

*Planning Commission Caucus - Wednesday, January 17, 2007 at 7:10 P.M.*

**Present:** Mayor Cathy J. Luks, Vice Chairman Tony Sandora, Victor Bull, Don Willey, Council Representative Ward Three, Dale Markowitz, Dan Kasaris, Larry Antoskiewicz, Council Ward Five, Donna Vozar, 2<sup>nd</sup> Assistant Prosecutor, Rito Alvarez, Building Commissioner, Denise Bobulsky, Council Ward One, Kathleen McGervey, Wade Jalovec, Lisa Uffman Kirsch, Council Ward Six, Paula Recker, Karen Kara, Residents of Timber Ridge Subdivision.

Regular Meeting

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Approval of minutes: January 3, 2007. - Motion to approve, second, roll call.

Old Business

Abbeyville Townhouses - Recreation Allocation - No Action.

Abbeyville Townhouses - Preliminary Plan Approval - No Action.

Columbia Gas of Ohio - correction of 2560' of 3" and 520' of 2" on Glen Drive S., Berkshire, Bentley Drive - No Action. 90 day time Extension.

Columbia Gas of Ohio - No Action.

River's Edge Subdivision - No Action.

Honeygirl Bake Shoppe, Inc. - Honeygirl Bake Shoppe, Inc., out of business, remove table, remove agenda.

Applicant ManorCare Health Services, Inc., Property Owner Lifestyle Neighborhoods Co./Innovative Contractors - Applicants present, Mr. Markowitz, Ms. McGervey, remove table, motion to approve, second, roll call.

Applicant ManorCare Health Services, Inc., Property Owner Lifestyle Neighborhoods Co./Innovative Contractors - Applicants present, Mr. Markowitz, Ms. McGervey, remove table, motion to approve, second, roll call. Discussion both submittals together.

North Boston Homeowners Association - Mr. Kasaris present, remove table, motion to approve, second, roll call.

Ordinance No. 06-151 - No action.

Elizabeth Orosz - No Action.

JerZeys - No Action.

Howard Hanna Smythe Cramer - Remove from table, motion to approve, second, roll call.

Joseph A. Golubic - No action.

New Business

Sign Approval

ABC Fire Inc - Sign Approval - Motion to approve, second, roll call.

Utility Plan Approval

Wade Jalovec - Utility Plan Approval - Motion to approve, second, roll call.

Miscellaneous

None

Adjournment

Motion to adjourn, second, roll call.

After discussion of the Planning Commission Agenda, discussion was held regarding at&t boxes and their placements throughout North Royalton. Mr. Willey expressed concern over at&t needing approval, what if we said no, does Planning Commission really need to approve them or could Architectural Review Board or the Building Commissioner. Mrs. Vozar explained the approval that they are seeking. Mayor Luks felt that Planning Commission at this time should approve the boxes. Mr. Willey really wanted to know if we could say no to at&t.

*Planning Commission Caucus ended at 7:25 P.M.*

*Vice Chairman Tony Sandora stated Good Evening Ladies and Gentlemen, welcome to the Planning Commission Meeting for January 17<sup>th</sup>.*

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, January 17, 2007** in regular session. The meeting was called to order by **Vice Chairman Tony Sandora** at 7:30 P.M.

Vice Chairman Tony Sandora stated Ms. Fashempour please call the roll.

**Present:** Vice Chairman Tony Sandora, Mayor Cathy J. Luks, Victor Bull, Don Willey, Council Representative to Planning Commission Ward Three, Rito Alvarez, Building Commissioner, Clark Merdes, P.E., City Engineer, Donna Vozar, 2<sup>nd</sup> Assistant Prosecutor and Brenda L. Fashempour, Secretary.

**Opening Ceremony - Pledge of Allegiance.** Vice Chairman Sandora stated please stand for the Opening ceremony. Pledge of Allegiance recited.

**Approval of minutes - January 3, 2007.** Ms. Fashempour stated approval of minutes - January 3, 2007 if you so choose. So moved Victor Bull. Second Don Willey. Vice Chairman Sandora stated it's been moved and seconded, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Mayor Luks, Willey, Bull, Vice Chairman Sandora. Nays: None. Motion carried.

**Old Business:**

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 Abbeyville Townhouses - it is tabled, 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 Abbeyville Townhouses - it is tabled, no action.

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

Ms. Fashempour stated Columbia Gas of Ohio, it is tabled, 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 Number 4, Columbia Gas of Ohio is suppose to read 2,560' of 3" and 520' of 2" new plastic distribution main on Glen Drive South, Berkshire Way and Bentley Drive and she would like to ask for a 90 day time extension on that.**

Don Willey stated so moved.

Victor Bull stated second.

Vice Chairman Sandora stated it is moved and seconded, Ms. Fashempour please call the roll.

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

River's Edge Subdivision, LLC, **Rivers Edge Subdivision**, PPN 485-12-006 and PPN 485-11-001, Bennett Road, Rural Residential Zoning. Sketch Plan Approval. Tabled.

Ms. Fashempour stated River's Edge Subdivision, it is tabled, no action.

**Honeygirl Bake Shoppe, Inc.**, 5895 Royalton Road, Town Center District - 2. Sign Approval. Tabled.

Ms. Fashempour stated Honeygirl Bake Shoppe, Inc., it is tabled, it has come to the City's attention that this business is no longer in business at that location, so if she can get a motion to remove from the table and the agenda she would appreciate it.

Don Willey stated so.

Vice Chairman Sandora stated motion to remove from the Agenda and, and the table.

Don Willey stated second.

Vice Chairman Sandora stated yeah, Ms. Fashempour please call the roll.

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

Applicant **ManorCare Health Services, Inc.**, Property Owner Lifestyle Neighborhoods Co./Innovative Contractors, PPN 482-05-002, Rainbow Lane, R1-A Zoning. Lot Split/Consolidation Approval. Tabled.

Applicant **ManorCare Health Services, Inc.**, Property Owner Lifestyle Neighborhoods Co./Innovative Contractors, PPN 482-05-002, Rainbow Lane, R1-A Zoning. Parking Lot Improvements Approval. Tabled.

Ms. Fashempour stated that Applicants are here this evening, she has just passed out a new plan, if you so choose she needs a motion to remove both from the table.

Vice Chairman Sandora stated motion to remove both from the table.

Don Willey stated second.

Vice Chairman Sandora stated Ms. Fashempour please call the roll.

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

Vice Chairman Sandora stated the Applicant here, step forward please, name, home address.

Okay, Good Evening, Kathleen McGervey with R.E. Warner, Civil Engineer on the Project, on Friday we submitted some new plans that showed some of the requirements that Mr. Merdes had, curbing on the east and west ends of the parking lots, the additional trees that were required by the ARB and then also on the lot split showing the other Permanent Parcel Number that was always included in that parcel to be part of the land Conservation Easement but it's, it's better depicted on the new lot split. Ms. McGervey stated then, she just spoke with the Councilwoman, she thinks it was Monday and added some additional trees and just brought a new plan this evening showing those trees near the detention pond and also on the east end of the parking lot just to better shield the a area so the residents will have a better view. Ms. McGervey stated and those are the, a summary of the changes.

Vice Chairman Sandora stated Thank You, Mr. Merdes anything.

Mr. Merdes stated Thank You. Mr. Merdes stated with these resubmittals and revisions, all of his previous comments have been addressed.

Vice Chairman Sandora stated they have been.

Mr. Merdes stated yes, they have.

Vice Chairman Sandora stated Thank You.

Vice Chairman Sandora stated Building Department.

Mr. Alvarez stated no comment Mr. Chairman.

Vice Chairman Sandora stated no comments, anybody on the Board any comments.

Victor Bull stated Mr. Chairman to the Applicant.

Vice Chairman Sandora stated Mr. Bull.

Victor Bull stated the question that the resident had before had to do with how much was going to be removed with and he noticed that in this ARB report that 99% of the buffering will remain, does that mean that the trees indeed will stay.

Ms. McGervey stated right, the only trees that are needed in order to construction the lot and or accomplish the grading so a that's desirable for obviously for the residents and also for the for the owner just because it's less expensive to do it that way also so, she doesn't know if that answers the question.

Victor Bull stated Thank You Mr. Chairman may he address one of the residents.

Vice Chairman Sandora stated sure.

Victor Bull stated does that satisfy what you were.

Mr. Barberio stated yes it does.

Victor Bull stated okay, Thank You very much.

Vice Chairman Sandora stated to the Applicant the trees that you are going to plant the ARB suggested 6'.

Ms. McGervey stated yes.

Vice Chairman Sandora stated they will be all, all be 6' tall.

Ms. McGervey stated yes.

Vice Chairman Sandora stated okay, Ms. Bobulsky do you have anything you want to say or add or anything.

Ms. Bobulsky stated not at this time.

Vice Chairman Sandora stated anybody in the audience have anything that would like to say.

Mrs. Vozar stated Mr. Chairman before anyone in the audience comes forward, maybe she can answer a few questions and maybe if she could also add something, one of the conditions that obviously we would request is that the conservation easement be granted and that be a condition of approval but just so maybe she can explain to the residents and one of the issues to for the Board is, the Law Director does need to have final approval of this, of the conservation easement before obviously it be signed but in the draft that was given to her and the Law Director has reviewed it preliminarily and is in agreement with what's been given so far but in it basically the property remains owned by the, a by ManorCare, but the City is, is granted a conservation easement and what that means is the property has to be maintained in its current state which pursuant to the agreement it says it shall remain in it's scenic natural and wooded area, a habitat for plants wild life and together with the right of visual access and view of the protected property in it's natural scenic and open condition, nothing can be built on there, there is no dumping, there are provisions all through the agreement in which it protects it and keeps in it's natural state, which is what she understands the residents and the City was looking for.

Mrs. Vozar stated in addition to that it will be the, the a, the grantor which is ManorCare will pay the taxes and maintain the property, if there are any violations that occur as a result of development, dumping whatever, it will be the City who will give notice to ManorCare that they need to correct that or obviously take legal action against them, so the agreement will according to what the Law Director has discussed with the Attorney for ManorCare it will meet all of those criteria so hopefully that answers all of your questions and that would be the agreement that we would suggest that this Board make as a condition, after final review by Tom, okay.

Vice Chairman Sandora stated Thank You Ms. Vozar.

Vice Chairman Sandora stated so the Law Department is quite satisfied with the working and everything of the easement.

Mrs. Vozar stated well there needs to be a final revision and, and because there are a few questions that came up but she believes that there understanding between the two parties is clear at this point but obviously it would need to be subject to approval by, by the Law Director.

Vice Chairman Sandora stated naturally, and that will be worked out.

Mrs. Vozar stated yes, she believes so.

Vice Chairman Sandora stated Thank You, anybody else on the floor, Sir, come up state your name address.

I am Bob Barberio, 8051 Valleyview Court. Mr. Barberio stated he would just like to take the opportunity to Thank Victor Bull and our Council Lady, Denise for their help on this matter and his one question would be how long will it be before this entire project is done with all the conservation and everything completed, Thank You.

Thank You Mr. Chairman, my name is Dale Markowitz he is the Attorney for ManorCare, the way the process, the process will work is that we will not be able to start the project in North Royalton until the conservation easement is recorded, that's the protection that the City has permit won't issue until we record, so before you see any clearing going on that conservation easement will be in place and what we have to do next after we get approval from your Planning Commission is that we have to go to the City of Parma and get approval from them for the lot spilt and consolidation as well because part of it takes place in each community so both communities have to approve it, he anticipates that will take a couple months before that's done, when that's done we would expect to come back to you for their building permit for the start of the parking lot for the clearing and that's when we would record the conservation easement so it's, it's planned to be a 2007 project.

Vice Chairman Sandora stated 2007.

Mr. Markowitz stated correct.

Vice Chairman Sandora stated Thank You.

Don Willey stated excuse me, Mr. Chairman.

Vice Chairman Sandora stated Mr. Willey.

Don Willey stated that, that would be for the parking lot portion correct.

Mr. Markowitz stated that's correct, yes.

Don Willey stated not the nursing home portion.

Mr. Markowitz stated yeah the nursing home is up and not completed but it's.

Don Willey stated sure.

Mr. Markowitz stated it's in construction.

Don Willey stated Thanks.

Mr. Markowitz stated Thank You.

Vice Chairman Sandora stated anybody else, anybody have anything.

Mayor Luks stated Mr. Chairman.

Vice Chairman Sandora stated Mayor.

**Mayor Luks stated she moves to approve on the condition that the conservation easement be approved by the Law Director and entered into by all parties.**

**Vice Chairman stated Thank You do we have a second.**

**Don Willey stated second.**

**Victor Bull stated he will second that.**

**Vice Chairman Sandora stated it's been moved and seconded, any other discussions.**

Ms. Fashempour stated Mayor is that for the lot split and consolidation.

Mayor Luks stated yes.

Ms. Fashempour stated and the parking lot.

Mayor Luks stated can she do it for both, yes.

Ms. Fashempour stated is that okay Donna to do it for both.

Ms. Vozar stated yes, she thinks it does need to be for both because she doesn't think you can separate either one of them without the other.

Ms. Fashempour stated okay.

Vice Chairman Sandora stated Ms. Fashempour please.

Ms. Fashempour stated did she get second.

Vice Chairman Sandora stated yes.

Don Willey stated yes he.

**Vice Chairman Sandora stated Ms. Fashempour the roll please.**

**Roll call: Yeas: Four - Bull, Mayor Luks, Willey, Vice Chairman Sandora. Nays: None. Motion carried.**

Vice Chairman Sandora stated Good Luck to you.

**North Boston Homeowners Association, corner of Beckenhan and Lytle, corner of Boston and Cambridge, R1-A Zoning. Signs Approval. Tabled.**

**Ms. Fashempour stated North Boston Homeowners Association, it is tabled the Applicant is here this evening, so can she get a motion to remove it from the table.**

Don Willey stated so moved.

Victor Bull stated second.

Vice Chairman Sandora stated it's been moved and seconded, Ms. Fashempour please call the roll.

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

Vice Chairman Sandora stated the Applicant is here, state your name, home address for the record please.

Yes Mr. Chairman, Dan Kasaris, 11984 Beckenham Road, North Royalton, Ohio. Mr. Kasaris stated in November of 2005 vandals stole our entrance sign to the subdivision, to the Cambridge Park Subdivision which is located at Lytle Road and Beckenham. Mr. Kasaris stated we took a, we have two entrance signs one at Lytle and Beckenham and one at Boston and Queensbridge. Mr. Kasaris stated we took a subdivision vote as to what type of sign we wanted to replace the broken or stolen sign with any sign at all, the majority of the people that voted, voted in favor of a stone type replacement sign, if he may Mr. Chairman, approach.

Vice Chairman Sandora stated sure.

Mr. Kasaris stated this is an example of what the, actually what we intend on purchasing, the cost is roughly \$6200.00 per sign, with stone veneer will be placed on the sign, the color to be similar on the sample provided.

Ms. Fashempour asked if the name was on the sample.

Mr. Kasaris stated no, Columbus blend limestone.

Vice Chairman Sandora stated no, what about on the bottom.

Mr. Kasaris stated he submitted them December 28<sup>th</sup> of 2006, pictures of the area to the Building Department, to show you where, what the a site, as the site looks today, the Beckenham Road/Lytle entranceway and the shrubbery and the a trees around it as well as the Boston Road and Queensbridge Road entranceway with the current sign in place.

Mr. Kasaris stated the entrance, the entranceway for Beckenham and Lytle has been before the Planning Commission on two occasions, one for prior sign approval and one for the at&t cable boxes for them to be placed on the, on the site.

Mr. Kasaris stated he also has and he doesn't know if you have the attachments, the color drawing of the what the sign is proposed to look like as well as the dimensions of the sign, the dimensions we also included within the application.

Vice Chairman Sandora stated okay, Thank You, Mr. Merdes anything.

Mr. Merdes stated Thank You, he has no comments.

Vice Chairman Sandora stated Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman. Mr. Alvarez stated just briefly a, he would just like to state for the record, if these signs are going to be in the exact location of where the existing ones.

Mr. Kasaris stated exact, that's correct.

Mr. Alvarez stated then the location of the signs shouldn't be a problem, when he received your letter that was addressed to the Board, he still just simply had this particular, that one that you are passing around without any dimensions.

Mr. Kasaris stated that's correct.

Mr. Alvarez stated and as a result his comment was still the same that he had back in November, 15<sup>th</sup>, of last year that, he would like to see a little bit more construction detail, what you have passed around right now is not a construction detail, your two columns and the actual size, what is the actual size just for the record, of the sign.

Mr. Kasaris stated the actual size of the sign would be, the sign itself is going to be 7' long and 5' high, the length will be 7' the width will be 5'.

Mr. Alvarez stated 5' in height, you mean the overall height of this sign is going to be from grade.

Mr. Kararis stated is going to be 5', it is on the a, it was on the one drawing that he submitted.

Mr. Alvarez stated okay, his recommendation Mr. Chairman is that the Building Department does get construction details of the columns, are you going to have a footer per say and so forth.

Mr. Kasaris stated yes.

Mr. Alvarez stated and the you know, the actual size, is this a wooden sign.

Mr. Kasaris stated no.

Mr. Alvarez stated okay.

Mr. Kasaris stated it is not a wooden sign, it would be a stone veneer sign.

Mr. Alvarez stated okay.

Mr. Kasaris stated the middle of the sign would be sandblasted.

Mr. Alvarez stated okay.

Mr. Kasaris stated materials.

Mr. Alvarez stated that would be, you know the Building Department should get those details to be honest about it and and.

Mr. Kasaris stated he didn't know, if he may.

Mr. Alvarez stated sure.

Mr. Kasaris stated this is the estimate that they received from the contractor.

Mr. Alvarez stated that's a good estimate.

Mr. Kasaris stated excuse me.

Mr. Alvarez stated that's a good price.

Mr. Kasaris stated that's for each sign.

Mr. Alvarez stated yeah.

Mr. Alvarez stated that his, he thinks that's what he really needs to see prior to us issuing any permits we need to see that we have construction details and if you have any problems, you know, what we really want, feel free to.

Mr. Kasaris stated construction details, what details do you wish.

Mr. Alvarez stated well he thinks the best thing we can do is just give him a call tomorrow or anytime you have a chance and he can probably elaborate a little bit more.

Mr. Kasaris stated okay.

Mr. Alvarez stated on terms on what we really need to see.

Mr. Kasaris stated okay.

Mr. Alvarez stated these are nice graphics that we can at least look at and see what you are going to put up, just more construction as, if you were going to put this, he is was going to build it for you, he would need that information on these plans.

Mr. Kasaris stated so he needs to contact the a contractor.

Mr. Alvarez stated right.

Mr. Kasaris stated and you want more construction details.

Mr. Alvarez stated right and again, feel free to give him a call anytime, 8 o'clock, not 8 o'clock though, Monday thru Friday.

Mr. Kasaris stated well he is in at 7.

Mr. Alvarez stated if it's going to be 5' high it will be well below the maximum allowable of 7', and 35 square feet is certainly not, is well within the allowable, outside of that, again he would prior to us issuing permits he would need construction plans.

Vice Chairman Sandora stated okay, Mr. Alvarez.

Vice Chairman Sandora stated anybody else on the Commission have anything.

Ms. Vozar stated no.

Vice Chairman Sandora stated he would make a motion then to approve the sign for Beckenham on the condition that the Applicant before the permit is issued will bring all the construction details to the Building Department and the Building Department is satisfied with them and then ARB, whatever the ARB proposes will also.

Don Willey stated second.

Vice Chairman Sandora stated anybody else, Ms. Fashempour please call the roll.

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

Vice Chairman Sandora stated Thank You.

Mr. Kasaris stated Thank You Mr. Chairman, call you tomorrow.

**Ordinance No. 06-151** - An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, Chapter 1290 Wireless Telecommunications Facilities, Section 1290.03 and 1290.04, and Declaring an Emergency. Tabled.

Ms. Fashempour stated it is tabled, no action.

**Elizabeth Orosz**, 13846 Bennett Road, PPN 482-34-009, Town Center District - 1. Site Plan Approval. Tabled.

Ms. Fashempour stated it is tabled, no action.

**JerZeys**, 8021 West 130<sup>th</sup> Street, Local Business Zoning. Sign Approval. Tabled

Ms. Fashempour stated JerZeys, anyone here from JerZeys this evening.

Ms. Fashempour stated it is tabled, no action.

**Howard Hanna Smythe Cramer**, 5730 Wallings Road, Local Business Zoning. Signs Approval. Tabled.

Ms. Fashempour stated it is tabled the Applicant is here this evening, so why don't you come on up and if the Board chooses, she needs a motion to remove from the table.

Victor Bull stated so moved.

Don Willey stated second.

Vice Chairman Sandora stated Ms. Fashempour please call the roll.

**Roll call: Yeas: Four - Willey, Bull, Mayor Luks, Vice Chairman Sandora. Nays: None. Motion carried**

Mr. Milburn stated Good Evening Commission.

Vice Chairman Sandora stated state your name and home address please for the record.

Rob Milburn, 4389 Bain Tree and that's University Heights.

Mr. Milburn stated he is here for Howard Hanna, he returned to them last week or at the last meeting and went over the a requirements for the sign to become red to match the other businesses. Mr. Milburn stated in turn what we did we raised the square footage a few, just to make the letters a little bit bigger, do you have copies of it.

Vice Chairman Sandora stated yes.

Mr. Milburn stated okay, and we took off the logo off the brick wall, so basically we are at 11.6 square feet for their business.

Vice Chairman Sandora stated Thank You.

Vice Chairman Sandora stated Engineering Department anything.

Mr. Merdes stated Thank You no, he doesn't have any comments on the sign.

Vice Chairman Sandora stated Mr. Alvarez.

Mr. Alvarez stated he believes that last meeting the size was more than adequate for the tenants space in terms of allowable, less than the maximum allowable, as far as color he believes he doesn't have any comment so Good Luck to you.

Vice Chairman Sandora stated Thank You, anybody else on the Board anything.

**Vice Chairman Sandora stated in the audience anything, make a motion to approve the sign for Howard Hanna on the condition that it a it meets the approval of the ARB and any comments that they place on it will also be addressed and also that we are approving the sign that was issued, the latest sign with just the red letters.**

**Don Willey stated he seconds that.**

**Vice Chairman Sandora stated moved and seconded, Ms. Fashempour please call the roll.**

**Roll call: Yeas: Four - Mayor Luks, Bull, Willey, Vice Chairman Sandora. Nays: None. Motion carried.**

Mr. Milburn stated Thank You.

Vice Chairman Sandora stated Thank You.

**Joseph Golubic**, 11241 Royalton Road, PPN 483-20-007 & 008, General Industrial Zoning. Site Plan approval. Tabled.

Ms. Fashempour stated Joseph Golubic, it is tabled, no action.

**New Business**

**Sign Approval**

**ABC FIRE INC.**, 10250 Royalton Road, General Industrial Zoning. Sign Approval.

Ms. Fashempour stated the Applicant is here.

Mr. Chairman, Greg Harris with Brilliant Electric Sign Company, 4811 Van Epps Road, Cleveland, Ohio 44131. Mr. Harris stated here on behalf of ABC FIRE, we are proposing a set of illuminated channel letters and logo consisting of all channel letter type construction, with aluminum returns, aluminum backs, plastic faces, jewel light trim, red plastic faces consistent with their logo and yellow returns on the logo, red returns on the letters. Mr. Harris stated he thinks these are well within the allowable Code as indicated by Mr. Alvarez and we would like to stipulate that he, it is his understanding that the existing sign that you mentioned in your analysis is to be removed so.

Mr. Alvarez stated pardon me.

Mr. Harris stated the existing sign that's on the site now, he thinks is going to be removed so, you had mentioned that in your review.

Mr. Harris stated so we respectfully request approval of the sign as submitted.

Vice Chairman Sandora stated Thank You Mr. Alvarez.

Mr. Alvarez stated okay, Thank You Mr. Chairman, for the record you said the ABC with the Ohio outlined, is that going to be removed from the building.

Mr. Harris stated the existing sign yes.

Mr. Alvarez stated just the words, oh okay.

Mr. Harris stated yes.

Mr. Alvarez stated his comment is, you have a maximum allowable of 140 square feet for the building, this is 37.8' so it is well below the maximum allowable as far as area is concerned, so he just recommends approval.

Vice Chairman Sandora stated Thank You, Mr. Merdes do you have anything.

Mr. Merdes stated Thank You, he has no comments on the identification wall sign.

Vice Chairman Sandora stated Thank You, anybody else on the Board have anything.

Vice Chairman Sandora stated we will make a motion to approve the sign for ABC FIRE in the condition that the old sign is removed and any holes patched up and a, corrected and also that the Applicant meets any requirements of the ARB.

Don Willey stated second.

Victor Bull stated he will second that.

Vice Chairman Sandora stated Ms. Fashempour please call the roll.

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

Mr. Harris stated Thank You Mr. Chairman.

Vice Chairman Sandora stated he has a question for you before you go.

Mr. Harris stated yes.

Vice Chairman Sandora stated when, when a business has a sign that they want to put up is there any way of controlling the illumination on that sign is there a way of you know it's too bright or too low, is that on all signs or is a mechanism in that sign that you would have to put on it to control the the brightness.

Mr. Harris stated the brightness of the sign would you know depend on the type of lighting that you, you might have fluorescent lighting like in a lot of box signs you are going to have fluorescent lighting, those should be the tubes, the tubes should be on 12" centers so that on the one hand you don't have hot spots where you read the lamps through the face and on the other hand if they are too far apart it will be too dim. Mr. Harris stated secondly you might have neon illumination, like you do in channel letters such as these where you might have a single neon tube inside or depending on the stroke of the letter you might have a double neon tube inside, but the point is so that when you look at the letter the illumination should be even, it should not be hot, or it should not be too dim, that can be determined by the distance from the neon tubing or the fluorescent tubing from the face of the sign, so the depth of the sign is important, you know most box signs if it's their single face, they are going to be about 8, 8" deep, channel letters about 6" deep or the newest way of doing it is with LED illumination which we are using a lot of right now and those signs for channel letters do not have to be as deep because the LEDs are mounted on the back of the can so that you know the, the important, this is, like there is not a switch that you turn it brighter or dimmer, it's, it's all have to do with how close the illumination is to the face, the type of illumination you use and a, you know in most cases channel letters should be pretty consistent, if you look in a shopping center you should look, like if you have a Master Sign Plan for example that says we want all red faces or something in here, you should be able to look and they should all be pretty much even illumination, if you have all white it should be the same, so he is not sure of the specific instance you are speaking of but do you have a situation where you have got something that's like too bright or.

Vice Chairman Sandora stated no he was just wondering, he was just curious as to if there would be a way that you would be able to control the brightness of a light in some areas where some signs seem to be more brighter than others.

Mr. Harris stated yes, he thinks part of it might have to do also like a lot of box signs have white backgrounds and those tend to look brighter because have got you know copies of different colors on the white background sometime maybe the stroke of the letter is too thin so what you are seeing is this, you know this big white background but generally it has to be with the type of lighting you use, the distance of the lighting from the face, because you want to give an even illumination you don't want it to be too hot or if it's, if the face is too far from the lighting it could be too dark. Mr. Harris stated if the, if the tubing is not spread evenly through the letter, you could have uneven spots that's also possible, but generally it has to do with spacing of the lighting from the face, the depth of the letter and a, but, but the lighting types are standard in the industry, you would use high output fluorescent tubing which is designed for hot and cold temperature use so that in the winter when it's 10 below you are still going to light up neon tubing the same way, neon tubing is a little more sensitive, with the newer National Electric Code we are using the ground fault interrupter transformers which are more sensitive and if you don't have a dedicated electrical circuit and you are familiar with this Commissioner, if you don't have a dedicated electrical circuit with just the sign on the circuit, you can have other things interfering, you could have an incorrect ground and then you will have the GFI transformer is going to be kicking off and then you are going to have part of the sign going out when really it's an electrical problem it's not a sign problem. Mr. Harris stated so there are a lot of things that come into play and you know but, but generally the types of lighting that are used are standard and consistent in the industry, mostly fluorescent, neon and LED and LED being the newest, it's usually more expensive at the outset but the power consumption is lower and the, the life of the unit itself is, is longer so in the long term it's, it's the newer technology and in a lot of cases the way to go so.

Vice Chairman Sandora stated Thank You.

Mr. Harris stated hopefully he has answered something, he is not sure.

Vice Chairman Sandora stated Thank You.

Mr. Harris stated all right Thank You.

Don Willey stated Thanks.

### **Utility Plan Approval**

**Wade Jalovec**, Edgerton Road, PPN 485-03-001, Rural Residential Zoning. Extension of 12" Water Main - Approval.

Vice Chairman Sandora stated Applicant is here, step forward please, your name, home address for the record.

Wade Jalovec, 11883 Pearl Road, Apartment 508, Strongsville.

Vice Chairman Sandora stated tell us briefly what you would like to do.

Mr. Jalovec stated he would like to extend the existing 12" water main from where it ends now, 336' to the west which crosses another vacant lot to his property all the way to the other end of his property so that he can get a permit to build a residential house there that he filed for and he needs this approval first so that he can tap in and have City water and he has to have a fire hydrant and all that, and he realizes that and hopefully you have copies of the drawings.

Vice Chairman Sandora stated we do.

Mr. Jalovec stated okay.

Vice Chairman Sandora stated Thank You.

Vice Chairman Sandora stated Mr. Merdes.

Mr. Merdes stated Thank You.

Mr. Merdes stated he had a chance to look at your submittal and and review it and he had a couple of comments, should the Board approve it, when you, you come to get the permit for it, you will need to add to the drawings a premium backfill detail, that's the City Standard, the hydrant that's being installed there are all, all new hydrants are required to be painted federal safety yellow.

Mr. Jalovec stated okay.

Mr. Merdes stated this will this will require a permit which will then the work will have to be performed in accordance with the City's Codified Ordinances including Chapter 1488 which would be controlling construction site, soil erosion sediment and other wastes from Stormwater runoff. Mr. Merdes stated you will have to contact the Engineering Department before starting the work, we will inspect the work because it's going to be done within the City right of way and all areas of disturbance would have to be restored, you are not allowed to open cut that roadway pavement, we will want to see a videotape of the work area before you start work to establish the existing conditions good or bad or indifferent and there will be a couple other homeowners along the route that they should have a written notification that work is going to be performed. Mr. Merdes stated he would ask the Applicant if he was acceptable to all those conditions.

Mr. Jalovec stated oh, absolutely.

Mr. Merdes stated Thank You. Mr. Merdes stated Thank You.

Vice Chairman Sandora stated Thank You Mr. Merdes.

Vice Chairman Sandora stated Building Department anything.

Mr. Alvarez stated no comment Mr. Chairman.

Vice Chairman Sandora stated anybody else on the Board have anything.

Vice Chairman Sandora stated the Fire Department, all installation shall conform to the Cleveland Water Department Standards, hydrants painted to North Royalton Standards and you do agree to a a meet all of the Engineer's requirements.

Mr. Jalovec stated yes.

Vice Chairman Sandora stated correct.

Mr. Jalovec stated yes, correct.

Vice Chairman stated Thank you, anybody else have anything, can he have a motion please.

**Don Willey stated motion to approve Mr. Chairman.**

**Victor Bull stated second.**

**Vice Chairman Sandora stated Ms. Fashempour please the roll.**

**Roll call: Yeas: Four - Willey, Bull, Mayor Luks, Vice Chairman Sandora. Nays: None. Motion carried.**

Vice Chairman Sandora stated Good Luck to you.

Mr. Jalovec stated Thank You very much.

#### **Miscellaneous**

Ms. Fashempour stated she has nothing under Miscellaneous.

Vice Chairman Sandora stated anybody anything.

#### **Adjournment**

**Mayor Luks stated Mr. Chairman, she moves to adjourn.**

**Victor Bull stated second.**

**Vice Chairman Sandora stated Ms. Fashempour please call the roll.**

**Roll call: Yeas: Four - Mayor Luks, Willey, Bull, Vice Chairman Sandora. Nays: None. Motion carried.**

*Planning Commission Meeting for Wednesday, January 17, 2007 adjourned at 8:01 P.M.*

**Approved: Victor Bull  
Chairman Pro Tem**

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

**Date : February 7, 2007**