

Planning Commission Caucus Wednesday, February 7, 2007 at 7:10 P.M.

Present: Mayor Luks, Larry Antoskiewicz, Council Ward Five, Applicant from JerZeys, Denise Bobulsky, Council Ward One, Carlo Chiuchiarelli, Tom Koch, Rito Alvarez, Building Commissioner, Clark Merdes, P.E., City Engineer, Don Willey, Council Representative Ward Three, Victor Bull, Donna Vozar, 2nd Assistant Prosecutor, Applicants and Brenda L. Fashempour, Secretary.

Robert's Rules discussed for nomination and election of a Chairman Pro Tem, open nominations, close nomination, elect Chairman Pro Tem.

Regular Meeting

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance

Approval of minutes - January 17, 2007.

Old Business

Recreation Allocation - Abbeyville Townhouses - No Action.

Abbeyville Townhouses - Preliminary Plan Approval - No Action.

Columbia Gas of Ohio - Utility Plan Approval - No Action.

Columbia Gas of Ohio - Utility Plan Approval - No Action.

River's Edge Subdivision - Sketch Plan Approval - No Action.

Ordinance No. 06-151 - Telecommunications - No Action. 90 Day Time Ext.

Elizabeth Orosz - Site Plan Approval - No Action. 90 Day Time Ext.

JerZeys - Sign Approval - Applicant present.

Joseph A. Golubic - Site Plan Approval - No Action. 90 Day Time Ext.

New Business

Sign Approval

Gatto Group Inc. - Sign Approval.

Royaltondale - Signs Approval.

HD Supply Waterworks - Sign Approval.

AmTrust Bank - Signs Approval.

Colliers, Ostendorf-Morris - Sign Approval.

Pizza Pan - Signs Approval

Site Plan Approval

C&C Management Group, LLC., Carlo Chiuchiarelli - Site Plan Approval.

at&t - Utility Plan Approval.

Miscellaneous - None.

Adjournment.

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

Victor Bull stated it being 7:30 P.M. he now calls the February 7th, meeting of the North Royalton City 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, February 7, 2007 in regular session. The meeting was called to order by Victor Bull at 7:30 P.M.

Don Willey stated to the Chair, he nominates Victor Bull as Chairman Pro Tem of the meeting.

Mayor Luks stated second.

Victor Bull stated it be moved and seconded, are there any discussion.

Mayor Luks stated Mr. Chairman, she moves that we close nominations.

Don Willey stated second.

Victor Bull stated any discussion, Ms. Fashempour would you please call the roll.

Roll call: Three - Mayor Luks, Willey, Bull. Nays: None. Motion carried.

Ms. Fashempour stated and can we have a roll call on the election of Mr. Bull for Chairman Pro Tem.

Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None. Motion carried.

Present: Mayor Cathy J. Luks, Don Willey, Council Representative Ward Three, Victor Bull, Chairman Pro Tem, Donna Vozar, 2nd Assistant Prosecutor, Clark Merdes, P.E., City Engineer, Rito Alvarez, Building Commissioner and Brenda L. Fashempour, Secretary.

Opening Ceremony - Pledge of Allegiance. Victor Bull stated would you please join me him in the Pledge of Allegiance to our Country. Pledge of Allegiance recited.

Approval of minutes: January 17th, 2007. Ms. Fashempour stated approval of minutes January 17th, 2007 if you so choose.

Don Willey stated so moved.

Victor Bull stated second.

Victor Bull stated any discussion, please call the roll.

Roll call: Yes: Three - Mayor Luks, Willey, Bull. 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 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 it is tabled, 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, No Action.

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

Ms. Fashempour stated it is tabled, No Action.

River's Edge Properties, 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 it is tabled, No Action.

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 1290.33 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 130th Street, Local Business Zoning. Sign Approval. Tabled.

Ms. Fashempour stated the Applicant is here this evening, if you so choose she needs a motion to remove it from the table.

So moved Don Willey.

Second Victor Bull.

Victor Bull stated Ms. Fashempour please call the roll.

Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None. Motion carried.

Victor Bull stated okay, would the Applicant please come up and state your case.

Applicant stated up here.

Victor Bull stated yeap and you are talking into the microphone and being recorded.

Applicant stated okay, she is here for her sign approval.

Victor Bull stated and who are you and where do you live.

I am Nancy Ions, she lives in Parma Heights.

Victor Bull stated and your address.

Ms. Ions stated 6328 Fernhurst Avenue.

Victor Bull stated Thank You.

Victor Bull stated and what would you like to share with us this evening.

Ms. Ions stated that she would like her sign approved.

Laughs.

Victor Bull stated to the Members of the Commission any comments.

Mr. Alvarez stated um, Mr. Chairman.

Victor Bull stated Mr. Alvarez.

Mr. Alvarez stated from what he remembers, Thank You, it is a 4 x 8 wall sign.

Ms. Ions stated uh um.

Mr. Alvarez stated and of course that will be a 32 square foot area for the wall sign which is less than the maximum allowable of 104 square feet that you are permitted. Mr. Alvarez stated based on the square footage, he recommends approval.

Victor Bull stated Thank You, Mr. Merdes.

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

Victor Bull stated Thank You to the Law Director.

Mrs. Vozar stated she has no comment.

Victor Bull stated Thank You, anyone else on the Commission.

Victor Bull stated he would entertain a motion.

Don Willey stated Mr. Chairman he would recommend approval of the Jerzey's sign.

Victor Bull stated Thank You.

Mayor Luks stated second.

Victor Bull stated it's been moved and seconded, any comments, please call the roll.

Roll call: Yeas: Three - Mayor Luks, Willey, Bull. Nays: None. Motion carried.

Victor Bull stated Thank You, you are approved.

Ms. Ions stated Thank You.

Don Willey stated Good Luck.

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Ms. Fashempour stated okay, now you are going to have to go before the Architectural Review Board Monday night, here at 6 o'clock.

Ms. Ions stated okay.

Ms. Fashempour stated okay.

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

Ms. Fashempour stated it is tabled, No Action.

Ms. Fashempour stated she would like to request from Planning Commission from Council a ninety day time extension for Number 6, Ordinance 06-151, Number 7, Elizabeth Orosz, and Number 9, Joseph A. Golubic.

Mayor Luks stated Mr. Chairman she moves that we request a ninety day time extension for Agenda Item Numbers 6, 7 and 9 from Council.

Don Willey stated second.

Victor Bull stated it's been moved and seconded any discussion, please call the roll.

Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None. Motion carried.

New Business

Sign Approval

Gatto Group Inc., 8748 Ridge Road, Local Business Zoning. Temporary Real Estate Sign Approval.

Ms. Fashempour stated is the applicant here.

Applicant stated yes I am.

Victor Bull stated please state your name, address.

My name is Bill Budjcek from Signs N Stuff, we are located at 9354 Mentor Avenue, Mentor. Mr. Budjcek stated we are requesting permit for a temporary sign indicating the availability of the property that is in question here, he believes you have copies of that.

Victor Bull stated Thank You, yes. Mr. Alvarez.

Mr. Alvarez stated Mr. Chairman, in looking at the sign it's, again 32 square foot, it's a 4 x 8 sign, being temporary under our section of our Codes, it requires them to be only a 6' high and you have shown 7' here and a he called out that section there that deals with temporary sign, height at 6' so if it's possible can you make it 6' high.

Mr. Budjcek stated absolutely yeah, actually it would, where was the 7' indicated.

Mr. Alvarez stated well you have 48 of the sign and then 36" from, he believes it would be from grade so.

Mr. Budjcak stated okay, yeah, normally they are 6' or even lower sometimes.

Mr. Alvarez stated okay, if you can make it 6', you will be in compliance with that Section of the Code and he is presuming you can set, meet the setback requirements, 25'.

Mr. Budjcak stated yeah, it exceeds that actually.

Mr. Alvarez stated from, from the edge of the pavement and a, if again, Mr. Chairman if he can make it 6' high, he doesn't have a problem with the sign.

Victor Bull stated we will include that in the motion then, approval.

Mr. Alvarez stated yes Sir.

Victor Bull stated to the City Engineer.

Mr. Merdes stated Thank You Mr. Chairman.

Mr. Merdes stated the expiration date of a temporary sign as approved by the Planning Commission would then need to appear on the temporary sign.

Mr. Budjcak stated would need to appear on it.

Mr. Merdes stated yes.

Mr. Budjcak stated and how long it that good for.

Mr. Merdes stated they will in due time decide, usually a year is the maximum.

Mr. Budjcak stated okay, well hopefully that won't be an issue either but that's so it would have to be disclosed on the face of the sign is that what you are saying.

Mr. Merdes stated it can be on the back.

Mr. Budjcak stated okay.

Mr. Merdes stated just somewhere on the sign.

Mr. Budjcak stated okay.

Mr. Merdes stated and a do you know how wide the parcel is, the frontage.

Mr. Budjcak stated he believes we supplied a plot plan, it's, it's quite, just off the top of his head he would say maybe, at least 175, maybe 200' wide.

Mr. Merdes stated okay, then he has no additional comments.

Victor Bull stated Thank You and to the Law Director.

Mrs. Vozar stated she has no comments.

Victor Bull stated Thank You anyone else on the Commission.

Don Willey stated Mr. Chairman he makes a motion to approve the sign contingent on the maximum height is 6', that the expiration date, what date would you like to put on there, up to a year from tonight.

Mr. Budjcek stated well he would say if we can do the year, that should be fine but hopefully it will be down before that if it's effective.

Don Willey stated that the expiration date would be February, what is today.

Ms. Fashempour stated 7th, 08.

Don Willey stated 2008.

Mayor Luks stated second.

Victor Bull stated it's been moved and seconded, any additional comments, please call the roll.

Roll call: Yeas: Three - Mayor Luks, Willey, Bull. Nays: None. Motion carried.

Victor Bull stated you are approved, Thank You.

Royaltondale, 8715 Ridge Road, Local Business Zoning. Signs Approval.

Victor Bull stated state your name, your home address, know that you are being recorded and state your case.

My name is Asad Jarwan, my name is Asad Jarwan, 13946 Oakbrook Drive, North Royalton.

Victor Bull stated Thank You and what would you like to share with us this evening.

Mr. Jarwan stated he is here to get approval for his business name, he changed that name to his store so, he would like to get approved.

Victor Bull stated Thank You.

Victor Bull stated Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, in terms of area the square footage is 24 square feet and a he kind of walked off the width of the tenant space to figure out what the maximum allowable is but anyways, the area of the sign is less than the maximum allowable 27 square feet, the problem he had, he went out there, is that part of your sign is above the parapet and we have a section in our Zoning Code that does not permit that so at best you can do is go flush with the parapet, do you understand what he is saying.

Mr. Jarwan stated yes.

Mr. Alvarez stated it looks like your, someone has put that sign up there and it's about 6" or probably a little bit more than that above the parapet and that's not permitted so his recommendation is that you lower it so it is in compliance.

Mr. Jarwan stated there are two signs, which one, one are you talking about.

Mr. Alvarez stated this one that you have.

Mr. Jarwan stated okay.

Mr. Alvarez stated the one that you are asking for approval.

Mr. Jarwan stated yeah but that was already there, he just changed the name, the sign is already there before.

Mr. Alvarez stated are you saying that entire box was there.

Mr. Jarwan stated yeah it was already there.

Don Willey stated there was a Mr. Alvarez.

Mr. Jarwan stated all he did was he just changed the name.

Don Willey stated there was a previous owner.

Mr. Alvarez stated can we make it lower.

Don Willey stated could, could you see if you could lower that 6" so that, that, would you do your best to do that.

Mr. Jarwan stated he can do that.

Mr. Alvarez stated and then in terms of the, the signing plate on the existing ground sign well that fits, that's fine in terms of Code, that's just simply Royaltondale being placed on the existing ground sign out there, so that's fine with that, and that's pretty much it Mr. Chairman.

Victor Bull stated Thank You, Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman, there is another part of the Code that, that states that the listing of numerous goods or services, prices and sale items shall not be permitted, is, he guessed, besides the name Royaltondale on the building sign it then goes on to list five different items, it appears that the Code doesn't allow for those to be on the sign, the name, Royaltondale yes, but the listing of numerous goods is not allowed.

Mr. Jarwan stated he will take them off.

Mr. Merdes stated pardon.

Mr. Jarwan stated he will take them off.

Mr. Merdes stated okay, Thank You Mr. Chairman.

Victor Bull stated and to the Law Director.

Mrs. Vozar stated no comment.

Victor Bull stated Thank You.

Don Willey stated did you say that you would change that.

Mr. Jarwan stated uh um.

Don Willey stated oh, so just have the name of the store on the front.

Mr. Jarwan stated okay well then, we don't have to table it.

Victor Bull stated okay, anyone else on the Commission, he would call for a motion then.

Don Willey stated motion to approve based on lowering the sign to meet the Building Code requirement and altering the the text on the sign to have Royaltondale Deli only is that correct.

Victor Bull stated yes.

Mayor Luks stated Mr. Chairman, Mr. Willey would you mind adding to that motion and with the approval of ARB.

Don Willey stated with the approval of the Architectural Review Board for coloring, and scheme.

Mayor Luks stated second.

Victor Bull stated it's been moved and seconded, any additional comments.

Victor Bull stated Ms. Fashempour please call the roll.

Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None. Motion carried.

Ms. Fashempour stated okay now you will have to go before the Architectural Review Board, Monday night here at 6 o'clock, okay.

Mr. Jarwan stated okay.

Victor Bull stated Thank You.

HD Supply Waterworks, 10655 Royalton Road, General Industrial Zoning.
Sign Approval.

Victor Bull stated if you would state your name, your home address, know that you are being taped and your case.

Jim Scherer, 72 Maple Avenue, Northfield, Ohio, representing A Sign Above and HD Waterworks.

Victor Bull stated Thank You and what would you like to share with us this evening.

Mr. Scherer stated this is a, he would like to get a sign permit for, this is a replacement sign, the Company name has changed, it is an exact duplicate of the existing sign that's there, in the same position exactly, same heights, it's just the logo has changed and he saw on one of the notes, from he believes the Safety Director, it in fact does have a 4" address.

Victor Bull stated Thank You, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, as far as the square footage, it is 28 square foot which is less than the maximum allowable 80 square foot, so that's in compliance and he just noted just for the record that a, the Applicant will replace that new sign right exactly where the old sign is.

Mr. Scherer stated yes Sir, yeah, yeah.

Mr. Alvarez stated if that's the case then he doesn't have anymore comments.

Victor Bull stated Thank You, Mr. Merdes.

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

Victor Bull stated and the Law Director.

Mrs. Vozar stated no comments either.

Victor Bull stated Thank You, anybody else on the Commission.

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

Don Willey stated second.

Victor Bull stated it's been moved and seconded, any additional comments.

Victor Bull stated Ms. Fashempour please call the roll.

Roll call: Yeas: Three - Mayor Luks, Willey, Bull. Nays: None. Motion carried.

Victor Bull stated Thank You.

Mr. Scherer stated Thank You.

Ms. Fashempour stated and then you will also have to appear before the Architectural Review Board next Monday night 6 o'clock, here.

AmTrust Bank, 6520 Royalton Road, Town Center District - 1. Signs Approval.

Victor Bull stated if you would state your name your home address, know that you are being recorded and share with us what you will.

My name is Mark Wagner, Wagner Electric Sign Company, 7135 West Ridge Road, Elyria, Ohio, he is the agent for the customer or for the owner.

Victor Bull stated Thank You.

Mr. Wagner stated what we are asking is that Ohio Savings is changing their name to AmTrust Bank, so we are just changing everything that says Ohio Saving over to AmTrust, colors remain the same, he has samples of the colors if you want to see them but a, the letters on the building are non-illuminated flat cutout letters, and then there is panels over the ATM that are being replaced so and they are doing this with all 35 of their locations.

Victor Bull stated Thank You, to the Building Commissioner.

Mr. Alvarez stated Mr. Chairman this is just a name plate change, he would just recommend approval.

Victor Bull stated Thank You, City Engineer.

Mr. Merdes stated Thank you, he has no comments to add.

Victor Bull stated Thank You, Law Director.

Mrs. Vozar stated she has no comments either.

Victor Bull stated Thank You, he would entertain a motion.

Don Willey stated Mr. Chairman he would make a motion to approve as submitted.

Victor Bull stated Thank You.

Mayor Luks stated second.

Victor Bill stated it's been moved and seconded, any additional comments, please call the roll.

Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None. Motion carried.

Victor Bull stated Thank You, you are approved.

Ms. Fashempour stated and then the Architectural Review Board Meeting meets here next Monday at 6 o'clock, okay.

Mr. Wagner stated okay, Thank You.

Colliers, Ostendorf-Morris, 7171 Royalton Road, Town Center District -
1. Temporary Real Estates Sign Approval.

Victor Bull stated Thank You, your name, your home address and state your case.

My name is Thomas Vandro, 2806 Grantwood Drive, Parma, Ohio, Mr. Vandro stated he is here to represent Robert Barker Sign Company and Ostendorf, Colliers, Ostendorf-Morris. Mr. Vandro stated they are looking to put a temporary sign at 7171 Royalton Road he believes the address is, they are asking for a 4 x 8 and your approval for that.

Victor Bull stated he, Thanks you, to the Building Commissioner.

Mr. Alvarez stated Thank You Mr. Chairman, as far as the square footage of the sign, it's 32 square feet which actually meets the maximum allowable for a temporary sign, the height of the sign was not indicated anywhere.

Mr. Vandro stated we have a, we revised the drawing because originally he believes it showed 7.5 feet and we have a revision here, if you would like this, which shows the.

Mr. Alvarez stated is that 6'.

Mr. Vandro stated but he would like to ask you something about that, the, the property itself is on quite a bit of an incline and the top of the sign at 6' would at street level would really be the bottom of the sign would be cut off, he thinks, he thinks the guideline is 25' from the right of way.

Mr. Alvarez stated right.

Mr. Vandro stated so at that 25' there is probably, he is going to guess a 3' drop on that property.

Mr. Alvarez stated so you are requesting.

Mr. Vandro stated so if we could raise it slightly above 6' it would really help the cause.

Mr. Alvarez stated he will refer that to the Law Director but he thinks that would probably have to be a variance involved there.

Mrs. Vozar stated Mr. Chairman.

Victor Bull stated Law Director.

Mrs. Vozar stated a, yes, a, it appears from looking at, at, your application here that you are going to need to go for a variance to the BZA anyway because of the fact that in the district that you are in ground signs are not permitted so even though it's a temporary ground sign you need to get a variance. Mrs. Vozar stated and from what you just indicated you need a variance also for the height so she thinks under those circumstances if would be her recommendation that this be tabled so it can be sent over to BZA if the Applicant will fill out the paperwork, they can request for those two areas that they are seeking and, and she thinks then that way they will have what they are looking for.

Mr. Vondro stated okay.

Victor Bull stated Thank You, before we table, City Engineer do you have any comments.

Mr. Merdes stated Thank You Mr. Chairman, he had one question to ask that hasn't been asked yet, it needs, the sign location needs to be 25' from any side lot line, in the location that you have chosen is that, will that work.

Mr. Vondro stated yes because he believes because it will be 25' off of Royalton Road and there is actually, there's a driveway between the sign in the front yard and Bennett Road on the other side so there is quite a bit of distance on the other side.

Mr. Merdes stated okay.

Mr. Vondro stated so he thinks that's in compliance both ways, yes.

Mr. Merdes stated all right, Thank You.

Victor Bull stated Thank You, may he have a motion.

Don Willey stated motion to table.

Victor Bull stated motion to table.

Mayor Luks stated second.

Victor Bull stated it's been moved and seconded, any other comments, Ms. Fashempour please call the roll.

Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None. Motion carried.

Victor Bull stated Thank You, we are tabled.

Pizza Pan, 12781 State Road, Town Center District - 3. Sign Approval.

Victor Bull stated state your name, your home address, know that you are being recorded and tell us what you will.

My name is John, he is sorry, his name is John Struhar, his address is 668 Callahan Drive in Elyria. Mr. Struhar stated and he would like to get an approval to put up his, his new sign.

Victor Bull stated Thank You, Building Commissioner.

Mr. Alvarez stated Thank You Mr. Chairman, the area of your sign is 12 square foot, is less than the maximum allowable of 25, so the area is okay, at this point he normally recommends any time you deal with electrical signs that a you submit to the Building Department a more detail sign of the construction and he also in his a comments even gave section of the National Electric Code so that a, you don't have to do that he means not tonight or anything like that, but it does require a review and we would like to see a little bit more information then what you submitted tonight, when you go, when you go to the Building Department.

Mr. Struhar stated okay.

Mr. Alvarez stated you will need construction drawings and if you have any more questions, really what you need just feel free to call his office tomorrow or any other day really and he will be more then glad to go over it with you at that time.

Mr. Struhar stated okay.

Mr. Alvarez stated because you will be required to submit plans and pull a building permit and electric permit for it to be installed and that's after it's been reviewed by the Building Codes, no further questions Mr. Chairman.

Victor Bull stated Thank You Sir, the City Engineer.

Mr. Merdes stated Thank You, he would just like to point out to the Commission Members that the, the allowance of the telephone number on the sign is discretionary then leave it open for discussion, Thank You.

Victor Bull stated Thank You and to the Law Director.

Mrs. Vozar stated she doesn't have any comments.

Victor Bull stated Thank You and to the Commission Members any comments.

Don Willey stated he, he thinks it's acceptable to have the telephone, Mr. Chairman, the telephone number on the sign.

Victor Bull stated if you would include that in your motion then.

Don Willey stated he motions to approve the sign as proposed including the telephone number and that a before installation it complies with all the Building, Building and Electrical Codes.

Victor Bull stated Thank You, does he have a second.

Mayor Luks stated second.

Victor Bull stated its' been moved and seconded, any additional comments, please call the roll.

Roll call: Yeas: Three - Mayor Luks, Willey, Bull. Nays: None. Motion carried.

Victor Bull stated Thank You.

Ms. Fashempour stated and then you will be required to go to ARB Monday night, here at 6 o'clock.

Mr. Struhar stated very good.

Ms. Fashempour stated okay.

Mr. Struhar stated Thank You.

Ms. Fashempour stated Thanks.

Victor Bull stated Thank You.

Site Plan Approval

C & C Management Group, LLC., Carlo Chiuchiarelli, 8959 Ridge Road, PPN 489-04-004/005, Local Business Zoning. Site Plan Approval.

Victor Bull stated please state your name, your home address and know that you are being recorded.

Carlo Chiuchiarelli, 1851 Stoneridge Drive, Hinckley, Ohio.

Victor Bull stated Thank You and share with us what you will.

Mr. Chiuchiarelli stated we owned this property on Ridge Road for about seven, eight years right now, we are proposing to build 2, 2 buildings on the property, flex space where you could have some office space in the front or warehouse or all office, or retail space and the back building same set up, the four units that will be in each building range from 1650 square feet to 1716 he believes it is. Mr. Chiuchiarelli stated it will be split face block construction, the awning areas or the roof areas in the front will be some, an aluminum type material, it will be a flat roof with a steel roof with a rubber membrane roof and these will for, for sale, available for sale or lease and that's pretty much it.

Victor Bull stated Thank You and to the Building Commissioner.

Mr. Alvarez stated Mr. Chairman a, when looking at something like the site plan what always comes to mind to him is, is the handicap accessibility to handicap parking and so forth, you don't have to put it on this drawing for tonight, but definitely that's a Code requirement.

Mr. Chiuchiarelli stated oh absolutely.

Mr. Alvarez stated State Code, so he sees you have both, for both buildings if you have, have your Design Professional really look that over, the signage, the ramp, the whole nine yards and.

Mr. Chiuchiarelli stated yeah we will make sure, we will make sure that we are all in compliance with all the ADA.

Mr. Alvarez stated definitely because that will be reviewed by the Building Department, you have that second building it is turned 90 degrees from what's shown there.

Mr. Chiuchiarelli stated yes, it's turned.

Mr. Alvarez stated that's, you have, this drawing is showing them both going the same way, the one he is looking at.

Don Willey stated no those are different elevations.

Mr. Chiuchiarelli stated he thinks this one here is the one, this is our Architect's.

Mr. Alvarez stated oh, all right.

Victor Bull stated talk, talk into the microphone if you would please.

Mr. Chiuchiarelli stated are, our Architect did this drawing here, but our Engineer did that drawing there so.

Mr. Alvarez stated okay, which one are you going to do.

Mr. Chiuchiarelli stated that one there.

Mr. Alvarez stated okay, no further questions or comments Mr. Chairman.

Victor Bull stated Thank You Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman. Mr. Merdes stated to the Applicant, there wasn't enough information shown on the site plan that was submitted, did you get a copy of his report.

Mr. Chiuchiarelli stated yeah, he is looking at it right now.

Mr. Merdes stated there is an awful lot in, in Chapter 1276 Business Districts and then 1282 the Parking Chapter and 1246 the Design Standards that needs to be shown, and then he just listed a, a few of the things to see that, that he couldn't, he couldn't do a thorough review of this.

Mr. Chiuchiarelli stated uh um.

Mr. Merdes stated so he guessed he would request that the a, the application be tabled pending a, a revised site plan that, that provides this information would, do you have any issues with that.

Mr. Chiuchiarelli stated no, he means, he, actually, honestly he just got this, he was out of town, he just got this yesterday to review it, he contacted his Engineer but obviously he didn't have enough time to address all these issues, the only question that he has is this in regards to your yard screening and landscaping and regards to some fencing or something, he would just like some clarification on that, how we would proceed with that.

Mr. Merdes stated it appears that some of it's discretionary, but it also appears that on one side this property is zoned, borders on residential zoned property.

Mr. Chiuchiarelli stated because on one side we have the veterinary, on the other side we have the Romano's Produce.

Mr. Merdes stated he thinks it's the rear of your property would be or the eastern boundary.

Mr. Chiuchiarelli stated okay.

Mr. Merdes stated yeah, to the north you have Romano's Produce, to the south you have the vet.

Mr. Chiuchiarelli stated right.

Mr. Merdes stated but in the rear of your property to the east is residential zoned property.

Mr. Chiuchiarelli stated okay.

Mr. Merdes stated and that also get's into different a area and yard regulations with some setbacks and.

Don Willey stated buffering.

Mr. Chiuchiarelli stated okay, he guessed with that being said then, he, once he gets together with, sit down with his Engineer and we review all these Ordinances just so he may leave this open, we may change the drawing back to because he thinks that pushes the building up a little bit further away from the back properties so if we can just leave that open, he has no problems with going back and addressing all these issues.

Mr. Merdes stated Thank You.

Victor Bull stated Thank You, and to the Law Director.

Mrs. Vozar stated she has no comments.

Victor Bull stated it is his understanding that there are residents in the audience tonight that would like to be heard, if you would step up to the microphone state your name, your home address and share with us what you will.

Victor Bull stated Thank You, anyone else on the Commission.

Don Willey stated Mr. Chairman, motion to table for conditional input to the Engineer and Building Department.

Victor Bull stated Thank You.

Mayor Luks stated second.

Victor Bull stated he will second that.

Victor Bull stated it's been moved and seconded, any additional comments, Ms. Fashempour please call the roll.

Roll call: Yeas: Three - Mayor Luks, Willey, Bull. Nays: None. Motion carried.

Victor Bull stated Thank You we are tabled.

Mr. Chiuchiarelli stated all right, Thank You.

Utility Plan Approval

at&t request permission to place an above ground cabinet within an easement near the side of 4921 Lisa Lane - Approval.

Victor Bull stated please state your name, your home address and share with us what you will.

Mike Williams, 16515 Clare Avenue, Cleveland. Mr. Williams stated he is representing at&t requesting approval for an above ground cabinet at the side of 4921 Lisa Lane.

Victor Bull stated Thank You, to the Building Commissioner.

Mr. Alvarez stated no comment Mr. Chairman.

Victor Bull stated Thank You, to the City Engineer.

Mr. Merdes stated Thank You Mr. Chairman, to the Applicant he would like to state that should this be approved, a permit is required, that requires the plans to be done by a Registered Engineer and then you will need to perform all work in accordance with the City's Codified Ordinances, contact the City Engineering Department 72 hours prior to commencing, full time inspection is required for all work performed

within the City right of way and that is billed to the Applicant, all areas of disturbance are required to be stored, no open cutting of roadway pavement are allowed, if sidewalks are disturbed there replacement is in full slabs, videotaping of the work area is required prior to performing the work and provide a copy of the video to the City and all homeowners along the installation are to be given 48 hours written notice and a copy of that to be submitted to the City.

Mr. Williams stated we agree to that.

Mr. Merdes stated Thank you, Thank You Mr. Chairman.

Victor Bull stated Thank You and to the Law Director.

Mrs. Vozar stated no comment.

Victor Bull stated Thank You, it is his understanding that we have residents that wish to be heard on this issue tonight, if they would step forward, state their name, home address into the microphone, know that they are being recorded.

Victor Bull stated he would ask that if more than one person wishes to speak on the issue that if they have heard it from one resident, it's duly noted.

Sharon Medves, she lives at 11968 State Road in North Royalton and she is just curious what side of the street on Lisa Lane will this box be put on.

Victor Bull stated Thank you, to the Applicant.

Mr. Williams stated excuse me, which side.

Mrs. Medves stated of Lisa Lane is this box going to be put in.

Mr. Williams stated there is an existing box there, and he guessed, it's going to the north of that box, if you know where the existing box is out there, it will be south of Lisa Lane, it's actually kind of on State Road, it's actually on State Road but there wasn't an address there so we used the side of 4921 Lisa Lane side of State Road.

Mrs. Medves stated that's all she wanted to know.

Victor Bull stated Thank You.

Mr. Williams stated it's also in an easement and there will be landscaping surrounding the box.

Victor Bull stated Thank You, does anyone else wish to be heard this evening.

Victor Bull stated to the other Commission Members.

Don Willey stated Mr. Chairman he recommends approval of this based on the Engineer's input in terms of the Engineering Standards and Landscaping Standards and so forth.

Victor Bull stated Thank You.

Mayor Luks stated second.

Victor Bull stated it's been moved and seconded, any additional comments, Ms. Fashempour please call the roll.

Roll call: Yeas: Three - Mayor Luks, Willey, Bull. Nays: None.
Motion carried.

Victor Bull stated Thank You.

Mr. Williams stated Thank You.

Miscellaneous

Ms. Fashempour stated she has nothing under Miscellaneous Mr. Chairman.

Adjournment

Mayor Luks stated Mr. Chairman she moves to adjourn.

Don Willey stated second.

Victor Bull stated it's been moved and seconded, any comments, Ms. Fashempour please call the roll.

Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None.
Motion carried.

Victor Bull stated we are adjourned, Thank You all.

Planning Commission Meeting for Wednesday, February 7, 2007 adjourned at 8: 04 P.M.

Approved: Victor Bull - Chairman Pro Tem
Planning Commission

Attest : Brenda Lynn Fashempour, Secretary
Planning Commission

Date : February 21, 2007