

Planning Commission Caucus - May 10, 2006 - 7:10 P.M. - 7:28 P.M.

Attendees: Mayor Cathy J. Luks, Chairman Edward McGrath, Vice Chairman Tony Sandora, Victor Bull, Rito Alvarez, Building Commissioner, Clark Merdes, P.E., City Engineer, Lisa Uffman-Kirsch, Laurie Pribish, Steve Ruynon, Kevin Lynch, at&t, Tom Fogarty, at&t, Students from the North Royalton High School, Residents and Brenda L. Fashempour, Secretary.

Planning Commission Agenda for May 10th, 2006 reviewed.

Discussion 05-166 Lisa Uffman-Kirsch presented a handout in the spirit of assistance and cooperation regarding window signs and banners. Lisa Uffman-Kirsch has a copy for the Law Director also. Discussion of limitation of percentage allowed 20%. Handout in 05-166 file.

Tony Sandora expressed concerns of ARB regarding Romano's proposed sign on the gable that has not been approved. Question regarding square footage and placement.

Don Willey explained that he will be proposing that the temporary signs be approved by the Building Department and also to allow Building Department to issue permits for replacement signs as long as they meet the requirements of the Plaza, color, size, placement, style.

Mayor Luks felt that Architectural Review Board should review signs, ground, development and industrial. Referred to ARB from Planning Commission and then BZA if needed.

Chairman McGrath expressed concerns over banner signs and their appearance in town. Chairman McGrath would like the Law Director's direction and opinion in regards to banners.

Law Director and Architectural Review Board working on Sign Ordinance in Town Center District, how City envisioned, trickles down to entire City, permits.

Discussion held regarding the southern part of the City being the gateway with the Boston Road Interchange being planned.

Sign Code in Town Center District may provide Codes for other areas of the City. Hinckley, Strongsville built up at 130th and Boston. Development may be coming to the corner.

Kevin Lynch and Tom Fogarty from at&t present. Discussion held regarding landscape plans that were part of a previously approved Planning Commission Item. Date for landscape installation 7-01-06.

Chairman McGrath stated okay, it being at least 7:30 we will call the May 10th Meeting of the North Royalton Planning Commission to order.

The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, May 10, 2006 in regular session. The meeting was called to order by Chairman Edward McGrath at 7:30 P.M.

Chairman McGrath stated will the Secretary please call the roll.

Present: Chairman Edward McGrath, Mayor Cathy Luks, Don Willey, Council Representative, Tony Sandora, Vice Chairman, Victor Bull, Rito Alvarez, Building Commissioner, Clark Merdes, P.E. City Engineer and Brenda L. Fashempour, Secretary.

Opening Ceremony - Pledge of Allegiance. Chairman McGrath stated please stand for the Opening Ceremony, the Pledge of Allegiance. Pledge of Allegiance recited.

Approval of minutes: April 26, 2006. Ms. Fashempour stated Approval of Minutes, April 26, 2006, she needs a motion to excuse Tony Sandora for cause. So moved Don Willey. Second Mayor Luks. Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll. Roll call: Yeas: Four - Willey, Bull, Mayor Luks, Chairman McGrath. Nays: None. Motion carried. Chairman McGrath stated he is excused. Ms. Fashempour stated motion to approve those if you so choose. So moved Don Willey. Second Victor Bull. Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll. Roll call: Yeas: Four - Bull, Mayor Luks, Willey, Chairman McGrath. Nays: None. Motion carried. Chairman McGrath stated minutes are approved.

Old Business:

Speedway Super America, LLC, 9191 Royalton Road, Motorist Service Zoning. Cooler Approval. Tabled.

Ms. Fashempour stated it is tabled, there will be no action.

Ordinance No. 05-166 - An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 Planning & Zoning Code, Chapter 1284 Signs, Section 1284.18 Banners/Pennants in Local and General Business Districts; Permit; Fee, Paragraph (a), and Declaring an Emergency. Tabled.

Ms. Fashempour stated it is tabled, there will be no action.

Recreation Allocation - **Abbeyville Townhouses**, Hinckley Ridge Ltd., Laurie Pribish, 11349 Abbey Road, PPN 481-27-021, RM-D Zoning, submitted to the City of North Royalton and that it be approved by the Commission pursuant to Section 1246.08 Allocation of Areas for Public Use (b) although less than the minimum area required by Section 1246.08 Allocation of Areas for Public Use (b) is to be dedicated to the City for public park or recreational uses - Approval. Tabled.

Ms. Fashempour stated it is tabled, there will be no action.

Abbeyville Townhouses, Hinckley Ridge Ltd., Laurie Pribish, 11349 Abbey Road, PPN 481-27-021, RM-D Zoning. Preliminary Plan Approval for 38 Townhouses. Tabled.

Ms. Fashempour stated it is tabled, there will be no action.

Columbia Gas of Ohio plans to install 2560' of 3" and 520' of 2" new plastic distribution main on Glen Drive South, Berkshire Way and Bentley Drive - Approval. Tabled.

Ms. Fashempour stated it is tabled, there will be no action.

Columbia Gas of Ohio plans to install 1080' of 3" and 1800' of 2" new plastic distribution main on Bentley Drive, Richland Drive and Yorkshire Way - Approval. Tabled.

Ms. Fashempour stated it is tabled, there will be no action.

Columbia Gas of Ohio plans to install 1620' of 3" and 540' of 2" new plastic distribution main on Bentley Drive and Coventry Court - approval. Tabled.

Ms. Fashempour stated it is tabled, there will be no action.

Ms. Fashempour stated she is going to ask request from Planning Commission to ask Council for a ninety day time extension on items under Old Business, Numbers 1, 2, 3, 4, 5, 6 and 7 please.

Chairman McGrath stated is there a motion.

Victor Bull stated so moved.

Second Don Willey.

Chairman McGrath stated moved and seconded, is there discussion, Secretary please call the roll.

Roll call: Yeas - Five - Sandora, Bull, Mayor Luks, Willey, Chairman McGrath. Nays: None. Motion carried.

Chairman McGrath stated that extension has been granted.

New Business

Ordinance

Ordinance No. 06-62 - An Ordinance accepting the Dedication of 1,771 Feet of Worthington Way and 56 Feet of Glen Drive South in the Worthington Subdivision Phase 1 from Abbey/Royalton LLC, and Declaring an Emergency.

Yes, Laurie Pribish from Abbey/Royalton LLC, 1425 Center Road, Hinckley, Ohio 44233.

Chairman McGrath stated Thank You.

Ms. Pribish stated you are welcome.

Chairman McGrath stated and share with us what you will please.

Ms. Pribish stated we are here tonight asking for approval for our dedication of our streets for a Phase 1 of the Worthington Subdivision off of Abbey Road.

Chairman McGrath stated Thank You.

Chairman McGrath stated he guessed we will start with the Building Department any comments.

Mr. Alvarez stated Mr. Chairman he has no comments.

Chairman McGrath stated Thank You and then we will go the Engineering Department.

Mr. Merdes stated Thank You Mr. Chairman. Mr. Merdes stated you, he, the Department has been to the site, we developed a, a walk thru which was distributed and then we more recently revisited the site and revised the site walk thru the same, the same walk thru but with the accomplished items was distributed also. Mr. Merdes stated tonight he is willing to recommend this subdivision be approved for, by the Planning Commission and moved on to Council for their action. Mr. Merdes stated there are perhaps, several minutes that he will go through this list because there are some tasks that he would like to, to get the Applicant to state on the record that she is, she's working on these and that there is also some items then that will need to come to the City before a Council makes a vote on next Tuesday.

Chairman McGrath stated good if you would please.

Mr. Merdes stated okay, there is one water deficiency in that there is some water surfacing from the ground at subplot 10 and a he thinks this issue is going to be resolved this week.

Ms. Pribish stated yes, a, they were out there on the site today and when she stopped by earlier they still had not checked it but they were, they were on the access drive but she did make them aware of it and they were going to check that curb stop like you proposed.

Mr. Merdes stated there were two minor pavement items two, two issues essentially to patches need to be made.

Ms. Pribish stated yes, she made Tri-Mor aware of that.

Mr. Merdes stated there is a on subplot 33 thru 35 there is a, just recently a seeded area that a tire rutting was removed from, that seeding will need to germinate and then there is and what's out there is a preservation easement and around the preservation easement it's an orange delineating fence and a he believes that's going to be, to be moved into it's correct location at those two sublots.

Ms. Pribish stated yes it will, they were ordering more orange silt fence so that it could stay the same color.

Mr. Merdes stated and on subplot 21 there is also a same area that's similar in nature there's, there's some tire ruts and then the orange fence is not quite a, as it should be there.

Ms. Pribish stated okay.

Mr. Merdes stated and the, where they were working today at the very end of this access driveway is a, a manhole which had been covered up with some, some sediment, a that was removed he thinks when it was still wet, that area needed to be regarded, restabilized and the erosion controls put back a, he thinks it is still going to be completed this week too.

Ms. Pribish stated okay, yes, correct, they were working on it today so, she doesn't know how far they got, when she left they were still working on it, she will double check in the morning.

Mr. Merdes stated Soil and Water had visited the site, they had a mentioned a couple things that a perhaps there might be some deficiencies in the silt fence, he thinks that was going to be walked and all of those would be correct.

Ms. Pribish stated correct.

Mr. Merdes stated and again that all the, all the seeded areas need to, need to germinate to be in compliance.

Ms. Pribish stated well hopefully we got some rain so that will help.

Mr. Merdes stated uh um.

Mr. Merdes stated and that moves us on to the a, the plat, the, we have a, we have something that, that he again feels is, is acceptable, he is sure Tom O'Donnell will have final okay of it but he would expect that between now and the Council Meeting, our As-Builts are still to be looked at but he is pretty familiar with, that things were built according to plan and when they weren't, we were aware of them and, and then things were built according to the new plan.

Mr. Merdes stated the bonds.

Ms. Pribish stated she, she gave them the dates of May 16th so there, she should have them by the end of this week.

Mr. Merdes stated that will be fine.

Mr. Merdes stated and then there will, as there was work still be done, there are still some, some bills that will come into the City that will need to be paid.

Ms. Pribish stated she dropped off, Rita faxed to her a bill yesterday and she dropped off a check today but, as they come in she will bring a check.

Mr. Merdes stated yeah, he thinks the dates on that one were, probably for the, the end of April.

Ms. Pribish stated yeah, she didn't look at the dates, she just knows that she faxed it to her, so she bought a check over today.

Mr. Merdes stated just as long as we know that you will.

Ms. Pribish stated yeah.

Mr. Merdes stated continue to balance, zero out the balance that's due.

Ms. Pribish stated yes.

Mr. Merdes stated Thank You. Mr. Merdes stated a that covers his list and like he said when he began he is certainly satisfied that everything is complete or the commitments are there to complete everything and he

can recommend to the Planning Commission that, that they could approve this and, and ultimately Council will then see it for there, for there acceptance of the dedications at their next meeting.

Chairman McGrath stated Thank You, Thank You.

Chairman McGrath stated back to Building anything after that.

Mr. Alvarez stated no comments Mr. Chairman.

Chairman McGrath stated okay, on the Commission anyone, anything.

Chairman McGrath stated in the audience anyone, anything.

Chairman McGrath stated is there a motion to grant approval.

Ms. Fashempour stated to recommend to Council.

Chairman McGrath stated to recommend to Council Thank You.

Tony Sandora stated so moved to recommend to Council.

Don Willey stated second.

Chairman McGrath stated moved and seconded any further discussion, Secretary please call the roll.

Roll call: Yeas: Five - Mayor Luks, Willey, Sandora, Bull, Chairman McGrath. Nays: None. Motion carried.

Chairman McGrath stated that recommendation is approved, Good Luck to you, Thank You very much.

Ms. Pribish stated Thank You very much.

Chairman McGrath stated Thanks.

Sign Approval

Pierre Zanin, Zana Limited, LLC, **Royalwood Centre** - State Road and Royalwood Road, Town Center District - 3. Sign Approval (reface existing sign with tenant names).

Claudio Zanin, 13075 State Road, North Royalton, he is representing Royalwood Centre.

Larry Lengle, 14623 Mill Hollow, he is manufacturing the sign and Claudio here, they are installing it. Mr. Lengle stated this is an existing monumental sign, it was approved years ago, it is brick, there isn't going to be any alterations to that, the only thing they are going to be doing is making an overlay as per the drawing listing the tenants that occupy the store there, this will help the vendors and passer Byers to identify the area.

Chairman McGrath stated Thank You.

Chairman McGrath stated to the Engineering Department anything.

Mr. Merdes stated Thank You Mr. Chairman, no comments.

Chairman McGrath stated Thank You, to the Building Department.

Mr. Alvarez stated Mr. Chairman this is a face change only, it is only approximately 32 square feet, he would recommend approval of the sign.

Chairman McGrath stated Thank You. Chairman McGrath stated he will add that he had an occasion to talk to Mr. Zanin Senior on Saturday when he was shopping at the Plaza and he indicated that this is the beginning of a couple of changes that he will make in terms of signage, they sound like they are great moves and it sounds like it's a good program going in a nice direction and we appreciate that. Chairman McGrath stated Thank You.

Chairman McGrath stated anyone else anything.

Mr. Willey stated Mr. Chairman.

Chairman McGrath stated Mr. Willey.

Mr. Willey stated he assumes that the illumination will be the same as it is now.

Mr. Lenge stated there is no illumination, well there is illumination on the ground in the plants.

Mr. Willey stated well, but there is spots, yeah, right.

Mr. Lenge stated the sign itself is not illuminated.

MR. Willey stated right, right, so that won't change okay, good.

Mr. Lenge stated no, nothing on the structure that was previously approved years and years ago will be altered.

Mr. Willey stated okay, Thank You, Thank You.

Chairman McGrath stated anything else, he will move to approve.

Don Willey stated second.

Chairman McGrath stated moved and seconded, further discussion, Secretary please call the roll.

Roll call: Yeas: Five - Willey, Sandora, Bull, Mayor Luks, Chairman McGrath. Nays: None. Motion carried.

Chairman McGrath stated keep up the good work.

Mr. O'Donnell present.

Utility Plan Approval

Columbia Gas of Ohio requests to replace approximately 1000' of 3" and 6" steel distribution main with 1000' of plastic main at the intersection of **State and Wallings Road**, Approval.

Chairman McGrath stated is a Representative here.

Mr. Merdes stated Mr. Chairman.

Chairman McGrath stated Mr. Merdes please.

Mr. Merdes stated he will on behalf of the Applicant speak for them, this is a number of gas line relocations and they are being performed in conjunction with the City's State and Wallings Road Improvement Project, it is essentially, they are going to move there a gas line where it interferes with the new construction and he would recommend that we approve these, this application.

Chairman McGrath stated Thank You.

Mr. Merdes stated your welcome.

Chairman McGrath stated to the Building Commissioner.

Mr. Alvarez stated no comment Mr. Chairman.

Chairman McGrath stated anyone on the Commission anything.

Chairman McGrath stated anyone in the audience.

Mayor Luks stated Mr. Chairman, she moves to approve.

Victor Bull stated second.

Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll.

Roll call: Yeas: Five - Sandora, Bull, Mayor Luks, Willey, Chairman McGrath. Nays: None. Motion carried.

at&t-Ohio requests to place 2 above ground cabinets in the right-of-way at **Pinebrook and Abbey Road**, Approval.

Chairman McGrath stated is a Representative here please.

Tom Fogarty, 35571 Keller Drive, Avon, Ohio.

Chairman McGrath stated Thank You and your capacity Sir please.

Mr. Fogarty stated Engineering Manager, Design Manager.

Chairman McGrath stated Thank You.

Kevin Lynch, 15080 Waterford Drive, North Royalton, Director of External Affairs.

Chairman McGrath stated Thank You.

Chairman McGrath stated and share with us what you will please.

Mr. Fogarty stated we would like to place two above ground cabinets at 8344 Abbey Road to provide additional band width and dsl service, upgrade the facilities with fiber into the neighborhood.

Chairman McGrath stated good Thanks.

Ms. Fashempour stated this is the one for Pinebrook and Abbey.

Mr. Lynch stated at&t has undergone a major upgrade of their network trying to bring fiber optics closer the neighborhoods to allow residents to have greater reliability for their phone systems and also to provide quicker internet service, we are doing this throughout our 13 foot, 13 state footprint and looking forward in this first wave of bringing this new technology and investment to the City of North Royalton and it's residents.

Chairman McGrath stated this is totally off the wall and it's nothing we talked about before and it's noting that airs on what we are talking about now but only as a at&t customer, what can he do about the radio interference from the towers on his telephone, is there anything that can be done, to assist with the interference that he is currently getting in his phone line.

Mr. Lynch stated there is generally two sources of, of interference when it come to radio signals, it is either from the telephone itself because there is a copper coil that usually rides either the speaker or the microphone and generally a, filters can be purchased from an electronic store, he can't mention any names but he knows there is one up at State and 82.

Chairman McGrath stated he understands, but don't they also interfere with your dsl service those filters.

Mr. Lynch stated yes.

Mr. Fogarty stated an rf filter will disrupt your dsl service.

Mr. Lynch stated yes.

Chairman McGrath stated okay.

Mr. Fogarty stated but pushing fiber into the network you are talking about an rf signal that affects an electronic signal, fiber pushed into the neighborhoods is going to relieve that.

Chairman McGrath stated okay, good, so this will be a long term perhaps long term fix to that issue for some of us.

Mr. Lynch stated if the issue is coming through the, the cabling we have up on poles and so on but if it's a, if the actual interference is caused by devices that you have inside the house, the easiest way sometimes is to just back off one telephone at a time and see if one phone is the cause of acting like an antenna to bring the feed back or the interference.

Chairman McGrath stated Thank You, appreciate it, like he said, that's only a personal problem not, not a Commission issue.

Mr. Lynch stated it's not as uncommon as you think.

Chairman McGrath stated Thank You.

Don Willey stated isn't that generally on the outside walls where you have the lines coming from an outside wall to a room verses interior where you go from the block up through the middle of the house, is that correct, that's, he had that problem and.

Mr. Lynch stated he has heard things, it, he has heard that could contribute, he has also had a folks who have called us where there, their ovens and their heat ducts conduct radio waves and they a hear certain radio stations coming through loud and clear.

Don Willey stated you think it makes any difference, he has one of those crank phones, you know you crank it up and then dial the number.

Mr. Lynch stated he would like to talk to you about upgrading your telephone service.

Don Willey stated okay, Thank You.

Laughs.

Chairman McGrath stated we try to help but he is beyond help.

Chairman McGrath stated Thank You, anyone else, to the Building Department any comments, any constructive comments.

Mr. Alvarez stated no comments, no comment.

Chairman McGrath stated Engineering anything.

Mr. Merdes stated yes, Thank You.

Mr. Merdes stated he has some comments that pertain to this item and the next, the next two, a from his report, permit is going to be required after Planning Commission approves, to get the permit the plans needs to be sealed by a Registered Engineer, the work will need to be performed in accordance with the City Codified Ordinances and there is one thing that he did note in, in their letter and he will get to it in the next comments that, that there is a conflict there. Mr. Merdes stated the City Engineering Department would like to be notified three working days or 72 hours before the work commence, we will have an inspector watch the work that is performed in the right of way and the applicant is responsible for paying for that. Mr. Merdes stated any areas that are disturbed are required to be restored and now we get into something that the Applicant put in their letter about backfill, we actually have a more stringent backfill requirement in the City, he attached a detail to his report also in this vane that a we don't allow our roads to be open cut and if sidewalks are going to be replaced, they shouldn't be replaced mid slab they should, sidewalks have a joint every 4 or 5' and they should always be put back in, in full panels, videotaping of the work area is, is also needed, that helps the Applicant and the City when somebody has an issue with something that may or may not have been changed by the work that was performed. Mr. Merdes stated that's his report.

Chairman McGrath stated Thank You.

Mr. Fogarty stated he has no issue with that, everything we can take care of, the only thing is that a, if it's something new, we have never had to have a Professional Engineer seal any of our drawings, is this something new.

Mr. Merdes stated a.

Mr. Fogarty stated he means we have a professional surveyor Dick Cole, who does these for us.

Mr. Merdes stated uh um, a well, a surveyor actually that, that is acceptable.

Mr. Fogarty stated oh, okay.

Mr. Merdes stated yeah.

Chairman McGrath stated good, Thank You.

Chairman McGrath stated and one last item, you submitted to us earlier, landscape plans for previously discussed projects at State and Pinestream, State and Bunker and Divots on York. Chairman McGrath stated and they look fine to him as an individual and he heard positive feedback from the Commission and we had consensus at Caucus that these could be accomplished by the 4th of July is that something to be agreed upon.

Mr. Fogarty stated we can have it done by July 1st.

Chairman McGrath stated good, so that having been said, and only to make it a matter of record, you will work with the Building Department or whatever, whatever appropriate Department to make this happen, and we appreciation, is that correct.

Mr. Fogarty stated you want me to call you Mr. Alvarez.

Mr. Alvarez stated yes.

Chairman McGrath stated Thank You, Thank You very much.

Chairman McGrath stated a, any other comments from the Commission.

Chairman McGrath stated anyone in the audience.

Chairman McGrath stated is there a motion to recommend approval.

Tony Sandora stated move to approve.

Don Willey stated second.

Chairman McGrath stated moved and seconded, Secretary please call the roll.

Roll call: Yeas: Five - Mayor Luks, Willey, Sandora, Bull, Chairman McGrath. Nays: None. Motion carried.

at&t-Ohio requests to place an above ground cabinet in the right-of-way at **North Akins and Royalton Road**, Approval.

Chairman McGrath stated again anything you wish to share with us in addition to what we just talked about.

Mr. Forgerty stated no, this is the same type of cabinet we are placing at Abbey and Pinestream.

Chairman McGrath stated good, Thank You.

Chairman McGrath stated Engineering, Building anybody, anything.

Mr. Merdes stated Mr. Chairman.

Chairman McGrath stated please.

Mr. Merdes stated on this one he had an addition to the previous comments, he would like to see more information about the, the topographic then is, then was in the application, a this is an area where there are some drainage concerns and he would just like to see a little more information that, that, that lets him know what, what is intended to be there if or essentially what's there now, that's what you are doing won't interfere with drainage and, and enough information to show that.

Mr. Fogarty stated is a, is the detail we have on that side alright, he noticed that we only did a the one side of the street.

Mr. Merdes stated one side of the street is fine.

Mr. Fogarty stated that's fine, okay.

Mr. Merdes stated right, he thinks you are only working on one side.

Mr. Fogarty stated yes.

Mr. Merdes stated yes.

Mr. Fogarty stated some Communities have asked us for a a 360.

Mr. Merdes stated no.

Mr. Merdes stated that would be fine.

Chairman McGrath stated you okay.

Mr. Merdes stated yes.

Chairman McGrath stated anyone else anything, audience, motions.

Victor Bull stated move to approve.

Don Willey stated second.

Chairman McGrath stated moved and seconded, further discussion, Secretary please call the roll.

Roll call: Yeas: Five - Sandora, Bull, Mayor Luks, Willey, Chairman McGrath. Nays: None. Motion carried.

Chairman McGrath stated approval is granted.

at&t requests to dig two 4 ft. by 4 ft. pits to repair collapsed telephone ducts in front of **12942 Ridge Road - Pole # 141072 and 13182 Ridge Road - Pole # 141075**, Approval.

Chairman McGrath stated anything you want to share additionally Gentlemen.

Mr. Fogarty stated this was just a repair, a repair of ducts, we were doing rodding for one of the jobs that will probably, will come up next, next week and the ducts we found, the existing ducts that we have in this area have collapsed, we need to open the street in order to, to repair them so that we can pull the cables through.

Chairman McGrath stated okay.

Chairman McGrath stated a.

Mr. Fogarty stated and a he is not sure we, this was a, excuse me, he is not sure, he did not see the, did we submit drawings for this, okay, because he did not see them, this was something that he wasn't aware of.

Chairman McGrath stated they did.

Mr. Fogarty stated okay.

Chairman McGrath stated anything else Gentlemen.

Mr. Fogarty stated no Sir.

Chairman McGrath stated Commission anything, Engineering anything.

Mr. Merdes stated you actually have this scheduled to be performed next week.

Mr. Fogarty stated no, this would be, the job, we, this is all just preliminary work, we rod the ducts, we don't actually pull cable, the jobs aren't designed as far as the cable design but we would like to move ahead get the, make sure the ducts are rodded so you know as we get closer to our time line to complete these we don't run into you know, having to dig up the street and it's a pretty impressive build so we want to make sure that we get all the sort of ancillary things out of the way before.

Chairman McGrath stated good.

Mr. Fogarty stated so just the preliminary work, just to rod the ducts.

Mr. Merdes stated then nothing else to add to his previous comments.

Chairman McGrath stated Thank You.

Chairman McGrath stated building anything.

Mr. Alvarez stated no comment Mr. Chairman.

Chairman McGrath stated anyone on the Commission anything.

Tony Sandora stated Mr. Chairman.

Chairman McGrath stated Mr., Mr. Sandora.

Tony Sandora stated Sir you said there is going to be street cutting involved on this one, did he hear you said that.

Mr. Fogarty stated he will have to plea a little bit ignorance, he did not see the plans, these came from another manager, if.

Tony Sandora stated Clark did you say there was street cutting on this one.

Mr. Fogarty stated the ducts.

Mr. Merdes stated what he reviewed he didn't believe there was going to be any opening cutting of the street.

Tony Sandora stated yeah, he didn't either but he thought that he.

Mr. Fogarty stated it could be just in the, in the.

Mr. Merdes stated tree lawn.

Mr. Fogarty stated in the tree lawn.

Tony Sandora stated okay.

Mr. Fogarty stated his mistake, he apologizes.

Mr. Merdes stated he thought it might affect the sidewalk but from what he could see it's, it's.

Tony Sandora stated yeah that's what it look like to him but he thought that he said it was street cutting.

Mr. Fogarty stated yes, there is so many, most of our duct runs our in the street, he knows in North Royalton there is a lot and he would have to just a, take a look at the drawings before he, he did not see those, he apologizes.

Ms. Fashempour stated do you want to look at the drawing.

Mr. Merdes stated sure.

Representatives from at&t reviewed the drawings.

Mr. Fogarty stated tree lawn.

Tony Sandora stated yeah, that's what it look like to him also, he just wanted to clarify that because he thought you had said.

Mr. Fogarty stated it's just a force of habit.

Tony Sandora stated fine.

Mr. Fogarty stated he was a splicer at one time and he entered manholes in the middle of the streets so.

Tony Sandora stated he has nothing else.

Chairman McGrath stated good, anyone else anything, audience, anyone.

Tony Sandora stated motion to approve.

Don Willey stated second.

Chairman McGrath stated moved and seconded, discussion, Secretary please call the roll.

Roll call: Yeas: Five - Bull, Mayor Luks, Willey, Sandora, Chairman McGrath. Nays: None. Motion carried.

Chairman McGrath stated that is approved, Good Luck to you, Thank You Gentlemen, Thank You for working with us, we appreciate that.

Mr. Lynch stated Commissioner, if he may, Chairman, if he may for a second.

Chairman McGrath stated sure.

Mr. Lynch stated during the next two years we have planned an aggressive upgrade for the City of North Royalton for the telecommunication system and we will be coming forward presenting possibly as many as 40 permits within the next two years, we would like to see if perhaps we could a save the time of the Planning Commission by perhaps and we have worked out arrangements with other Communities to have the design of the, the cabinets we are placing to be approved, we are not changing the design from one location to the other but we have in other Communities have the Planning Commission approve the design of the cabinet so moving forward with the a permits we then work with the Building Department and the Safety Department to make sure there are no conflicts with right of ways or line of sight when it comes to installing the equipment.

Chairman McGrath stated certainly makes sense to him as an individual.

Mayor Luks stated Mr. Mr., she is sorry Mr. Chairman.

Chairman McGrath stated Mayor.

Mayor Luks stated she didn't mean to interrupt.

Chairman McGrath stated that's fine, go ahead.

Mayor Luks stated this is something that, that the Law Director and her have been discussing as well and what we would like to do is set up a meeting to sit down and look at the best, the best way that we can accomplish what we need to accomplish.

Mr. Lynch stated great Thank you.

Mayor Luks stated and then we would certainly bring that back to the Planning Commission for its input as well.

Chairman McGrath stated we appreciate that.

Mayor Luks stated okay.

Chairman McGrath stated any way that we can facilitate the progress of the Community and of your Company in a mutually beneficial manner it seems to make sense.

Mr. Lynch stated Thank You Sir.

Chairman McGrath stated you have always been a pleasure to deal with and we look forward to doing it again down the road.

Mr. Lynch stated okay, Good Night.

Chairman McGrath stated Thank You, Thank You.

Miscellaneous

Ms. Fashempour stated she has nothing under Miscellaneous.

Chairman McGrath stated he only has one comment under Miscellaneous and he noticed that yesterday and, and again today, the brick work on the back of the BP building at State and Royalton Road is commencing to the point of finishing and he would like to Thank everyone involved especially the Building Department for following up on that, nice job, Thank You.

Tony Sandora stated Mr. Chairman.

Chairman McGrath stated Mr. Sandora.

Tony Sandora stated under Miscellaneous also, you know from the Police Department's Report a, there was a special note from Mark Fyock, Patrolman Mark Fyock and he doesn't know if everybody's read this or not but, there seems to be in a some recently dedicated subdivisions the traffic control signs erected have not been up to manual standards and he was wondering if somehow or another before dedication could be given that a we may be able to do something up here or you know as part of a condition that if it's dedicated and, and for example it is found that the a the t4traffic control signs do not stand up to the manual standards that the developers instead of the City would a take care of it, because evidently now, according to his letters it says that this results in our Service Department correcting the mistakes out of City funds.

Tony Sandora stated now he doesn't know you know.

Mr. Merdes stated Mr. Chairman.

Chairman McGrath stated to Mr. Merdes please.

Mr. Merdes stated a, the dedication that was before us tonight, the signs are there and he would hope that in seeing it on the Agenda that that the Police Department did more than just put this note on the bottom on the report that, they actually took it upon themselves to go out there and see that the signs are what they want and, and that they are correct and compliant signage a, of the the people available in the City, the Police Department probably has the most expertise in, in what's a correct sign, the correct size, the correct height and, and what's correct.

Tony Sandora stated he is not, and Mr. Merdes he is not disagreeing at all, he is just you know reading what was received and it you know it sounds like in the past there has been some problems and he is just wondering if there is a way it or if there should be or if there, there's, no reason to you know that's, but if we are having a problem then he doesn't know whose fault it is but somebody should be.

Mayor Luks stated Mr. Chairman.

Chairman McGrath stated Mayor please.

Mayor Luks stated to Mr. Sandora and the rest of the Commission, she would like to go back to the Police Department and get clarification for one thing and she would like to find out exactly what their review of this is.

Chairman McGrath stated good, good point.

Mayor Luks stated and then she, and then she will bring it back to you.

Tony Sandora stated okay, Thank You.

Mr. Merdes stated yeah, he, he thinks our, everyone's goal is, is to have everything right.

Tony Sandora stated right.

Mr. Merdes stated a, like for this subdivision at this point.

Tony Sandora stated this is the first time he even saw anything like this, you know.

Mayor Luks stated yeah.

Mr. Merdes stated right.

Don Willey stated Mr. Chairman.

Chairman McGrath stated please Mr. Willey.

Don Willey stated there was a little problem he, as he recall down at Abbeyshire off of Abbey Road in which the signs were put up but they were in, in, nonconforming and maybe that's what the Officer is referring to and he doesn't know but that was a incident he, he knows about and the, whether the City or the builder made the change he is not really sure they were correct though, Thank You.

Chairman McGrath stated Thank You.

Tony Sandora stated well maybe it's just communication then between the two.

Chairman McGrath stated well, anyone else, anything else.

Chairman McGrath stated Commission, audience, anything.

Adjournment

Tony Sandora stated just move to adjourn.

Don Willey stated second.

Chairman McGrath stated moved and seconded, Secretary please call the roll.

Roll call: Yeas: Five - Mayor Luks, Willey, Sandora, Bull, Chairman McGrath. Nays: None. Motion carried.

Chairman McGrath stated we are adjourned.

Planning Commission Meeting for Wednesday, May 10, 2006 adjourned at 8:10 P.M.

**Approved: Edward McGrath
Chairman - Planning Commission**

**Attest : Brenda Lynn Fashempour
Secretary - Planning Commission**

Date : May 17, 2006