

MACEDONIA PLANNING COMMISSION
VIRTUAL
MEETING AGENDA
OCTOBER 19, 2020

Location: Macedonia City Hall
Council Chambers
5691 Valley View Road
Macedonia, Ohio 44056

Time: 5:30 P.M.

Call to Order

Roll Call:

- o Mr. Westbrooks
- o Mr. Schiavone
- o Mr. Cox
- o Mr. Velotto
- o Mr. Roberts

Approval of the September 21, 2020 meeting minutes

Agenda Items:

- 1) Michael DeJohn is proposing a local/conditional use access easement for Ohio State Waterproofing located at 393 and 397 E. Highland Rd.

Nicholas DiCello
393 E. Highland Rd
Macedonia, OH 44056

Michael DeJohn
Michael DeJohn Law
michaeldejohnlaw@gmail.com

- 2) Chris Cobble with Cobblethames is proposing preliminary approval of a development project located at 5012 Valley View Rd.

Chris Cobble
Cobblethames
2700 Richard Rd.
Boston Heights OH 44136
chris@cobblethames.com
716-402-9524

Miscellaneous:

Adjournment:

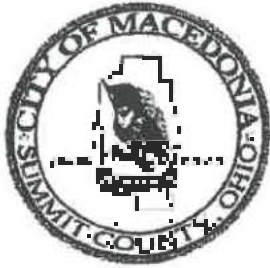
Tabled Items:

- 1/10/2020 Proposed Development Project at 8812 Valley View Rd.
- 6/15/2020 Proposed new building for Don Basch Jewelers located at parcel 44-3403703, 0061996, 3403232, 3402800, 3403240, and 3403747 located on Fair Lane (1)

The next regularly scheduled meeting is set for November 16, 2020

All requests & documentation for the Planning Commission must be submitted by October 26, 2020

Tabled items will be reviewed after one (1) year of inactivity.



City of Macedonia

Building, Engineering, Zoning & Planning Dept.

3425 Valley View Road, Macedonia, OH 44056
330.746.6310 Fax: 330.746.6306

RECEIVED

SEP 30 2020

CITY OF MACEDONIA
BUILDING 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: 9/19/2020

LOCATION OF PROPERTY INVOLVED: 347 E. Highland Rd.

NATURE OF REQUEST: Lo-Split, Consolidation, + Access Easement!

APPLICANT NAME & PHONE: Nicholas D. Ceilo

APPLICANT ADDRESS: 347 E. Highland Rd.

APPLICANT EMAIL ADDRESS: michaeldejohnlaw@gmail.com (Michaeldejohnlaw@gmail.com)

APPLICANT SIGNATURE: [Signature]

NOTES:

MEETING DATE: October 19, 2020 FILING FEE: \$50.00

Deadline for submitting applications is 21 DAYS prior to meeting date. When applying for a hearing, please include the ATTACHED set of site plan, maps, drawings, descriptions, or photographs of the property in question. THE ATTACHED set of the site plan and required PLANS MUST BE FOLDED, NOT ROLLED. No rolled plans will be accepted. If new applications is tracked, a landscape and site plan should be prepared. This application is for the purpose of rescheduling and planning the time of the Macedonia Boarding Commission. It is the Commission's desire to review each application 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 1st 15th day of each month.

Michael DeJohn Law LLC
City of Macedonia

Please submit plans to:
Macedonia Building Department
3425 Valley View Rd.
Macedonia, OH 44056

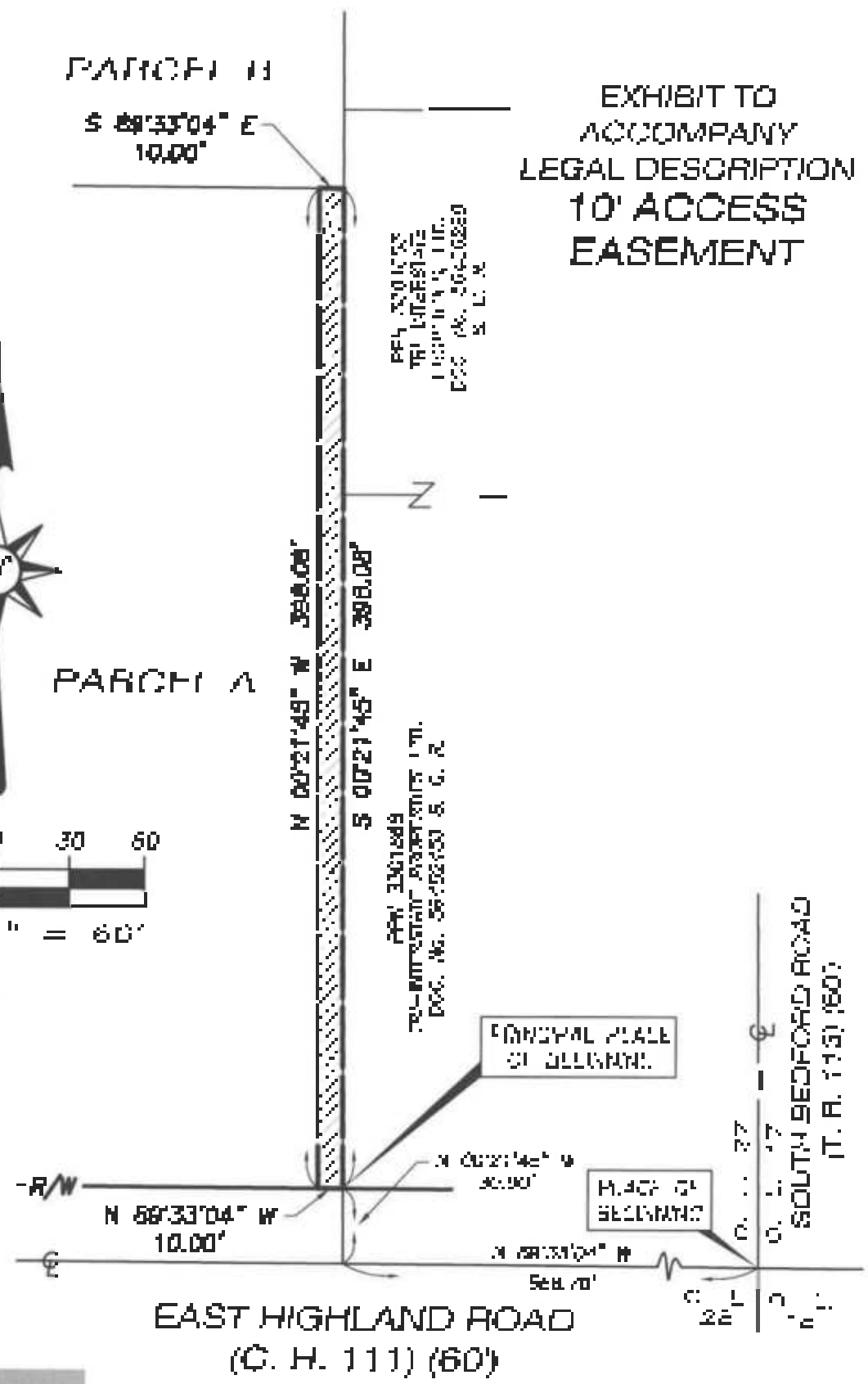
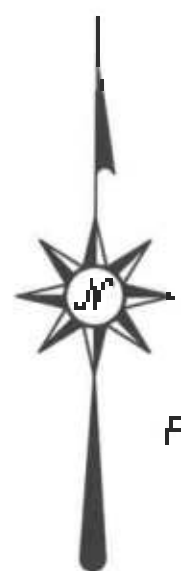


EXHIBIT TO
ACCOMPANY
LEGAL DESCRIPTION
10' ACCESS
EASEMENT

PP# 3301053
TR 111/28142
1000' W. Y. L. E.
Doc. No. 2004-00880
S. L. R.

PP# 3301889
TR-111/28142
Doc. No. 2004-00880
S. L. R.

PRINCIPAL PLACE
OF BEGINNING

PLACE OF
BEGINNING

PARCEL B

S 89°33'04" E
10.00'

PARCEL A

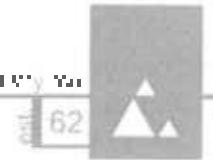
N 00°21'48" W 398.08'

S 07°21'45" E 398.08'

N 89°33'04" W
10.00'

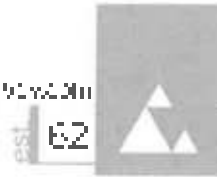
EAST HIGHLAND ROAD
(C. H. 111) (60')

SOUTH BEDFORD ROAD
(T. R. 113) (60')



DEMPSEY'S SURVEYING COMPANY
216/228-1130 | 12815 LEXINGTON AVENUE
216/228-1131 | CLEVELAND, OH 44107-2835

FILE No. 0728
DATE PLOTTED: 10/15/2009 10:15:00 AM
2000 DEMPSEY SURVEYING CO.



LEGAL DESCRIPTION

19' Access Easement
Taxi Highland Road
Macedonia, Ohio

Situated in the City of Macedonia, County of Summit and State of Ohio and known as being part of Original Northfield Township Lot No. 27, said premises being more particularly bounded and described as follows:

Beginning at the intersection of the center line of East Highland Road (77' x 110') 90' feet wide, and the center line of South Red Oak Road (77' x 110') 90' feet wide, said point also being the southeast corner of the aforementioned Original Northfield Township Lot No. 27, thence North 89 degrees 30 minutes 00 seconds West 266.00 feet to the center line of East Highland Road, a distance of 266.00 feet to the southeast by easement lands conveyed to Tri-Intestate Properties Ltd. by deed recorded in Document No. 3646682 of Summit County Records, thence North 10 degrees 31 minutes 47 seconds West, along the westerly line of said Tri-Intestate Properties Ltd. land, a distance of 200.00 feet to its intersection with the northerly line of East Highland Road and the PRINCIPAL PLACE OF REFERENCE of the premises herein described.

Course No. 1: Thence North 09 degrees 24 minutes 14 seconds West along the westerly line of East Highland Road, a distance of 100.00 feet to a point.

Course No. 2: Thence North 10 degrees 31 minutes 47 seconds West, a distance of 195.00 feet to a point.

Course No. 3: Thence South 88 degrees 21 minutes 04 seconds East, a distance of 133.00 feet to a point on the westerly line of lands conveyed to Tri-Intestate Properties Ltd. by deed recorded in Document No. 3646682 of Summit County Records;

Course No. 4: Thence South 09 degrees 24 minutes 40 seconds East along the westerly line of said Tri-Intestate Properties Ltd. lands and along the westerly line of lands conveyed to Tri-Intestate Properties Ltd. by the aforementioned Document No. 3646682, a distance of 200.00 feet to the Principal Place of Beginning as described by Christopher J. Dempsey, Professional Land Surveyor No. 4914 of Dempsey Surveying Company on September 4, 2020.

All iron pins set at 305.00 inches in diameter by 307 long with a galvanized cap stamped "C. Dempsey P.S. 2014".

Readings were obtained to C.M.North of the Ohio State Plane Coordinate System North Zone, NAD 83 datum.



FIG. A1. DISCRESSION
Parcel A East Highland Road
Muskegon, Ohio

Situated in the City of Muskegon, County of Summit and State of Ohio and more particularly being part of Original Northfield Township Lot No. 27, further known as being a consolidation of a portion of these lands conveyed to Nicholas DiCella by deed recorded in Document No. 55977379 and a portion of these lands conveyed to Nicholas DiCella by deed recorded in Document No. _____ of Summit County Records, the premises being more particularly bounded and described as follows:

Beginning at a 1/2 inch iron nail set in a monument box assembly at the intersection of the centerline of East Highland Road (C. H. 111) 62' x 4' wide and the centerline of South Dafford Road (S. R. 141), 36 feet wide, said point also being the southeasterly corner of the aforementioned Original Northfield Township Lot No. 27; thence North 89 degrees 33 minutes 04 seconds West along the centerline of East Highland Road, a distance of 569.76 feet to the southeasterly corner of lands conveyed to Int Interstate Properties Ltd. by deed recorded in Document No. 56462453 of Summit County Records and the PERCEPTUAL POINT OF BEGINNING of the premises herein described;

Course No. 1: Thence continuing North 89 degrees 33 minutes 04 seconds West along the centerline of East Highland Road, a distance of 149.18 feet to the southeasterly corner of lands conveyed to Nicholas DiCella by deed recorded in Official Record Volume 734, Page 173 of Summit County Records;

Course No. 2: Thence North 00 degrees 21 minutes 45 seconds West along the easterly line of said DiCella lands, passing through a 3/8 inch iron pin set on the westerly line of East Highland Road at 200.00 feet, a total distance of 428.35 feet to a 3/8 inch iron pin set;

Course No. 3: Thence South 89 degrees 33 minutes 04 seconds East, a distance of 142.14 feet to a 3/8 inch iron pin set on the westerly line of lands conveyed to Int Interstate Properties Ltd. by deed recorded in Document No. 56456289 of Summit County Records;

Course No. 4: Thence South 10 degrees 21 minutes 45 seconds East along the westerly line of said Int Interstate Properties Ltd. lands, and along the westerly line of lands conveyed to Int Interstate Properties Ltd. by the aforementioned Document No. 56462453, passing through a 3/8 inch iron pin set on the westerly line of East Highland Road at 368.05 feet, a total distance of 425.05 feet to the PERCEPTUAL PLACE OF BEGINNING and comprising 1.976 acres (63,800 square feet) of land, including 0.03811 acre (4,296 square feet) within the right-of-way of East Highland Road, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 6814 of Dempsey Surveying Company on September 4, 2020 using the entire mass hereto but subject to all legal highways and easements of record;

All iron pins set are 3/8 inch in diameter by 3/2" long with a yellow plastic cap stamped "C. Dempsey P.S. #9-11"

References are made to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.

Christopher J. Dempsey
Christopher J. Dempsey
Ohio Professional Surveyor No. 6814





LEGAL DESCRIPTION
Parcel B East Highland Road
Macedonia, Ohio

situated in the City of Macedonia, County of Summit and State of Ohio, and known as being part of Original Northfield Township Tax Map 27 further known as being a consolidation of a portion of these lands conveyed to Nicholas DiCello by deed recorded in Document No. 5557329 and a portion of these lands conveyed to Nicholas DiCello by deed recorded in Document No. _____ of Summit County Records, said premises being more particularly bounded and described as follows:

Beginning at a 1/2 inch iron pin found inside a monument box assembly at the intersection of the centerline of East Highland Road (C.D. 11), 60 feet wide, and the centerline of South Bedford Road (C.D. 13), 50 feet wide, said point also being the southeasterly corner of the aforementioned Original Northfield Township Tax Map 27 thence North 89 degrees 21 minutes 45 seconds West along the centerline of East Highland Road, a distance of 568.70 feet to the southeasterly corner of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56450289 of Summit County Records; thence North 01 degrees 21 minutes 45 seconds West along the westerly line of said Tri-Interstate Properties Ltd. lands, and along the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by deed recorded in Document No. 56450289 of Summit County Records, passing through a 5/8 inch iron pin set on the northerly line of East Highland Road a 30.00 feet wide distance of 428.58 feet to a 5/8 inch iron pin set at the PRINCIPAL PLACE OF BEGINNING of the premises herein described;

Course No. 1: Thence North 89 degrees 21 minutes 45 seconds West, a distance of 142.14 feet to an 5/8 inch iron pin set on the easterly line of lands conveyed to Nicholas DiCello by deed recorded in Official Record Volume 724, Page 152 of Summit County Records;

Course No. 2: Thence North 01 degrees 21 minutes 45 seconds West along the easterly line of said DiCello lands, a distance of 154.00 feet to the northeasterly corner thereof, said point being located on the easterly line of lands conveyed to the Board of Education of the Northfield Macedonia Local School District and being witnessed by a 5/8 inch iron pin with "Corner 1990" 1/2 inch round diameter 0.14 feet North and 0.12 feet East of said point;

Course No. 3: Thence South 89 degrees 21 minutes 45 seconds East along a westerly line of said Board of Education lands, a distance of 142.14 feet to a 5/8 inch iron pin set at the northeasterly corner of lands conveyed to Nicholas DiCello by deed recorded in Document No. 5659471 of Summit County Records, said point being witnessed by a 5/8 inch iron pin found 0.14 feet North and 0.12 feet East of said point;

Course No. 4: Thence South 01 degrees 21 minutes 45 seconds East along the westerly line of said Macedonia Hills Town of Education lands, and along the westerly line of lands conveyed to Shirley M. Basely by deed recorded in Document No. 5595598 of Summit County Records, and along the westerly line of lands conveyed to Tri-Interstate Properties Ltd. by the aforementioned Document No. 56450289, a distance of 151.02 feet to the Principal Place of Beginning and containing 104629 Acres, 26,230 Square Feet of land, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 0914 of Delaware Surveying Company on September 1, 2020 being the same more or less but subject to all legal highways and easements of record.

All iron pins set are 5/8 inches in diameter, 3/16" long with a yellow plastic cap stamped "CJ Dempsey P.S. 0914".

Jeannette is referenced to Civil No. 10117 in Ohio State Bar Association System Court Case, NAD 03
Title

Christopher J. Dempsey
Christopher J. Dempsey
Ohio Professional Surveyor No. 8914

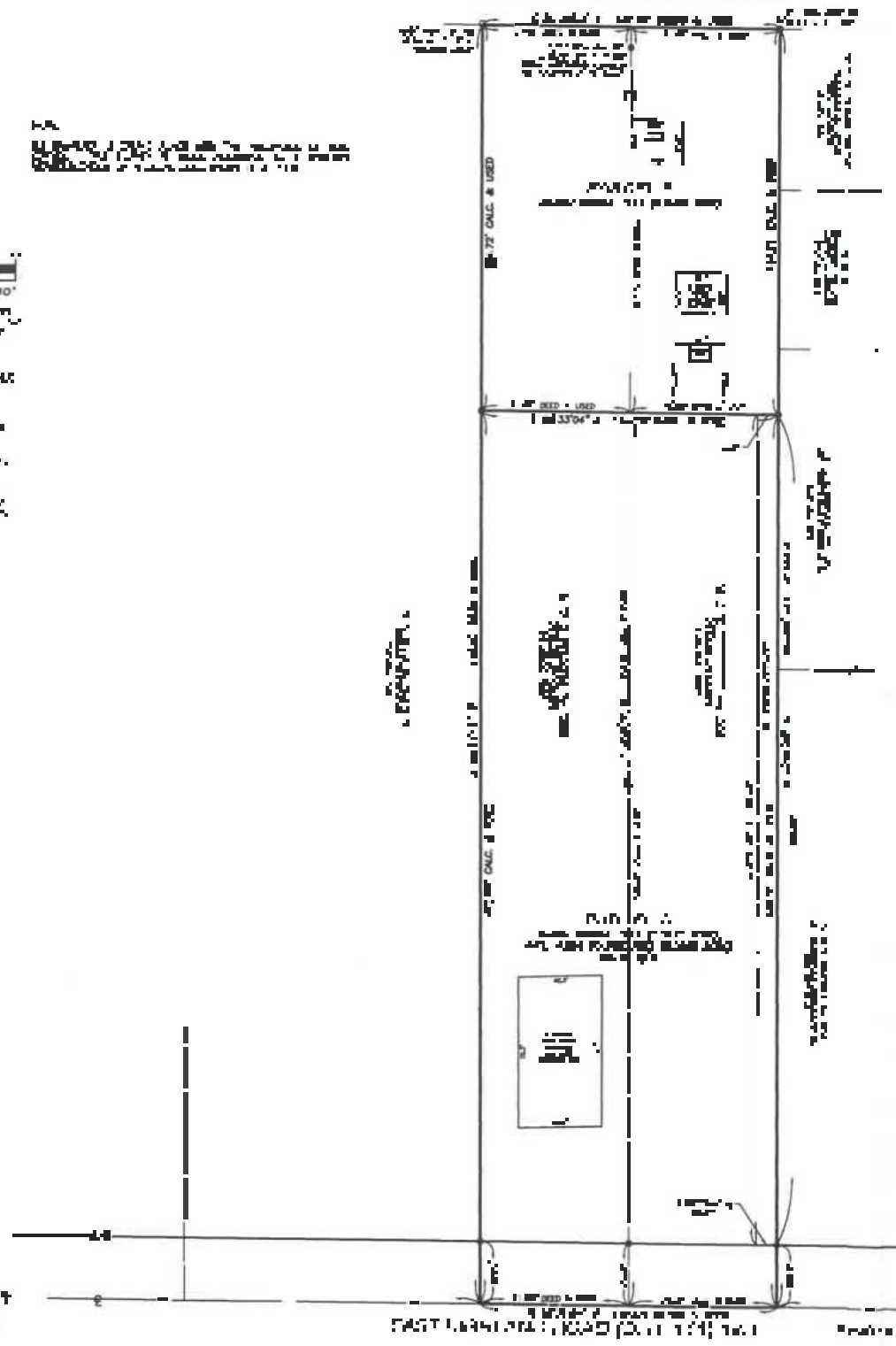




SCALE: 1" = 30'

LEGEND

- Property Line
- Structure
- Driveway
- Setback Line
- Utility Line
- Survey Point
- Corner Marker
- Boundary Line
- Adjacent Property
- Water Body
- Other



NOTICE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan as shown to me by the applicant, and that I am a duly qualified and licensed Professional Engineer in the State of New York.

Professional Engineer

Date

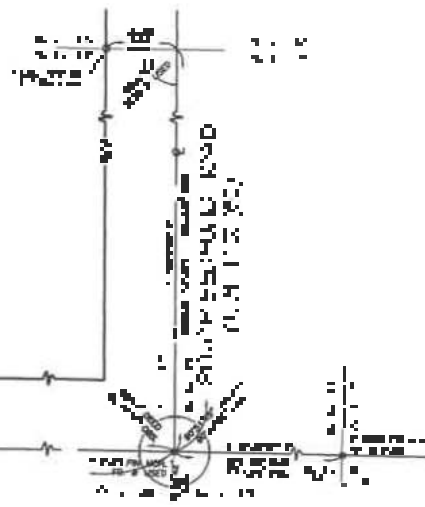
City

County

NOTICE OF COMMENCEMENT FOR
NICHOLAS DICELLO



Nicholas DiCello
Professional Engineer
No. 12345
State of New York



NOTICE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan as shown to me by the applicant, and that I am a duly qualified and licensed Professional Engineer in the State of New York.

Professional Engineer

Date

City

County



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SEP 26 2020

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

CITY OF MACEDONIA
BUILDING DEPARTMENT

The Crossroads of Northeast Ohio

2821 Valley View Road, Macedonia, OH 44028

Phone: 330-439-1100 Fax: 330-438-8000

APPLICATION FOR HEARING BEFORE THE MACEDONIA PLANNING COMMISSION

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

DATE OF APPLICATION: 9-25-2020

LOCATION OF PROPERTY INVOLVED: 8512 Valley View Rd,

NATURE OF REQUEST: Preliminary Development Approval

APPLICANT NAME & PHONE: Chris Cubierta 216-462-5534

APPLICANT ADDRESS: 6720 Richard Rd Boston Hts OH 44136

APPLICANT EMAIL ADDRESS: Chris@Cubierta-Homes.com

APPLICANT SIGNATURE:

NOTES:

MEETING DATE: 10-19-2020

FILE FEE: ON FILE (Tabled on 1/13/2021)

Deadline for submitting applications is 31 days prior to meeting date. When applying for a hearing, please furnish **THIRTEEN** sets of sketches, plans, drawings, elevations, or photographs of the property in question. **THIRTEEN** copies of the site plan are required. **PLANS MUST BE FOLDED, NOT ROLLED.** No rolled plans will be accepted. If new construction is involved, a landscape and site 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 policy to serve each applicant with a minimum of delay.

PLEASE NOTE: EXHIBIT 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.

Mailed checks payable to:
City of Macedonia

Please contact phone for:
Macedonia Building Department
2821 Valley View Rd.
Macedonia, OH 44028

