

**MACEDONIA PLANNING COMMISSION
MEETING AGENDA
FEBRUARY 10, 2025**

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 January 13, 2025 minutes.

Agenda Items:

- 1) Mr. Berdine with Signarama is proposing signage & an awning for Digital Print Solutions located at 9085 Freeway Dr.

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

- 2) Mr. Certo with DSC Architects is proposing an addition to Specialty Lubricants located at 8300 Corporate Park Dr.

Jeff Certo
DSC Architects
401 Front St.
Berea, Oh 44017
440-835-3957
jcerto@dscarchitects.com

Miscellaneous:

Adjournment:

Continued Items:

- 09/16/2024 Proposed multi-tenant signage for Coblenz Homes located at 585 E. Highland 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 March 17, 2025

All requests & documentation for the Planning Commission must be submitted by February 21, 2025

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

RECEIVED
 DEC 19 2024
 CITY OF MACEDONIA
 BUILDING DEPARTMENT

Building/Engineering/Zoning/Planning Department

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

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

DATE OF APPLICATION: 12-18-2024
 LOCATION OF PROPERTY INVOLVED: 9085 Freeway Dr., Macedonia *Digital Print Solutions*
 NATURE OF REQUEST: Awning Approval
 APPLICANT NAME: Signarama (Joe Berdine) PHONE: 330-468-0556
 APPLICANT ADDRESS: 9862 Freeway Dr., Macedonia, OH 44056
 APPLICANT EMAIL ADDRESS: joe@signaramaohio.com
 APPLICANT SIGNATURE: Tracy Berdine DATE: 12-18-2024

NOTES: Remove old awning, install new metal awning. Flat metal architectural awning, painted blk to match door & window frame, and signs. 102" W x 84" D x 10" H. Supported on wall & with 2-3" sq. posts. 96" H from ground to bottom of awning. To fit existing concrete pad area.

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

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:
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All Plans for Submittal Must be **FOLDED**.
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DATE OF APPLICATION: 12-18-2024
 LOCATION OF PROPERTY INVOLVED: 9085 Digital Print Solutions Freeway Dr., Macedonia
 NATURE OF REQUEST: Sign Approval
 APPLICANT NAME: Signarama (Joe Berdine) PHONE: 330-468-0556
 APPLICANT ADDRESS: 9862 Freeway Dr., Macedonia, OH 44056
 APPLICANT EMAIL ADDRESS: joe@signaramaohio.com
 APPLICANT SIGNATURE: Joe Berdine DATE: 12-18-2024
 NOTES: Upper front wall sign. 30"x120" 3mm ACM with digital vinyl graphic/matte lamination. To be attached to the building using .125" x 2" tapcon screws.
 MEETING DATE: _____ FILING FEE: _____ ESCROW REQUIRED: _____

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 LOCATION OF PROPERTY INVOLVED: 9085 Digital Print Solutions Freeway Dr., Macedonia
 NATURE OF REQUEST: Sign Approval
 APPLICANT NAME: Signarama (Joe Berdine) PHONE: 330-468-0556
 APPLICANT ADDRESS: 9862 Freeway Dr., Macedonia, OH 44056
 APPLICANT EMAIL ADDRESS: joe@signaramaohio.com
 APPLICANT SIGNATURE: Joe Berdine DATE: 12-18-2024
 NOTES: 2 Directional Signs (Entrance & Exit). 24"x36" ^{black} aluminum box sign with 2" sq. legs. Height out of ground 3'to 4'. The double sided graphic is reflective vinyl print with lamination. To be applied to the sign box surface. Both signs to be approx. 15' from the Road.
 MEETING DATE: _____ FILING FEE: _____ ESCROW REQUIRED: _____

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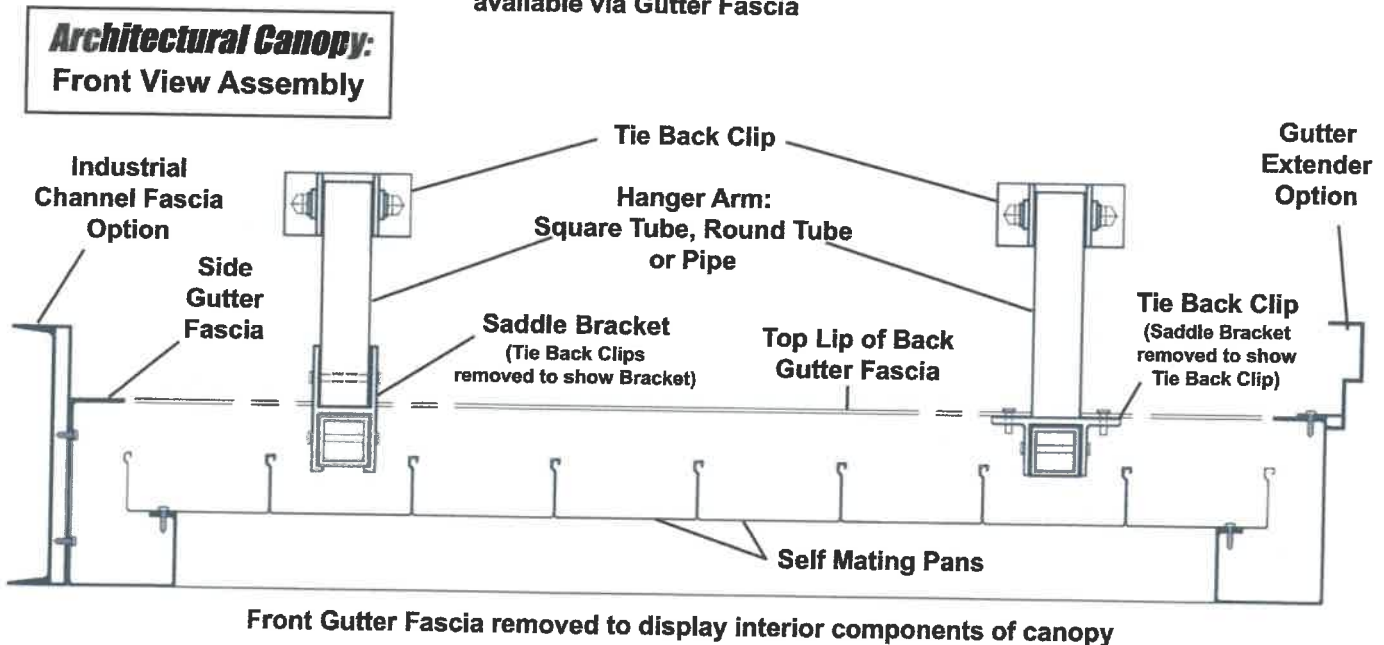
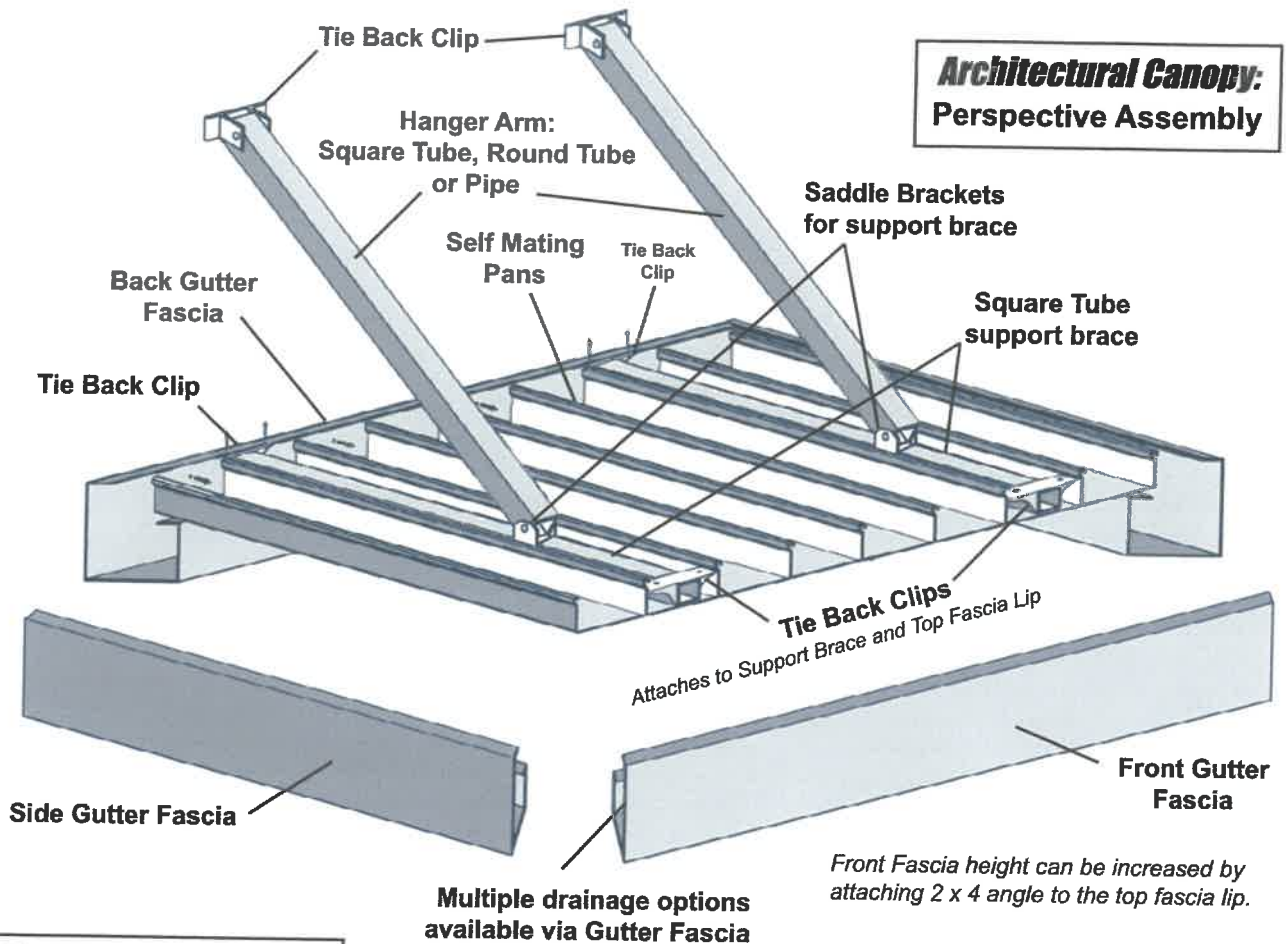
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Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Digital Print Solutions – Signage Request (2nd submission)

DATE: February 1, 2025

The applicant proposed new signage for their building/site located at 9085 Freeway Drive for the January meeting, but withdrew the request based on staff evaluation of the application. This report focuses on the second submission that altered the prior proposal.

I have reviewed a revised sign application (including sign illustrations) dated December 18, 2024, in connection with this request and offer the Planning Commission the following comments for their consideration:

Proposal

The applicant is proposing to remove the existing signs (Source Media – see image to the right) and replace them with the following signs:

- 1) Two instructional signs (2’x2.67’, or 5.33 sq.ft.) that are four feet tall; and

- 2) A wall sign that is divided into two elements. The first element is a 2.93’x2.93’ (8.58 sq.ft.) logo. The second is two lines of text. The first being the letters “DPS” and are proposed to be 1.54’x4.96’ (7.64 sq.ft.) and the second below the DPS are the words “Digital Print Solutions,”

which is .68’x7’ (4.76 sq.ft., inclusive of incidental letters). In total, the wall sign is 20.98 square feet, inclusive of incidental letters (19.58 sq.ft. w/o).



In addition to the signage, a black metal architectural awning anchored to the wall (previously supported by tubular posts) is proposed for the main entrance door fronting Freeway Drive.

Previously, the proposed wall sign and instructional signs were comprised of printed vinyl graphics. The current proposal documents the wall sign as containing primed and painted dimensional aluminum letters colored white. In addition to the letters is a logo in which a vinyl decal is applied.

Analysis

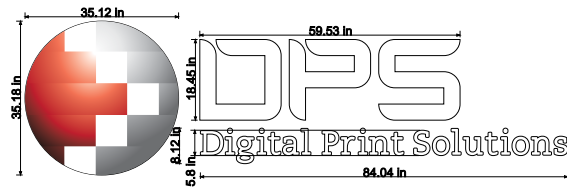
- 1) Section 1179.07 (b) of the Code requires signage to be setback at least five feet from the road right-of-way. No site plan is provided with this current submission, but the prior proposal indicated the road right-of-way being large in this area of Freeway Drive. I discussed this with the applicant's agent and subsequently the City Engineer. It appears the applicant's depiction of the right-of-way is correct, making it difficult to site visible instructional signage on this property without being located within the right-of-way;
- 2) Section 1179.05 (a) (8) (A-C) provides for instructional signage with certain limitations. The proposed instructional signage does not comply with Section 1179.05 (a) (8) (B) because they are 5.33 square feet (previously 4.45 sq.ft.) and only four is permitted;
- 3) The 20.98 wall sign adheres to the area limitations of the Code and the applicant has done a nice job changing the materials from the prior printed vinyl graphics to painted aluminum dimensional letters; and
- 4) The applicant revised the black metal awning by securing it to the building, as opposed to using the tubes secured to the ground. This approach is much more aesthetically pleasing, and likely will require less long-term maintenance.

Conclusion

The instructional signs are too large and must be reduced to four square feet or less to be exempt from regulation. If the applicant desires to maintain the 5.33 square feet as proposed, then the matter will need to be referred to the Board of Zoning Appeals (BZA) for a variance. The location of the signs must be confirmed on a site plan and the City Engineer should opine about the location relative to the road right-of-way.

Other than the size and location of the instructional signage, I believe the wall sign and awning can be approved as submitted.

Please do not hesitate to contact me with any questions.



Qty: 1

.25" thick individual cut/routed aluminum primed and painted letters (white).

The round logo image will be primed and painted white with a gradient graphic printed image applied to the surface.

The sign image and letters will be stud mounted to the building surface.

This is a color rendering of the design. Please note the colors are for viewing purposes ONLY. Actual colors will be different from the colors shown. Changes to the design may result in additional charges.

This design and drawing submitted for your review and approval is the exclusive property of Signarama. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of Signarama.

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9862 Freeway Dr., Unit B

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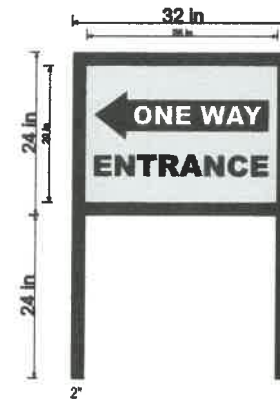
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 BUILDING DEPARTMENT



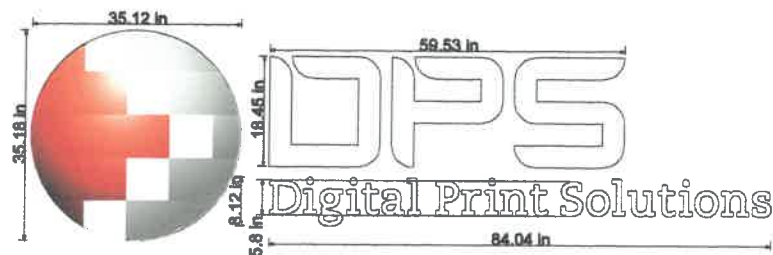
Qty: 2, double sided graphic
 Aluminum Econo Box Signs (2" thick)
 2" x 2" square alum legs
 Digital Printed White Reflective Vinyl
 with optical clear laminate.
 Applied to the aluminum sign surface.
 Type of Landscaping to be determine.

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 CITY OF MACEDONIA
 BUILDING DEPARTMENT

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 graphics@signaramaohio.com

MEMORANDUM

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

From: Pam Schultz, Architectural Review Consultant

Subject: Specialty Lubricants
8300 Corporate Park Drive
Macedonia, OH

Date: January 27, 2025

I have reviewed the plans submitted for Specialty Lubricants dated 01.17.25. The proposed plans are for a 49,680 sf addition to an existing 67,582 sf building. The building is located in an industrial 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 drawings call for the addition to be made from precast concrete wall panels with horizontal reveals. Materials for the addition need to be maintenance free and shall be compatible and harmonious with materials on the existing building. (please see 1172.02(a)(2)(3). The concrete panels being proposed call for "elastomeric paint in a color scheme consistent with the existing facility to maintain visual cohesion." This paint requires more information. My investigation shows this paint requires two coats plus a primer coat and lasts up to 10 years. Re-painting a 50,000 sf addition every 10 years is not realistic. I request investigation into a more maintenance free solution. Is it possible to utilize an aggregate color (with pigments added) that would match the existing building? Creating a panel that matches EITHER the metal siding OR the brick would create a maintenance free building and remain visually pleasing for decades. All materials and colors should be chosen and submitted for review at the time of presenting to the Commission.
2. Any HVAC units shall be shown on drawings. The materials, colors and finishes used for screening rooftop units and any surface equipment shall be consistent with the primary structure and should be an integral part of the building design. (please see 1172.02(a)(4) of Applicable City-Wide Standards.
3. Details are needed to show the how the new building meets the materials of the existing building. The elevations show the large addition which spans 216' long x 230' wide. Some type of division or vertical material change is needed to separate the existing building from the new proposed addition. This could be accomplished by enlarging the additions' width by 6-8" or decreasing it in size by 6-8". This will visually help with the material changes needed for the new addition as well as providing an expansion joint.
4. The drawings call for covered outdoor storage utilizing chain link fence with privacy slats for concealing contents. Chain link fence material is not permitted and is not an appropriate material for use as a covered storage area. The area must utilize materials consistent with the building and be built with a harmonious intent in mind. (please see 1172.02(a)(2)(3)(5) Detailed drawings are needed.

5. If a dumpster is utilized, the dumpster enclosure shall be placed on the site plan and materials should be called out for review. Any doors or gates, must be self-closing and all should be made of maintenance-free materials to match the building.

It is my recommendation the applicant make the modifications and additions (as noted above), with special attention to how the old building meets the new building and getting approval from the Commission for the precast concrete panels being proposed. Details are needed of any exterior HVAC locations, the "covered outdoor storage" and the dumpster area design.

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

Pam Schultz



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

The Crossroads of Northeast Ohio

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

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

DATE OF APPLICATION: JANUARY 17, 2025

LOCATION OF PROPERTY INVOLVED: 8300 CORPORATE PARK DRIVE

NATURE OF REQUEST: 49,600 SQ. FT. BUILDING ADDITION

APPLICANT NAME & PHONE: JEFF CERTO, DSC ARCHITECTS, (440) 835-3957

APPLICANT ADDRESS: 401 FRONT STREET, BEREA, OH 44017

APPLICANT EMAIL ADDRESS: jcerto@dscarchitects.com

APPLICANT SIGNATURE: *[Handwritten Signature]*

NOTES:

MEETING DATE: _____ FILING FEE _____ ESCROW REQUIRED _____

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Macedonia, OH 44056

January 17, 2025

City of Macedonia
Planning Commission
9691 Valley View Road
Macedonia, OH 44056
sroganish@macedonia.oh.us



401 FRONT STREET
BEREA, OHIO 44017
PHONE: 440.835.3957
mail@dscarchitects.com

Dear Members of the Planning Commission,

I am writing to provide an overview of the proposed expansion project for an existing manufacturing and office facility located in Macedonia. The project involves a 49,680-square-foot addition to the current 67,582-square-foot building. This addition is intended to support the growing manufacturing and distribution activities of the business and has been designed to comply with all applicable city planning ordinance requirements regarding lot size, lot width, and setbacks.

The proposed addition will include two recessed docks and one drive-in overhead door to enhance the operational capabilities of the facility. The construction will utilize precast concrete wall panels with cast-in horizontal reveals that provide a scale and aesthetic that complements the existing structure. The height of the new addition will match the current building, and the exterior will feature an elastomeric paint finish in a color scheme consistent with the existing facility to maintain visual cohesion.

As part of the project, a covered outdoor storage area will be developed. This area will be enclosed with chain-link fencing equipped with privacy slats to ensure that stored materials are properly concealed. Additionally, the development will include a new stormwater basin to manage runoff effectively and mitigate environmental impact. The landscaping around the addition will also be enhanced to improve the appearance of the site and comply with city standards.

This expansion represents a significant step forward for the business while adhering to the city's planning requirements and maintaining a harmonious design with the existing facility. We believe this project will support the continued growth of the business and contribute positively to the local community.

Thank you for your consideration of this proposal. Should you require additional information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff M. Certo".

Jeff M. Certo
DSC Architects



January 17, 2025

Jerry Gruszewski
Premier Development Partners, LLC
5605 Granger Road, Suite 100
Independence, Ohio 44131

Re: Specialty Lubricants, 8300 Corporate Park Drive
Preliminary Stormwater Management

Dear Mr. Gruszewski,

The Riverstone Company has reviewed the proposed site plan for the facility expansion at the Specialty Lubricants site at 8300 Corporate Park Drive in the City of Macedonia. The proposed improvements include a 49,000+ sf building addition and pavement expansion to provide truck access to the new loading docks and drive in door. The improvements will increase the amount of impervious area on site and will disturb more than 1 acre of land therefore detention and treatment of the water quality volume will be required.

The water quality volume required to be treated is determined by the Ohio EPA Construction General Permit and is based on the disturbed area of the project. Based on the site plan, Riverstone is anticipating a disturbance of about 3 acres with about 1.90 acres of impervious area after construction. This would require the treatment of about 6,000 cubic feet of stormwater.

The detention requirements are based on the critical storm which compares the runoff from the predevelopment site conditions and the post development site conditions. Based on the current site plan, Riverstone anticipates this being a 10 year critical storm. This would mean that storms at or below the critical storm (1, 2, 5 and 10 year events) would be held to the current runoff from the 1 year storm. Storms larger than the critical storm (25, 50 and 100 year events) would require the storm runoff to be reduced to the existing runoff for the corresponding storm event. The preliminary calculations show an approximate detention volume of about 19,000 cubic feet for the 100 year event.



RIVERSTONE

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Detention and water quality treatment will be handled in the new retention basin proposed near Corporate Park Drive. Storm sewers will be used to collect runoff from the building and paved area and convey the stormwater to the new retention basin. The basin will detain the water quality volume and release it over a 48 hour period. Storm water above the required water quality volume will be detained and released to meet the requirements of the critical storm.

The proposed basin is currently planned to be a wet retention basin that will always hold water. During storm events the water level will rise but will recede over the following 48 hours after the storm and return to the water level before the storm event.

Should you have any questions pertaining to this letter, please contact The Riverstone Company.

Very truly yours,
THE RIVERSTONE COMPANY



Jeffrey A. Jardine P.E.

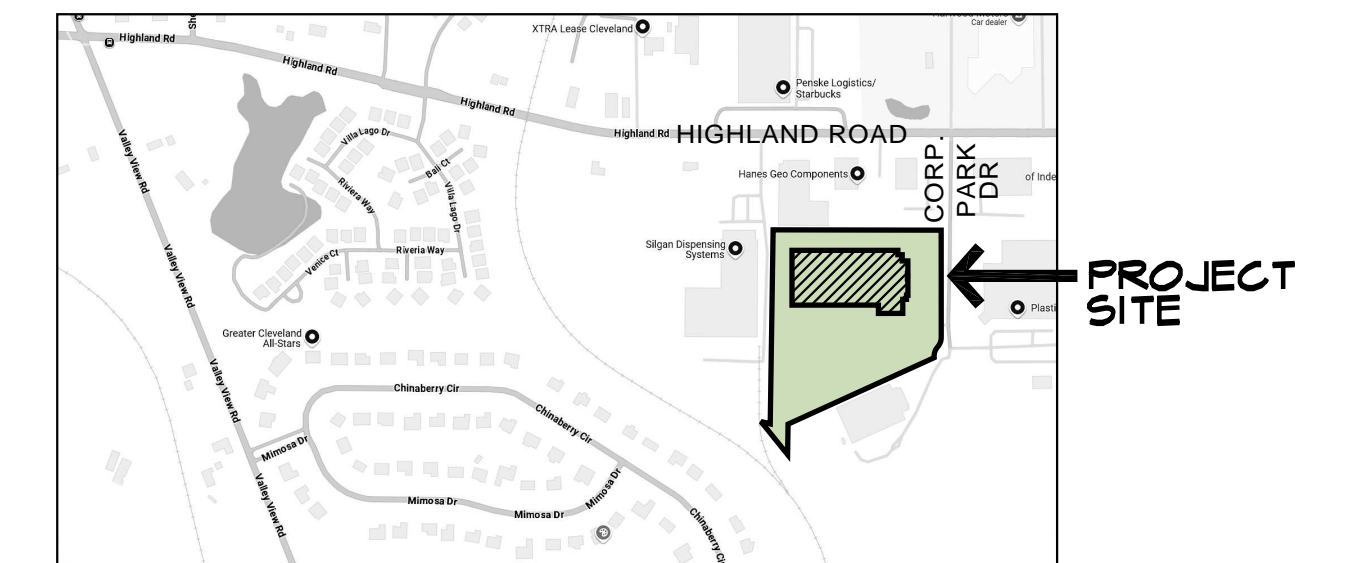
JAJ / jaj





PROJECT SUMMARY

ZONING:	G1 - GENERAL INDUSTRIAL	
LOT SIZE	MINIMUM REQUIRED:	2 ACRES
	PROVIDED:	11.3 ACRES
LOT WIDTH	MINIMUM REQUIRED:	150'
	PROVIDED:	535'
PROPOSED USE:	OFFICE/MANUFACTURING/STORAGE	
EXISTING BUILDING AREA:	69,223 SQ. FT.	
PROPOSED ADDITION:	49,680 SQ. FT.	
TOTAL BUILDING AREA:	118,903 SQ. FT.	
	OFFICE:	9,956 SF
	MANUFACTURING:	47,502 SF
	STORAGE:	60,267 SF
ORDINANCE REQUIRED PARKING:	234 SPACES	
	OFFICE @ 1/250=	40
	MANUFACTURING @ 1/400=	119
	STORAGE @ 1/800=	75
ACTUAL EMPLOYEE COUNT:	85 PEOPLE	
EXISTING PARKING PROVIDED:	123 SPACES	



VICINITY PLAN



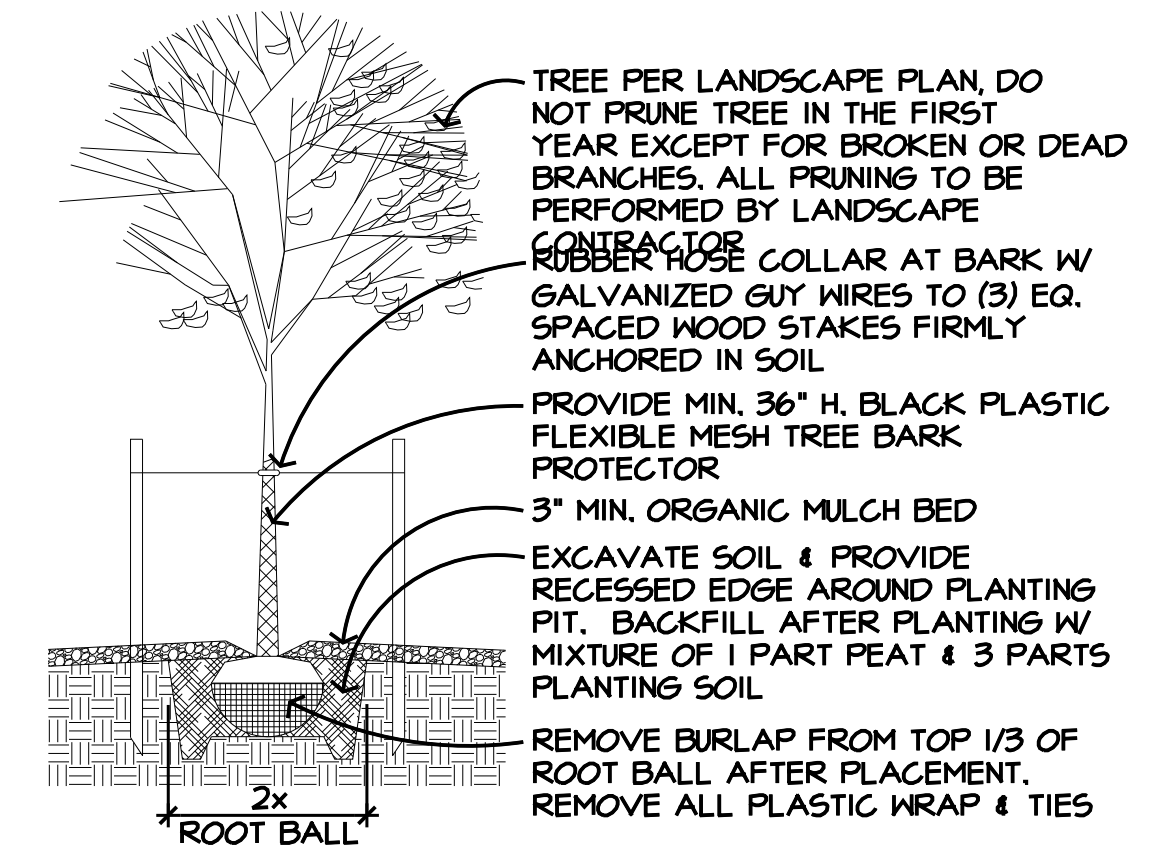


PLANTING LIST

ITEM NAME	COMMON NAME	BOTANIC NAME	QTY.	SIZE	COND.	SFC.	HGT.
AF	CELEBRATION MAPLE	ACER X FREEMAN 'CELZAM'	3	25"	B4B	35'	50'
BM	WINTER GEM BOXWOOD	BUXIS MICROPHYLLA JAPONICA 'WINTER GEM'	14	CLP. NO. 3		5'	5'
BT	PGYMY RUBY BARBERRY	BERBERIS THUNBERGII 'PYRIZAM' 'PGYMY RUBY'	6	-	NO. 3	3'	18"
CP	LEMON THREAD CYPRRESS	CHAMAECYPARIS PISIFERA 'LEMON THREAD'	14	CLP. NO. 3		4'	5'
GL	CORALBURST CRABAPPLE	MALUS 'CORALBURST'	4	-	NO. 4	15'	10'
GT	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2	3"	B4B	30'	65'
JS	BLUE STAR JUNIFER	JUNIPERUS SQUAMATA 'BLUE STAR'	5	CLP. NO. 3		4'	3'
PA	NORWAY SPRUCE	PICEA ABIES	8	6"	B4B	25'	50'
PP	COLORADO BLUE SPRUCE	PICEA PUNGENS	8	6"	B4B	15'	60'

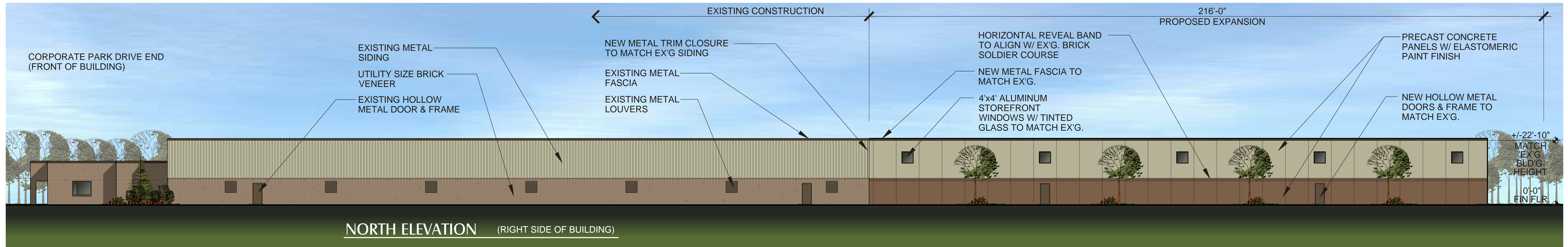
LANDSCAPE NOTES

- LANDSCAPING INDICATED REPRESENTS GENERAL CONCEPT OF LANDSCAPING TO BE PROVIDED. LANDSCAPE CONTRACTOR MAY ALTER SELECTED PLANTINGS, QUANTITIES AND PLACEMENT AS REQUIRED DUE TO AVAILABILITY & SOIL/EXPOSURE CONDITIONS. LANDSCAPE CONTRACTOR IS TO PROVIDE LANDSCAPING IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR LANDSCAPE STOCK," AND OTHER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- CALIPER MEASUREMENTS ARE TO BE TAKEN 6" ABOVE NORMAL GRADE FOR TREES LESS THAN 6" IN CALIPER.
- DELIVER ALL PLANT MATERIALS AFTER PREPARATIONS HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS, KEEP ROOTS MOIST, AND STORE OUT OF SUN AND WIND. DO NOT PRUNE BEFORE DELIVERY. PROTECT PLANTS FROM SUNSCALD, DRYING, WHIPPING, AND OTHER HANDLING DAMAGE. DO NOT DESTROY NATURAL SHAPES THROUGH BENDING OR BINDING. DO NOT DROP PLANTS DURING DELIVERY.
- INSTALLATIONS OF PLANTINGS, LAWN, AND MULCHES TO BE PER STANDARD INDUSTRY PRACTICE. PROVIDE FREE-FORM SHAPED ORGANIC MULCH BED AT ALL PLANTING AREAS. AT ISOLATED TREES PROVIDE MIN. 5' DIAMETER ORGANIC MULCH BED SURROUNDING TRUNKS OF TREES IN LAWN AREAS.
- MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH, 3" DEPTH AT BEDS. MULCH MUST BE 1-2 YEAR AGED AND MAY NOT COME FROM SHREDDING TREE MATERIAL TAKEN FROM SITE. PROVIDE PERVIOUS WEED BARRIER (TYPAR OR EQUIV.) AT UNPLANTED AREAS.
- LOCATIONS ON PLAN TO SERVE AS A GUIDE. SLIGHT RELOCATION MAY OCCUR DUE TO FIELD CONDITIONS & TO PROVIDE THE MOST AESTHETIC ARRANGEMENT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEANUP ASSOCIATED WITH LANDSCAPE CONSTRUCTION. LEGALLY DISPOSE OF ALL SURPLUS AND WASTE MATERIALS OFF OF THE OWNER'S PROPERTY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS INSTALLED FOR A PERIOD OF ONE YEAR FROM INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING OF PLANTINGS FOR A PERIOD OF ONE GROWING SEASON TO ALLOW FOR ROOT ESTABLISHMENT. PLANTS THAT ARE UNHEALTHY OR MORE THAN 25% DEAD SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL CHARGE TO OWNER.
- CONFIRM LOCATIONS OF ALL UTILITIES & SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- TOPSOIL MUST BE BACK FILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREA.
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR EQUAL.
- ALL NON-LANDSCAPED AREAS TO BE SEEDED WITH PREMIXED LOW MAINTENANCE LAWN, "NO MOW" MIX BY OHIO PRAIRIE NURSERY OR EQUAL.
- PROVIDE IRRIGATION SYSTEM AT ALL NEW LANDSCAPED BEDS. SYSTEM TO BE DESIGNED BY IRRIGATION SYSTEM MANUFACTURER FOR SITE CONDITIONS.
- CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING TREES TO REMAIN (IF ANY), FIELD VERIFY:
 - ERECT ORANGE CONSTRUCTION FENCES BENEATH TREE DRIPLINE
 - ELIMINATE CONSTRUCTION TRAFFIC WITHIN 1' FOR EVERY 1" OF TRUNK DIAMETER OR TO TREE DRIPLINE, WHICHEVER IS GREATER

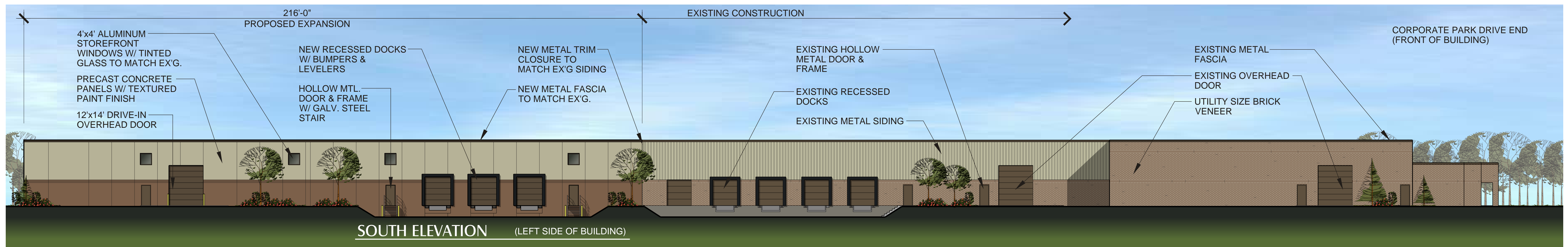


TREE PLANTING DETAIL

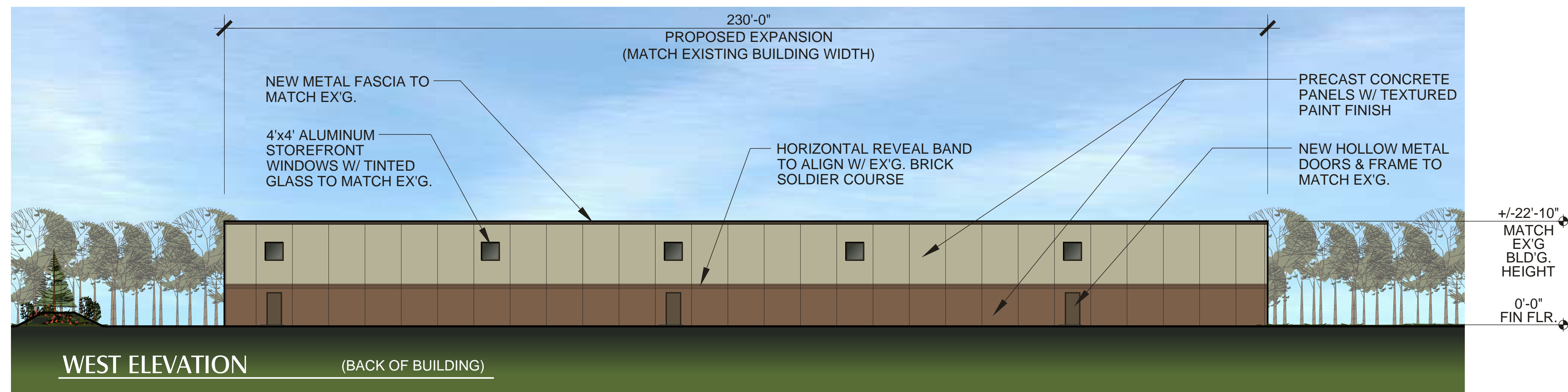
SCALE: 1/8\"/>



NORTH ELEVATION (RIGHT SIDE OF BUILDING)

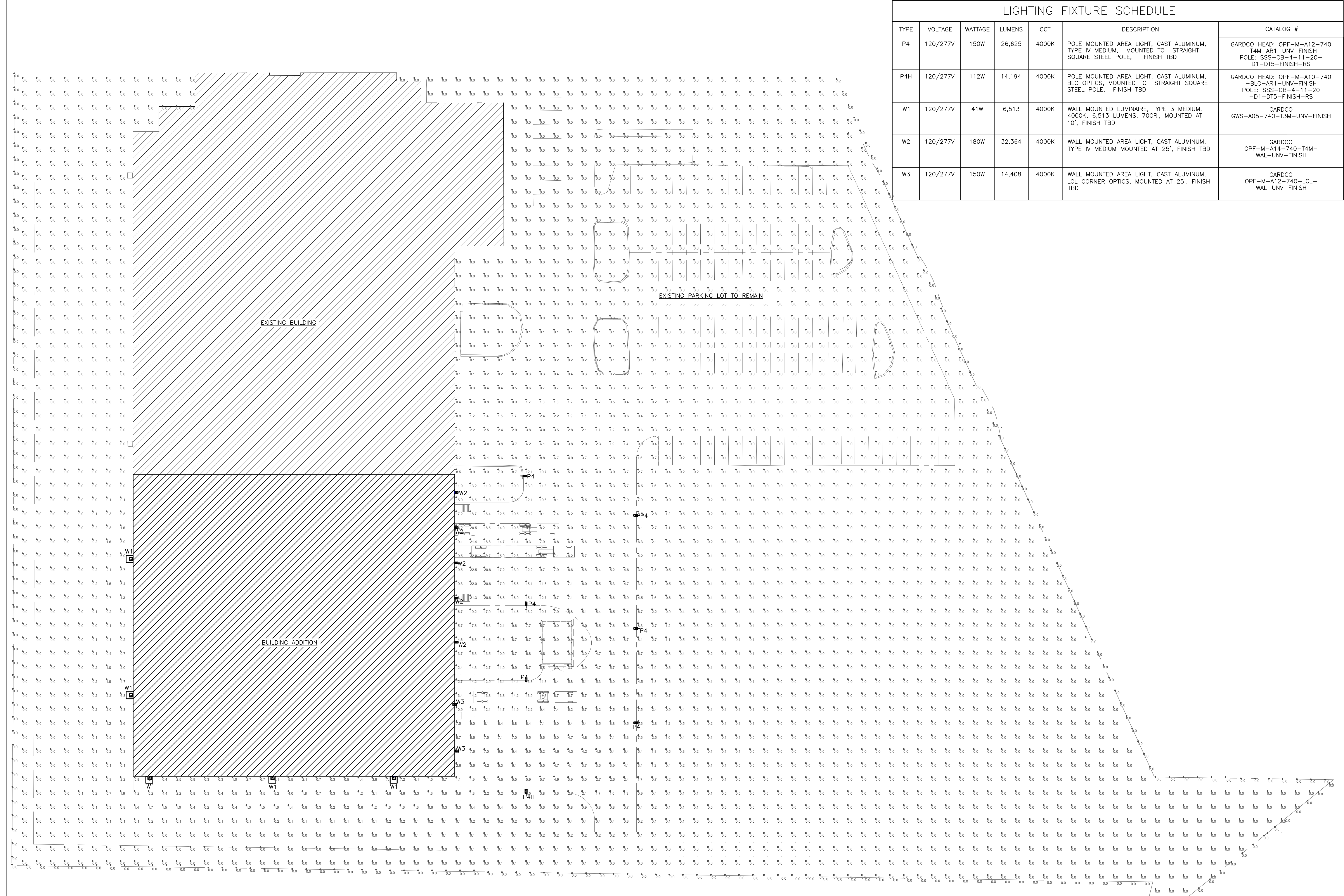


SOUTH ELEVATION (LEFT SIDE OF BUILDING)



WEST ELEVATION (BACK OF BUILDING)

LIGHTING FIXTURE SCHEDULE						
TYPE	VOLTAGE	WATTAGE	LUMENS	CCT	DESCRIPTION	CATALOG #
P4	120/277V	150W	26,625	4000K	POLE MOUNTED AREA LIGHT, CAST ALUMINUM, TYPE IV MEDIUM, MOUNTED TO STRAIGHT SQUARE STEEL POLE, FINISH TBD	GARDCO HEAD: OPF-M-A12-740-T4M-AR1-UNV-FINISH POLE: SSS-CB-4-11-20-D1-DT5-FINISH-RS
P4H	120/277V	112W	14,194	4000K	POLE MOUNTED AREA LIGHT, CAST ALUMINUM, TYPE IV MEDIUM, MOUNTED TO STRAIGHT SQUARE STEEL POLE, FINISH TBD	GARDCO HEAD: OPF-M-A10-740-T4M-AR1-UNV-FINISH POLE: SSS-CB-4-11-20-D1-DT5-FINISH-RS
W1	120/277V	41W	6,513	4000K	WALL MOUNTED LUMINAIRE, TYPE 3 MEDIUM, 4000K, 6,513 LUMENS, 70CRI, MOUNTED AT 10', FINISH TBD	GARDCO GWS-A05-740-T3M-UNV-FINISH
W2	120/277V	180W	32,364	4000K	WALL MOUNTED AREA LIGHT, CAST ALUMINUM, TYPE IV MEDIUM MOUNTED AT 25', FINISH TBD	GARDCO OPF-M-A14-740-T4M-T4M-WAL-UNV-FINISH
W3	120/277V	150W	14,408	4000K	WALL MOUNTED AREA LIGHT, CAST ALUMINUM, LCL CORNER OPTICS, MOUNTED AT 25', FINISH TBD	GARDCO OPF-M-A12-740-LCL-WAL-UNV-FINISH



OVERALL SITE PLAN
SCALE: 1" = 30'-0"

MARK	BY	DATE	ISSUES AND REVISIONS
TMC	TMC	01/17/25	ISSUED FOR PLANNING COMMISSION
1			

PROGRESS NOT FOR CONSTRUCTION

GREAT OAKS
engineered solutions
(216)352-3439
Info@GreatOaksCo.com
www.GreatOaksCo.com

BUILDING EXPANSION FOR SPECIALTY LUBRICANTS
8300 CORPORATE PARK DR., MACEDONIA, OH 44056

JOB NO.	XXXX-XXXX
DATE	01/17/25
SCALE	AS NOTED
DESIGNED	TMC
DRAWN	KMG
CHECKED	TMC
APPROVED	TMC

DRAWING TITLE
PRELIMINARY SITE LIGHTING PLAN

DRAWING NUMBER
E-900

M E M O

To: Mayor and Planning Commission

From: Joe Gigliotti, P.E.

Date: 01-22-2025

Re: Plan Review Comments: 8300 Corporate Parkway – Specialty Lubricants

We have reviewed the preliminary site plan submitted for the above named project, dated 01-17-25. 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, all as per chapter 920.07. Such a delineation (or verification that the regulations do not apply) needs to be completed by a Professional Wetland Scientist, and provided to the City
- 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 be reviewed administratively prior to final permitting. Additionally, the owner will need to execute the City's standard storm water inspection and maintenance agreement for all storm water management features on the subject property.
- New concrete pavement areas shall include a perimeter curb.

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Specialty Lubricants Building Addition & Site Improvements

DATE: February 2, 2025

The applicant (Specialty Lubricants) is proposing to construct a 49,680 square foot addition to the existing 67,582 square foot building on the property located at 8300 Corporate Park Drive. When complete, the building will be 117,262 square feet on approximately 11 acres. The site is zoned General Industrial (GI) and the industrial use is permitted by right in this District.

I have reviewed an application dated January 17, 2025 (including a site plan and architectural elevations) in connection with this request and offer the Planning Commission with the following comments for their consideration:

Background

The proposal is to construct an additional 49,680 square feet (216'x230') of manufacturing/distribution space to the south end of the existing building in an area that is substantially grass (see image to the right – blue square represents the addition).

The proposal also includes a 17'x62' (1,054 sq.ft.) outdoor storage space that is proposed to be enclosed by chain link fence with privacy slats.

Finally, the building addition is proposed to be constructed utilizing precast concrete wall panels with cast-in horizontal reveals. The height of the addition will match the existing building.

Analysis

- Building Size** – The building expansion is shown graphically as 49,680 square feet on the site plan, with the existing building being 67,582 square feet. These figures represent a total of 117,262 square feet. However, the project summary on Sheet SP.1 details the existing building as 69,223 square feet, for a total building footprint after construction as 118,903 square feet. Finally, the total building area in the project summary details a breakdown of the total building as 9,956 square feet of office, 47,582 square feet of manufacturing, and 60,267 square feet of warehouse. These figures total 117,805 square feet. **ACTION ITEM: While minor, these discrepancies must be corrected for the final plan approval.**



- (2) **Parking** – The project summary on Sheet SP.1 states that 234 off-street parking spaces are required, and 123 spaces are provided. My calculation of the required off-street parking is based on the office and warehouse use, but takes out 20% of the floor area for mechanical uses. Using this approach compared to the building use break-down in the project summary, 32 parking spaces are required for the office, 96 spaces for the manufacturing, and 61 are required for the warehouse space, for a total of 189 required off-street parking spaces post construction. With 123 spaces being provided, the site is deficient 66 parking spaces. The site plan states that the actual employee count is 85 to justify the reduction. **ACTION ITEM: I don't disagree that the existing off-street parking more than accommodates the site needs based on a review of historic aerial photographs. However, some action is needed to address the deficiency. Typically, a variance from the Board of Zoning Appeals (BZA) is needed to cure this matter.**
- (3) **Setbacks** – Section 1169.04 (f) requires the following building and outdoor storage setbacks: 15 feet for the side and rear yard for the building (and storage when not adjacent to residential) and 100 feet for the front yard for the outdoor storage. The proposal appears to comply with the setbacks, but the site plan is not too scale. **ACTION ITEM: The final site plan must be drawn (and printed) to scale in order to fully and accurately dimension the plan elements.**
- (4) **Landscaping** – Landscaping is provided on Sheet L.1 and documents a long three-foot-tall mound that extends the entire rear of the proposed addition and approximately half of the existing building. Generally, the plan proposes a good mixture of deciduous and coniferous trees. **ACTION ITEM: Additional landscape materials/mounding should be added to the south side of the building addition. Currently, the proposal only includes a single Celebration Maple adjacent this south building elevation.**
- (5) **Outdoor Storage** – The proposed outdoor storage is being screened with chain link fencing that contains privacy slats. **ACTION ITEM: The Planning Commission has historically disapproved of chain link fencing with privacy slats due to aesthetics and longevity of the slats. Typically, the Commission has required board-on-board fencing for screening, with landscaping around the perimeter of the fence. It might be more practical to store the materials inside the building to avoid the additional expense to screen the exterior the storage area.**
- (6) **Lighting** – Photometrics are included with the submittal on Sheet E-900, but the plan is printed to a scale that is too difficult to read. **ACTION ITEM: The photometrics plan must be provided in a legible format for final site plan approval.**
- (7) **Stormwater Drainage** – A new storm water basin is conceptually illustrated adjacent to the entrance driveway. **ACTION ITEM: The final site plan must provide complete details regarding the proposed basin.**
- (8) **Building Architecture** – Sheet SK.2 provides details regarding the existing and proposed architecture. The existing building is clad entirely with brick on the front (the office portion), and the remainder the building contains a brick lower band (~40% of the total) and a metal

siding upper band. The proposed addition is comprised of precast concrete panels painted to match the existing building façade. **ACTION ITEM: The precast concrete panels don't provide a harmonious match with the existing utility brick and metal façade. I understand that the use of the precast panels is faster than typical construction (and often less expensive on new construction), but in this instance the application is difficult to match the existing façade. A possible cost-effective way to tie the two buildings together is to extend the metal panels. Another possibility to match the existing to new is to relocate the windows on the addition lower to match the existing. I believe there is a middle ground to reach as it relates to architecture, but discussion with the Planning Commission is needed.**

- (9) **Miscellaneous** – A signature block for the Planning Commission Chair must be added to the front cover sheet on the final site plan.

Conclusion

Generally, the proposal complies with the standards outlined in the Planning and Zoning Code for preliminary plan approval. However, the two most critical items going forward that impact the project are building architecture and parking. These items need to be discussed with the Planning Commission and addressed prior to final plan approval.

Please do not hesitate to contact me with any questions.



CITY OF MACEDONIA FIRE INSPECTION BUREAU

9691 Valley View Road, Macedonia, Ohio 44056

Office: 330-468-8342

Fax: 330-468-8393 fireinspection@macedonia.oh.us



To: Mayor Molnar and Planning Commission

From: David Smith Macedonia Fire Prevention

I have reviewed the plans submitted on January 17th for 8300 Corporate Parkway and have the following comments. The addition is listed at 49,680 sq. ft. The distance the building is located from the nearest hydrant may require an extension of the fire line with a hydrant and sprinkler installation due to size. The fire alarm would also have to extend into the new space.

Please feel free to contact the office with any questions or comments.

David Smith
Fire Inspector
Macedonia Fire Department
330-468-8342

**MACEDONIA PLANNING COMMISSION
JANUARY 13, 2025
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, and Ms. Meske. Mr. Cox and Mr. Roberts were absent.

City Planner: Mr. Frantz

City Fire Inspector: Mr. Smith

City Engineer: Mr. Gigliotti

Building Commissioner: Mr. Monaco

APPROVAL OF THE DECEMBER 16, 2024 PLANNING COMMISSION MEETING MINUTES.

Mr. Wallenhorst motioned to approve, Ms. Meske seconded and Mr. Westbrooks agreed.

PROPOSED ADDITION OF A FELLOWSHIP HALL AND A RETREAT CENTER FOR ST.GREGARIO'S LOCATED AT 1252 E. AURORA RD.

Mr. Winkelmann and Mr. Abraham were present. Mr. Frantz made his comments noting that the living quarters were removed from the plans. The parking along with the access drive were discussed. Plans and a parking agreement were submitted at the time of the meeting. Mr. Frantz requested to see the lighting photometric, landscaping, and storm management in the next plan. Mr. Westbrooks stated that the retreat space under the current code would not be allowed and if something were to change in the future, they would need to return to the Planning Commission. Mr. Abraham acknowledged Mr. Westbrooks statement. Mr. Gigliotti made his comments noting that the proposed access drive has been eliminated and only a sidewalk is proposed. Mr. Smith commented that the fire alarm was being extended with the updated panel and fire separation in between the two additions. The distance from the street requires a yard hydrant. Mr. Monaco commented that the parking agreement is not a continuous agreement and the parking is at the north section and it's the only section being occupied by the methodist church. If the agreement is ended then the parking lot must be installed. Mr. Frantz stated that the parking agreement submitted cannot be accepted, it must be in perpetuity. Mr. Wallenhorst commented that he agrees with the Architectural Advisors' comments and that she has not seen the submitted plans. Mr. Monaco stated that he would feel much better if the parking lot was installed on their own property but would share the parking agreement with the law department. Mr. Westbrooks motioned to approve the preliminary plan with stipulations: the parking agreement to be put into place, complies with the request being in perpetuity as well as and notification to the city of the contract defaults as well as the living/retreat units are not allowed and the final plan must comply with the staff memos, any other items deemed necessary to change after full review of the document by the city inclusive to the law director. Mr. Wallenhorst and Ms. Meske were in favor. Mr. Frantz strongly encouraged the applicant to take the time and wrap everything into a complete comprehensive submittal. Mr. Gigliotti commented that they could be more efficient if it all came at once.

PROPOSED SIGNAGE AND AWNING FOR DIGITAL PRINT SOLUTIONS LOCATED AT 9085 FREEWAY DR.

Mr. Westbrooks motioned to continue the proposal to the February Planning Commission meeting per the applicant's request, Ms. Meske seconded and Mr. Wallenhorst agreed.

PROPOSED AMENDMENT TO THE FENCE ORDINANCE OF THE CODIFIED ORDINANCES OF THE CITY OF MACEDONIA

Mr. Ventura was present. Mr. Frantz made his comments. Mr. Ventura stated the reason they didn't consider private roads was due to them being in an H.O.A. and will not see a fence. Mr. Wallenhorst commented that it's not uncommon to have a fence in an H.O.A. Ms. Meske stated that fences are reviewed by the H.O.A. boards. Mr. Frantz stated that the City rules always trump the H.O.A. rules and if more restrictive rules are created by the H.O.A., the City does not have to follow them. Mr. Monaco stated that H.O.A. approvals are required by the City. Privacy fences were discussed along with 15%/25% board on board fences, the cost of the fences, and the wind load of the specific fences. Mr. Westbrooks motioned to recommend approval of the amendment with the consideration of the City Planner's comments and strongly recommended the 25% open air requirement, Mr. Wallenhorst seconded and Ms. Meske agreed.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 6:33 p.m. Mr. Wallenhorst seconded and Ms. Meske agreed.