented that the span across the drive is too large for a gate. Mr. Westbrooks stated that the bollard and chain is contingent on the Fire Chief's approval.

**ADJOURNMENT:**
Mr. Westbrooks motioned to adjourn at approximately 8:45 p.m., Ms. Meske seconded, Mr. Wallenhorst and Mr. Cox were in favor.