

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

Present: Mayor Cathy Luks, Victor Bull, Don Willey, Council Representative to Planning Commission, Tony Sandora, Vice Chairman, Thomas P. O'Donnell, Law Director, Rito Alvarez, Building Commissioner, Clark Merdes, P.E., City Engineer, Ed Kundla, Chairman Architectural Review Board, Residents, and Brenda L. Fashempour, Secretary.

Planning Commission Agenda discussed.

Regular Meeting

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Approval of minutes: February 21, 2007. Excuse Tony Sandora.

Old Business

Abbeyville Townhouses - Recreation Allocation - Tabled. No Action.

Abbeyville Townhouses - Preliminary Plan Approval - Tabled. No Action.

Columbia Gas of Ohio - Utility Request - Tabled. No Action.

Columbia Gas of Ohio - Utility Request - Tabled. No Action.

Rivers Edge Subdivision - Sketch Plan Approval - Tabled. No Action.

Ordinance no. 06-151- Telecommunication Ordinance - Tabled. No Action.

Elizabeth Orosz - Site Plan Approval - Tabled. No Action.

Joseph A. Golubic - Site Plan Approval - Tabled. No Action.

Colliers, Ostendorf-Morris, Temporary Real Estate Sign Approval - Tabled. No Action.

C & C Management Group, LLC., Carlo Chiuchiarelli - Site Plan Approval. Tabled. No Action.

Conditional Use Permit - Avis Rent A Car Systems, Inc. - Tabled.

Information submitted by Building Department regarding number of parking spaces at site. Discussion. Motion to remove from table, second, roll call. Motion - conditions, second. Roll call.

Mortgage NOW, Inc., Sign Approval. Tabled. - Applicant received approval from ARB. Motion, second. Roll call.

Southwest Industrial Storage LLC., Site Plan Approval Phase 2 - Buildings 3, 4 & A. Tabled. No Action.

Steven Painton Corp., Signs and Site Plan Approval. Motion to remove from table, second, roll call. Motion, second, roll call. Mr. Kundla requested to speak on behalf of the Architectural Review Board.

Applicant had presented plan to the ARB, attractive building design, however ARB had reservations about the sign on the building. The request was tabled, Members of the ARB went out individually and looked at the site and came to an agreement that you would be able to see the sign on the building when heading east on Royalton Road, also from the Turnpike and maybe even from 82 hill. It was the ARB's opinion that they were leaning to not be favorable to the sign on the building. ARB felt that the building proposed was a higher end industrial building, with sky lights, store front windows and landscaping. Planning Commission and it's Advisors has informed the Applicant of variances required, loading dock, sign on building oversized. The ground sign and directional signs meet Code, as does the building. Planning Commission could approve, building, site, ground and directional signs, tabled building sign and await response from BZA. Tony Sandora brought up the entrance on 82 and how that is going to be impacted by traffic. Tony Sandora felt that it was a nice looking building.

New Business

Sign Approval

Villas of Worthington, Temporary Real Estate Sign Approval - Variance required for height of sign. Motion to tabled, second, roll call.

HERSHEY'S Ice Cream, Sign Approval. Meets Code. Motion to approve, second, roll call.

American Family Insurance, Sign Approval. Meets Code. Motion to approve, second, roll call.

Dog House Bar & Grill, Sign Approval. Meets Code. Motion to approve, second, roll call.

Utility Plan Approval

at&t - Utility Plan Approval - 11251 Cinnamon Blvd. Residents and Homeowners Association notified. Motion, second. Roll call.

at&t - Utility Plan Approval - Royalton Road and boring 82. Mr. Merdes has concerns to discuss with Applicant. Motion, second. Roll call.

Miscellaneous - None.

Adjournment.

Mr. Merdes presented to the Commission a proposed plan and agreement for Greenbriar at River Valley, Phase 5 by Mr. Lechko. Mr. Lechko's proposal is for a cul-de-sac the end of Evergreen Trail with lots. There would be no more tie in to Greenbriar from Timberlane. Mr. Merdes was concerned about the sanitary sewer that was installed and access to it and also the access to Greenbriar from Timberlane. Proposed agreement was given to Mr. O'Donnell for his review. Mr. Hayes had not been notified of the plan, Mr. Merdes was to give Mr. Hayes a copy for his review, concerns, comments. Mr. Lechko hasn't applied to Planning Commission, this was just an informational plan to the City to see if there were any comments. Mr. O'Donnell is going to review the proposed agreement. Discussion about the original phase five, the revised plan and now this plan and how it would affect the Homeowners Association with only cul-de-sac lots being built and who would govern those lots, whose subdivision would they be in, who gets the money and what about lost monies. Mr. O'Donnell stated he would review the proposed agreement.

*Planning Commission Caucus for March 7, 2007 ended at 7:42 P.M.*

*Tony Sandora stated Good Evening Ladies and Gentleman, welcome to the North Royalton Planning Commission Meeting for March 7<sup>th</sup>, 2007, sorry we are late, we were running a little later in Caucus, we had a lot to talk about.*

**The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, March 7, 2007 in regular session. The meeting was called to order by Vice Chairman Tony Sandora at 7:46 P.M.**

Tony Sandora stated Ms. Fashempour please call the roll.

**Present: Mayor Cathy Luks, Vice Chairman Tony Sandora, Don Willey, Council Representative to Planning Commission, Victor Bull, Rito Alvarez, Building Commissioner, Clark Merdes, P.E., City Engineer, Thomas P. O'Donnell, Law Director and Brenda L. Fashempour, Secretary.**

Tony Sandora stated Thank You.

**Opening Ceremony - Pledge of Allegiance.** Tony Sandora stated please stand for the Opening Ceremony, Pledge of Allegiance. Pledge of Allegiance recited.

Approval of minutes: February 21, 2007. Ms. Fashempour stated Approval of minutes, February 21<sup>st</sup>, 2007 if you so choose, she needs a motion to excuse Tony Sandora for cause. So moved Mayor Luks. Second Don Willey. Tony Sandora stated Ms. Fashempour please call the roll. Roll call: Yeas: Three - Willey, Mayor Luks, Bull. Nays: None. Motion carried. Ms. Fashempour stated and a motion to approve those if you so choose. So moved Don Willey. Second Victor Bull. Tony Sandora stated Ms. Fashempour please call the roll. Roll call: Yeas: Three - Bull, Mayor Luks, Willey. Nays: None. Motion carried.

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, Recreation Allocation, 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, Preliminary Plan, 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 Columbia Gas of Ohio, 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 Columbia Gas of Ohio, 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 River's Edge Subdivision, 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 1290.03 and 1290.04, and Declaring an Emergency. Tabled.

*Ms. Fashempour stated Ordinance 06-151, Telecommunications Ordinances, tabled, no action.*

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

*Ms. Fashempour stated Elizabeth Orosz, tabled, no action.*

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

*Ms. Fashempour stated Joseph Golubic, tabled, no action.*

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

*Ms. Fashempour stated Colliers, Ostendorf-Morris, Temporary Real Estate Sign Approval, tabled no action.*

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

*Ms. Fashempour stated C & C Management Group, LLC., Carlo Chiuchiarelli, tabled, no action.*

Conditional Use Permit - **Avis Rent A Car Systems, Inc.**, Property Owner MSM Real Estate Management Co., 13517 West 130<sup>th</sup> Street, North Royalton, Ohio 44133 - Local Business zoning. Avis Rent A Car Systems, Inc., has required to lease office space for the purpose of operating a car rental office. Avis Rent A Car Systems, Inc., states that their office will not create objectionable noise, odors, fumes, smoke or issues with nearby neighbors. Avis Rent A Car Systems Inc., normal business hours are Monday thru Friday 8:00 A.M. to 6:00 P.M. Saturday and Sunday 9:00 A.M. to 1:00 P.M. Avis Rent A Car Systems, Inc., request a Conditional Use Permit because they feel that this type of business will enhance the quality of life for North Royalton resident since there is only one other car rental company in North Royalton, this would give residents and business owners the option to choose. Approval. Tabled.

**Ms. Fashempour stated they are looking for approval, it is tabled, the Applicant is here, she needs a motion to remove it from the table.**

**So moved Don Willey.**

**Second Victor Bull.**

**Tony Sandora stated it's been moved and seconded, to remove from the table, Ms. Fashempour please call the roll.**

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

Tony Sandora stated is the Applicant here, please step forward and make your presentation please.

Hi, my name is Terry Gibson, he is the District Manager of Avis, this is the second meeting, he believes the first time he had one of his agency managers here representing him since he was out of town, he guessed the question at that time was a, there is a Church in the complex, something about a gathering place, he has talked to the Minister there, he tells him, well first of all going back to the Owner of the Property, there is 88 total spaces there, at the most the Church uses about 50 spaces on any given Sunday, we actually went and counted 37 this past week. Mr. Gibson stated Sunday is actually a day when most of our cars are gone

anyway because that's a key day to keep them out throughout the weekend, but he guessed there was a, use, about, a problem with the, the amount of parking spaces we have. Mr. Gibson stated part of our whole thing is utilization, we got to get the cars out and on the road and so, it doesn't pay us to keep them around.

Mr. Gibson stated Avis Rent A Car as you know is, is been around a long time, as part of the, we want to come into your Community, there is a lot of different, we, we cater to a lot of different companies now, we want to go after body shops, dealerships, people that want to make trips so, we just believe North Royalton is a growing Community that we would like to be in.

Mr. Gibson stated Thank You.

Tony Sandora stated okay, Thank You.

Tony Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated a, Thank You Mr. Chairman. Mr. Alvarez stated he just mentioned that you are not going to have cars out there on Sunday.

Mr. Gibson stated no, a, no, most of time Sundays is our big key rental day, because people get the cars on a Friday, go out of town, go visit Aunt Sally, whatever the case might be and bring it back on a Monday. Mr. Gibson stated so Sundays a day we measure as we better get them out, we have got to have them on the road making us, inaudible.

Mr. Alvarez stated where do you plan on parking all these cars that you have.

Mr. Gibson stated well there, there's seven spots that, that are geared towards the road there and that's, that are gear towards the road there and that's, that's what we need, we are so close to the Airport.

Mr. Alvarez stated along 130th Street.

Mr. Gibson stated yes Sir, we are so close to the Airport that it's easy enough for shuttle, some of our further locations it's a little tougher, but this, this area is real close for us.

Mr. Alvarez stated he thinks, it's probably not, if you remember last time, we were concerned with the, the peak parking of the Church folks there and your cars and he went out there like for example today, where, there are no parking stripes out there, just all snow and you know really you make your own parking area and that was a question that we had if you are going to have say 15, 18 cars out there on a Sunday and if they have presumably 45 or 70 they say at most they could possibly have if that would be an issue but a, we would have to at least consider. Mr. Alvarez stated so a, and that's why he asked you on Sunday, you are not going to have 15 or 18 cars.

Mr. Gibson stated no we can't, they would go back to the Airport getting ready to be cleaned for Airport business on Monday it's, it's a key time to be on the road yes for the weekend business.

Mr. Alvarez stated okay, so, so there not there on Sunday then.

Mr. Gibson stated no, there might be one or two if that.

Mr. Alvarez stated parked there.

Mr. Gibson stated if that, because again we measure it and the Airport would take them away from them.

Mr. Alvarez stated all right, he has no further questions Mr. Chairman.

Tony Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated Thank You Mr. Chairman, he has nothing to add.

Tony Sandora stated Thank You.

Tony Sandora stated Sir, he has a couple of questions for you, the cars that you are going to be parking there have you discussed this of course with the Landlord.

Mr. Gibson stated yes Sir, a, he, he, actually he would have liked to have been here today but apparently his Church Tuesday is a big day for whatever he, he does with his own Church and he just couldn't make it.

Tony Sandora stated one of the conditions he thinks that we are probably going to be putting on this would be that, you are going to have to park, if you are going, if you are going to bring 15 cars there into your lot to use, okay, we want to see them in one area, we would like to have one area blocked off for those cars and those cars only, okay, so it doesn't interfere with the goings on of the other participants in the Shopping Center, whether it is on Sunday or during the week or whatever, whatever may occur there, a, conceivably there could be quite a problem there, if there is an overflow from the Church as we had a lengthy discussion on this in Caucus that's partially why we were a little late coming out but just for example, right now, with all the snow that's on there now, most all the parking places along 130<sup>th</sup> are just gone because it's, it's full of snow. Tony Sandora stated and you know rightfully this is a bad time of year, but conceivably this could happen and then we would, we could have a, virtually a lot of problems out of it so.

Mr. Gibson stated actually he talked to our attorney oh, probably last week that's putting the, the lease package together and he was concerned about the snow also, and he is putting in there that the snow must be removed because as you see it kind of falls over.

Tony Sandora stated right.

Mr. Gibson stated he could actually have it shoveled and put in a whole different spot away from the 130<sup>th</sup>, he doesn't think that looks very good there anyway, so he could just shovel that and get it in back of the, out of way of most of our businesses and he thinks it would look even that much better going across there 130<sup>th</sup>.

Tony Sandora stated so you are saying this is part of your lease agreement that you are going to have with him, you will have in there that the snow will be removed from wherever areas that.

Mr. Gibson stated those, those parking spaces facing 130<sup>th</sup>.

Tony Sandora stated that's going to be designated for Avis, Avis.

Mr. Gibson stated well that whole stretch he thinks should be plowed but but specifically that going across 130<sup>th</sup> there, that's the space is right there parallel.

**Tony Sandora stated okay, anybody else on the Commission have anything.**

**Tony Sandora stated he will make a motion to grant a Conditional Use Permit to Avis Rent A Car, Avis Rent A Car only, the Conditional Use permit will run concurrent with your lease agreement starting from the day the lease is signed and ending with the termination of the lease, also, you will have a, you agreed to a make an area and mark it off with a bollards or some, designated in some way that will be strictly for the number of cars that you are going to be parking there.**

**Mayor Luks stated second.**

**Tony Sandora stated it's been moved and second, Ms. Fashempour.**

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

Tony Sandora stated Thank You and Good Luck.

Mr. Gibson stated Thank You very much.

**Mortgage NOW, Inc., 6685 Royalton Road, Town Center District - 1. Sign Approval. Tabled**

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

**So moved Don Willey.**

**Second Victor Bull.**

**Tony Sandora stated it's been moved and second, Ms. Fashempour please call the roll.**

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

Tony Sandora stated the Applicant is here, step forward please and present what you will

Good Evening, my name is Gerry Arnholt, he is the Branch Manager for Mortgage Now and at the last, he was here for the last session and a the advice of the Board was to go to the Architectural Board as far as the congestion of the sign, of our sign application, went to them last week, met with them and they were saying the sign, he guessed they approved the sign but not approved the decals in the windows, so he was like okay, but they at that point we were going to, he was thinking of possibly you know putting it in maroon so it wouldn't congest but the Architectural Board said no, they wanted to keep it as it is and so he is back here.

Tony Sandora stated okay.

Don Willey stated Mr. Chairman.

Tony Sandora stated Mr. Willey.

Don Willey stated are, are you here because you want the signs in the windows or are you asking for something different then you did the first night.

Mr. Arnholt stated no, they just said he had to come back here to get the approval of the Planning Commission even though the Architectural Board he guessed approved it, he still has to get you guys, your approval.

Tony Sandora stated because it was tabled the last time.

Mayor Luks stated yes it was.

Don Willey stated yes.

Tony Sandora stated okay, Mr. Alvarez do you have anything.

Mr. Alvarez stated okay, originally again that was issue was.

Mr. Arnholt stated the congestion.

Mr. Alvarez stated they all ran together.

Mr. Arnholt stated he knows and they said it doesn't because he was like.

Mr. Alvarez stated well, he means they are an advisory board and.

Mr. Arnholt stated yeah so he, he just kind of like went you know we wanted to, he told them that we have a registered trademark which is the maroon.

Mr. Alvarez stated sure.

Mr. Arnholt stated but he a, you know he suggested that to not have it congested and they said no, they didn't like that so they said the sign as it is in the picture is approved.

Mr. Alvarez stated he will recommend that we go with the Architectural Review Board's recommendation.

Tony Sandora stated okay, anybody else have anything, Mr. Merdes anything.

Mr. Merdes stated no comment Mr. Chairman.

**Tony Sandora stated make a motion to approve the sign for Mortgage NOW on the comments from the ARB.**

**Don Willey stated he seconds that.**

**Tony Sandora stated Ms. Fashempour please call the roll.**

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

Tony Sandora stated Good Luck to you.

Mr. Arnholt stated okay, Thank You.

Ms. Fashempour stated Thank You.

Mr. Arnholt stated Thank You very much.

**Southwest Industrial Storage LLC., 10155 Royalton Road, PPN 483-24-003, General Industrial Zoning. Site plan Approval Phase 2 - Buildings 3, 4 & A. Tabled.**

*Ms. Fashempour stated it is tabled, no action.*

**Stevens Painton Corp., PPN 483-26-001 and 483-26-005, Royalton Road At York Road, SW corner, General Industrial Zoning. Signs and Site Plan Approval. Tabled.**

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

**So moved Don Willey.**

**Second Victor Bull.**

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

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

Tony Sandora stated okay, the Applicant is here, please a tell us what you would.

Good Evening, I am Dave Pusti from Makovich and Pusti Architects, we are representing Stevens Painton with this a, this evening also is the a President of Midwest Operations, Gary Knopf and also Chas Kikel from our office. Mr. Pusti stated Stevens Painton as he mentioned at the last meeting is located at the corner of Route 82 and a York Road, we are hidden behind the Turnpike and we are underneath the high tension lines from First Energy. Mr. Pusti stated Stevens Painton is currently located in Middleburg Heights and their storage yard and repair yard is what is over here on this particular parcel. Mr. Pusti stated they are hoping to gain approval to build an office building and move their corporate offices from Middleburg Heights to the property that they currently own. Mr. Pusti stated they have been on that site for a little over 30 years. Mr. Pusti stated the building that we are proposing as shown on the site plan over there faces the Turnpike Property and a, we are going to cordon off a portion of the yard and we are going to landscape the area around the building, among the other obstacles which we faced was the fact that the Turnpike Property runs

across the aprons of the property so we had to get a use permit from them to continue to use those and the Turnpike requested that the driveway onto Route 82 be a right turn only so we have added a drive from the office area to their apron which exits on York so that they can make full traffic. Mr. Pusti stated the building is about 8,000 square feet and a their industry, the area of business that they are involved in is, is heavy industrial construction they do a lot of work for foundry's and the steel mills so we have designed a building to represent and reflect the type of work that they do, it is a corrugated metal building with a masonry base, it's one story with a full basement most of the basement is storage there is a training room in the basement and we are going to landbank a certain quantity of parking on the site to accommodate any future build out of offices should they need to expand into the basement. Mr. Pusti stated we have no good views on the site so we have turned the building a bit and we are going to put a screen up between them and the storage yard and use landscaping also, the windows in the building generally follow the offices and there are also a band on high windows so we can look out and see what's going on outside but not necessary stair at the rental property next door or at their storage yard or at the hillside from the Turnpike.

Mr. Pusti stated there were several items which had come up at the last meeting including the location of the sign which we had submitted in terms of the location of the sign along Route 82, the Fire Department asked for a lock box on the building, when we get to that point and we are going to provide that and a, we provide the letter from the Turnpike with their approval and also a copy of the correspondence between Stevens Painton and the neighboring property at the rental storage facility because currently the water from the Turnpike flows across their property and then into the adjacent property where there is a retention basin and we are going to continue to take the water that way. Mr. Pusti stated as part of the landscape we are also building a detention pond along the edge of the Turnpike, Chas if you could just point that out to catch some of that water which comes down, when the Turnpike did their expansion of lanes they, they filled that area out and it changed the drainage over this property, instead of draining out to a basin on 82 now it drains across their property.

Mr. Pusti stated we went to Architectural Review Board talked with them and they sent us back here and here we are.

Mr. Pusti stated a, we are going to show you also an elevation of the building, the name of the Company is on the face of the building which faces the Turnpike, the one question that Architectural Review Board had as whether or not this could be seen from anywhere, even coming down the hill, but the Turnpike is at such an elevation that a east bound traffic which are the people who would have the view of this because we are in such close proximity to the Turnpike Property. Mr. Pusti stated and also along the street, the sign for the a, to identify the business, along 82 is going to give recognition as to where they are at and identification so using their logo and this will be on the sign along 82 and one directional sign separates the truck traffic and car traffic on their property. Mr. Pusti stated those were included in the packets that were submitted and then we also brought a model of the building in terms of what the building is going to look like. Mr. Pusti stated again it's very low profile, again the Turnpike runs right across here, 82 is over here so you see the building only from the corner and a it's a inaudible building, any questions.

Tony Sandora stated Thank You Sir, he commends you, that building is a very nice looking building, it will enhance that corner quite a bit, Mr. Merdes do you have anything.

Mr. Merdes stated yeah, Thank You Mr. Chairman. Mr. Merdes stated the original submittal was supplemented with a couple of submission addendums and a revised site plan. Mr. Merdes stated between all of those additional pieces of information, all of his comments have been addressed and, and none remain, there are still he believes two variances that they the applicant is aware of but the a the other comments have all been addressed and he has a, nothing to add except to Thank him for doing a really nice job of addressing those comments, Thank You.

Tony Sandora stated Thank You Mr. Merdes, he has a, to the Building Department do you have anything.

Mr. Alvarez stated Thank You Mr. Chairman, for the record, Chas letter of February 27<sup>th</sup>, he indicated the setback of the ground sign at 34' and that is within the acceptable so really, he is in agreement there are no variances required for that. Mr. Alvarez stated did you again, can you just expound on, you said, if he is going eastbound on 82, would he be able to see Stevens Painton on the building.

Mr. Pusti stated when you are going eastbound on 82, we face the base of the Turnpike here, 82 you see only the corner of building, probably best shown on the site plan, providing a piece here and this is where the embankment of the Turnpike is just and it tapers off to here, so, when you are coming along 82 here, you are, basically see are west façade and just a corner of the building, it is kind of tucked into the hillside. Mr. Pusti stated also this is an easement from First Energy Company for the property inaudible.

Mr. Alvarez stated he has no further questions Mr. Chairman.

Tony Sandora stated Thank You Mr. Alvarez.

Tony Sandora stated he has a couple concerns and he apologizes he wasn't here at the last meeting when you were making your presentation, again he thinks that this is a very nice looking building, you have done an excellent job with it, he heard from the ARB, they are not to keen on your name on that building as he is not either, he thinks that's opening us up to further problems in the City, his main concern is though and the question he guessed he has to ask is the fact that, you are going to have a right turn out only onto 82.

Mr. Pusti stated yes.

Tony Sandora stated his concern is, you are going to have employees coming into work all right and probably a number of them will be coming down 82 and they will be trying to make a left hand turn into your building okay, as they are coming from the east, to go down and they would make a left hand turn north into your building over there. Tony Sandora stated that area is pretty close to where the bridge embankment is there and that's where you have the a traffic that's on side of the thing going to the east and the other side going to the west and then it goes into the single lane there, you know that could cause quite a

problem here for people, for people trying to make a left hand turn in there, that could be quite hazardous there, he doesn't know if any, he has read the minutes he doesn't know if a traffic study was done or not on it what could happen over there, but have you considered this, have you have any alternatives, he personally would not like to see any left hand turns into that building from there.

Mr. Pusti stated yes that's not the greatest location to do that from, they have an office staff of approximately 20 and what we have done, we have done an extension here, this is shown on your site plan that runs to York Road so by.

Tony Sandora stated right.

Mr. Pusti stated going down York, we are able to turn here we are putting in a key operated gate there so that we don't have cut through traffic coming around the edge of York and 82 so by making a left hand turn then going south on York and they turn in that drive apron and approach the office also to eliminate the dangers of the left hand turn when going down 82 going west.

Tony Sandora stated so your employees then will be notified that there will, not be able to make a left hand turn into that.

Mr. Pusti stated for those coming from that direction.

Tony Sandora stated from that direction.

Mr. Pusti stated we made provisions with an additional driveway, which also goes around, they have another apron at the other end which they can pull out onto York.

Tony Sandora stated right.

Tony Sandora stated okay, that was his, was his two major concerns, have you considered anything about this sign because the the name of the building here, he has a problem with that he will be honest with ya's, he doesn't have a problem you know, you have pretty much answered the questions on the, on the, on the entrance in there but a, he, he is only one member here but he does have a problem with putting your name on the building.

Mayor Luks stated Mr. Chairman.

Tony Sandora stated Mayor.

Mayor Luks stated a, it is our understanding that your, your anxious to move forward as quickly as possible and a we, we did discuss in Caucus the ability to move forward this evening without deciding the sign issue and it's our understanding you are going on to BZA regarding the sign issue as well as a loading dock issue, and so any approval that we would give you this evening would be a outside of those two issues, it would not include those two issues, Thank You Mr. Chairman.

Tony Sandora stated Thank You Mayor.

Tony Sandora stated anybody else on the Commission have anything.

Don Willey stated he, he concurs with the Mayor, he thinks that a in the interest of time and, and there a eagerness to get started that you know we, we should approve a you know the structure and a the two outstanding issues, the loading dock and the sign and you can deal with that a by the way as a matter of interest if you make the name of the Company small, it's a better security thing, you insurance rates are probably go, so he a concurs with the Mayor on that, we would like to make that motion.

Mr. O'Donnell stated Mr. Chairman.

Tony Sandora stated Mr. O'Donnell.

Mr. O'Donnell stated just a couple questions, he, you could put that site plan back up, again to the turning off of 82, how close is that to the bridge abutments, that entrance.

Mr. Pusti stated the abutments are fairly close, they are just about here, one of our concerns in terms of the site, is that this site is such a peculiar shape, it comes down to 16' along 82 fronting it, they didn't want to have their former offices as a rear building off of the York Road side that's why we were very interested in having a presence on 82 so a, the Turnpike's requirement that there be a right turn only and of course they control their staff and so it was at that point that we did the extension of this road to address that because you are correct when you go out over here you are right at the abutment.

Mr. O'Donnell stated right, right, so a vehicle traveling east will pass the abutment and what, do you know what the distance between the abutment and then the location where they would turn left he means, into the driveway if there, he is not east, he is talking about west, you are traveling west bound, westbound.

Mr. Pusti stated probably four car lengths.

Mr. Knopf stated he himself made that turn, it's not a turn.

Mr. O'Donnell stated well, you, you know the City might have the ability to put a no left turn sign there and he is wondering how you would feel about that if, if we did that, we certainly don't want to inhibit your customers or anything but it may be a safety issue.

Mr. Knopf stated again most of our clients are heavy industrial clients, they fly into Cleveland or they come from downtown.

Mr. O'Donnell stated oh, likely will come 71.

Mr. Knopf stated likely come down 71 and make that turn.

Tony Sandora stated right hand turn.

Mr. Knopf stated we do have some, we do have some employees who live in the southern suburbs of Cleveland that again will probably and we have already talked about it in the office that it's going to be a lot easier for them to come in off of York Road and make that turn there instead of fighting oncoming traffic. Mr. Knopf stated our truck traffic has been making that turn for a number of years.

Mr. O'Donnell stated the left turn.

Mr. Knopf stated they actually, the left turn.

Mr. O'Donnell stated do they, okay, he didn't know that.

Mr. Knopf stated a lot of them come down the hill and just the way that road was built you can, it almost has a turn lane as it starts to narrow out and they can actually get into the center of the road before they make the turn and, and leave in any direction.

Mr. O'Donnell stated well he didn't know that so there is an existing driveway that is currently being used.

Mr. Knopf stated yes.

Mr. O'Donnell stated which was not part of our record before, he means, that's helpful.

Mr. Pusti stated that apron is existing, this is the existing apron that's there, a couple years ago it was concreted and they cleaned up the front a little bit.

Mr. O'Donnell stated okay.

Mr. Pusti stated that point in the road is, we do recognize that the traffic is separated by the abutments so that kind of creates a center there at that point.

Tony Sandora stated right.

Mr. O'Donnell stated okay, he just, he just wanted to flush it out a little more, he is glad he asked those questions so you do anticipate still truck traffic doing using that pattern, coming, turning left in that driveway.

Mr. Knopf stated there could still be some, again, he can understand if the City wanted to do that put a no left turn sign there, you might want to.

Mr. O'Donnell stated he is not saying we do, he just, he just trying to flush it out to.

Mr. Knopf stated yeah, our heavy, our big trucks run the 71 you know instead of coming up the hill, but we do have one or two of our mechanics live in the Southern Suburbs and they come down the hill and enter into York Road.

Mr. O'Donnell stated do your trucks currently go out that driveway and go west.

Mr. Knopf stated they, yeah they have always done that, they have always done that and, and really it's a, became a more significant issue when the Turnpike put the three lanes because there are a lot more piers there and, and cut down on the on the.

Mr. O'Donnell stated the visibility.

Mr. Knopf stated the sight down through there.

Mr. O'Donnell stated so will the truck traffic go out to York Road and then turn left onto 82.

Mr. Knopf stated that's the plan.

Mr. O'Donnell stated that's the plan so that should eliminate most of that problem.

Mr. Pusti was inaudible.

Mr. O'Donnell stated yeah, okay, well if you have no objection he would take a wait and see attitude but if we see, we as a City see a rise in accidents or something happening in that location obviously we are going to want to sit down with you and see if there is some way to work out a a little better solution there, he is not, he doesn't know if we will have one based on what you told us but.

Mr. Knopf stated we don't have a whole lot of options with that property but we do have the two entrances, the horseshoe shaped driveway on York Road that we are tying into from this building and there has been one for years, we, the York Road Drive for our main truck traffic up and till the time the City asked us to pave that, it used to be a little dirt driveway inaudible and, and at that time the main driveway was York.

Mr. O'Donnell stated okay, those were all the questions he had, Thanks.

Tony Sandora stated anybody else have anything.

Tony Sandora stated Mr. Willey do you wish to make your motion.

**Don Willey stated yea, yes Mr. Chairman he makes a motion that we approve it conditionally and provisionally on the approval by BZA for the sign and the a dock area that's there.**

Tony Sandora stated okay, but were not, were not approving the sign on the building.

Don Willey stated that's correct, the signage on the building and the dock area, the loading dock yes.

Mayor Luks stated Mr. Chairman.

Mayor Luks stated she is sorry Mr. Willey she is having difficulty hearing what your motion is.

Don Willey stated okay.

**Mayor Luks stated are you moving that we are a, a, moving to approve the site plan except for the sign and the loading dock.**

**Don Willey sated that's correct Mayor.**

**Mayor Luks stated she is sorry the sign on the building.**

**Don Willey stated the building sign.**

Mayor Luks stated Thank You.

Don Willey stated yes.

**Mayor Luks stated she will second that motion.**

Ms. Fashempour stated and in that motion can we.

Mr. O'Donnell stated the ground sign.

Ms. Fashempour stated the ground sign, the directional and then the building sign would be table, and the site would be approved condition upon BZA approving the loading dock, BZA doesn't approve it, they will have to come back.

Mr. O'Donnell stated no, no, no, no, no.

Mr. Merdes stated the site has a loading space shown.

Ms. Fashempour stated okay so then it would be.

Mr. Merdes stated so the site is fine to be approved, if they get the variance, they could eliminate it.

Ms. Fashempour stated okay.

Tony Sandora stated right.

**Tony Sandora stated we are only approving the site plan, and the ground sign and the directional, we are not approving the building sign or the loading dock, they will be going to BZA for a variance on that.**

**Mayor Luks stated Mr. Willey would you agree that that's your motion.**

**Don Willey stated yes Ma'am.**

**Mayor Luks stated second.**

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

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

Tony Sandora stated Good Luck Gentleman, you did a nice job.

Mr. Pusti, Mr. Knopf and Mr. Kikel stated Thank You very much.

Ms. Fashempour stated then are they, they going to remain on the agenda, the building sign and the loading dock or are they going to have to make a new application, are we going to table it.

Tony Sandora stated just leave on, we will leave it on the table just for the building sign, they won't have to reapply for anything.

Mr. Knopf stated we will go to Zoning and see what happens.

Tony Sandora stated right.

**Ms. Fashempour stated can she get a motion then to table the building sign.**

**Don Willey stated so moved.**

**Victor Bull stated second.**

**Tony Sandora stated Ms. Fashempour please call the roll for the table of the sign.**

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

Tony Sandora stated Thank You.

**Ms. Fashempour stated Mr. Chairman she is going to request ninety day time extensions for #1, #2, #3, #4, #9 and #10.**

**Mayor Luks stated so moved that we request a ninety day extension of Council of the items that the Planning Commission Secretary just listed.**

**Don Willey stated second that motion.**

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

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

**New Business:**

**Sign Approval**

**Ryan Homes, Villas of Worthington, York Road and Bentley Drive. Temporary Real Estate Sign Approval.**

Ms. Fashempour stated Applicant present.

Tony Sandora stated step forward please and make your presentation.

Tony Sandora stated state your name and address for the record please.

Certainly, my name is David Smith, he is with A Sign Above, 8982 Dutton Drive, Twinsburg, Ohio.

Tony Sandora stated okay Sir, what would you like.

Mr. Smith stated he is here representing A Sign Above as well Ryan Homes to grant approval for a temporary project sign for their project Villas of Worthington located on York Road, this is a 32 square foot ground sign, being proposed to be placed 25' from the road, York Road, 50' from the entry drive to the Community, and he did notice that the sign as it is currently is designed stands at 10' tall, the Code as he reads in the

comments allows for only 6' height for grade and so we are asking for a, or seeking approval to have that considered with their other three, other signs that they have had approved in the past following that same design element that they used standardized for most of the communities, 8' x 4 sign 2' from grade so we are hoping to see that same thing happen as, as did as Worthington and then at The Trails as well.

Tony Sandora stated Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman. Mr. Alvarez stated yes that was one of his comments was that the height of the sign was 10' so a, if you are willing, you will be considering a variance then on the height of the sign.

Mr. Smith stated yeah, we were not a part of the process of approval for the prior signs that Ryan had us manufacturer and so when he made comment to them this morning that the sign was to Code over by 2' they asked if it wasn't approved through the past, now the other ones were approved that we would seek a variance for it.

Mr. Alvarez stated okay so you would need a variance for that as far as the, the setback or distance from the existing house, you should, it 63'2" and our Code requires a minimum of 100 so you will probably need a another variance there and the third problem he sees on your site plan you should be 14' from the edge of the road on Bentley.

Mr. Smith stated okay.

Mr. Alvarez stated and that also requires to a 25' minimum and he indicated that on the his comments so he sees you have got a couple variances in hand there to work on.

Mr. Smith stated well you know, if, if he could address those issues now, the site plan was modified, the a, the fence section and, and the columns that are shown, that's for a permanent sign, this is for the temporary ground sign located on the southern part of the property not to the house there on the northern part of Bentley and York.

Mr. Alvarez stated this, this is what he has, he.

Mr. Smith stated yeah, that's not ours, that's not our, our sign, may he approach and show you.

Ms. Fashempour stated it's underneath the North arrow Rito, where they are proposing is.

Mr. Alvarez stated oh you are over here.

Mr. Smith stated yeah, that's it.

Mr. Alvarez stated oh okay.

Mr. Smith approached bench and showed Mr. Alvarez the sign.

Mr. Alvarez stated okay, so that would be the permanent sign okay then in that case a the issue would strictly then the height of the sign.

Mr. Smith stated okay.

Mr. Alvarez stated and that will probably be what you need a variance for then.

Mr. Smith stated okay.

Mr. Alvarez stated no other comment Mr. Chairman.

Tony Sandora stated Thank You Mr. Alvarez so to the Applicant, let me understand, if he is getting, if we are all getting this straight, we are talking about the north entrance sign, over here down at the bottom right.

Mr. Smith stated that's is correct, yes.

Tony Sandora stated okay and this is a temporary sign.

Mr. Smith stated yes.

Tony Sandora stated and you are asking for the temporary sign to be 10' high.

Mr. Smith stated the sign itself will be 8' from grade though we can adjust it of course, the sign that will be 4' wide by 8' tall sign, typically we install it on a 4 x 4 x 12 post that once 3' is in the ground there is about 2' above grade that the sign will stay so we could lower that to 9' or 8.5' but they typically like to have it above a couple feet for landscaping and the snow and stuff so nothing encroaches up onto the copy of the sign.

Tony Sandora stated but we have never approved, you said it was approved in other locations, we have never approved a temporary sign for over 6' high.

Ms. Fashempour stated she thinks they have gone for variances.

Tony Sandora stated unless they have gone for a variance.

Mr. Smith stated yeah.

Ms. Fashempour stated right and that's what he is asking for.

Mr. Smith stated yeah, and in foresight he, he should be careful speaking for something that he wasn't a part of so they told him this morning that when he quickly pointed out that what the Code stated though we did manufacturer what they asked for us to manufacture after approvals were obtained, of course we are trusting that they went through the process to get those approvals but.

Tony Sandora stated okay so then you are asking us to table this tonight for you to go to BZA to get your, to see if you can, request a variance for the height.

Mr. Smith stated if that's procedure then yes.

Tony Sandora stated that would be the procedure.

Mr. Smith stated okay.

**Tony Sandora stated okay, can he have a motion to table please.**

**Don Willey stated so moved.**

**Mayor Luks stated second.**

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

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

Tony Sandora stated Thank You.

Mr. Smith stated Thank You very much.

**HERSHEY'S Ice Cream, 12790 Royalton Road, Local Business Zoning. Sign Approval.**

Tony Sandora stated the Applicant is here please step forward, state your name, home address.

Hi, I am Linda Kaminski, she is from 15131 Pearl Road, she is representing Sign A Rama.

Tony Sandora stated you are just here for your sign.

Ms. Kaminski stated just here for a sign.

Tony Sandora stated okay.

Ms. Kaminski stated channel, illuminated channel letter up on a building.

Tony Sandora stated okay, Thank You, Mr. Alvarez do you have any problems.

Mr. Alvarez stated Thanks, Thank You Mr. Chairman, the sign area is 20.6 square feet and you are allowed a maximum of 40 so you are well within the Code, so he recommends the Board approve the sign, he has no further comments.

Tony Sandora stated anybody else have anything, questions or concerns.

Don Willey stated Mr. Chairman.

Tony Sandora stated Mr. Willey.

Don Willey stated does the a, a the a, the aesthetics match the current signs in that little plaza there or.

Tony Sandora stated they will be going to ARB.

Don Willey stated they will be going to ARB anyway right.

Ms. Kaminski stated right, HERSHEY'S does have like a blue and red that they like to use and we have landlord approval but yes, she will be seeking approval for that.

Don Willey stated Thanks.

Tony Sandora stated anybody else anything.

**Tony Sandora stated he makes a motion to approve a sign for HERSHEY'S Ice Cream on a condition that the Applicant meets all the requirements of the ARB.**

**Mayor Luks stated second.**

**Tony Sandora stated it's been moved and second, Ms. Fashempour call the roll.**

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

Tony Sandora stated Thank You Good Luck.

Ms. Kaminski stated Thank You.

**American Family Insurance, 10147 Royalton Road, Suite B, General Industrial Zoning. Sign Approval.**

Tony Sandora stated the Applicant is here.

Mr. Miller stated yes.

Tony Sandora stated your name, address and.

Kirk Miller, 10147 Royalton Road. Mr. Miller stated we are asking for the Boards approval this evening for a set of neon channel letters on a raceway that would be mounted on the front fascia of the storefront itself, color green is in the conformity with all the other green signs there.

Tony Sandora stated Thank You, Mr. Alvarez do you have anything.

Mr. Alvarez stated Thank You Mr. Chairman. Mr. Alvarez stated again the sign area 40.9 square feet which is less than the maximum, allowable is 48 so you are within the maximum allowable area so that's fine. Mr. Alvarez stated you say this is neon.

Mr. Miller stated it's the neon channel letters.

Mr. Alvarez stated so that's going to be all new neon up there.

Mr. Miller stated yeah but, it's, it's, it's a channel letter just like we were just talking about HERSHEY Ice Cream and the other one so you don't see the neon.

Mr. Alvarez stated oh, okay.

Mr. Miller stated it's inside the channel.

Mr. Alvarez stated you have to submit some plans to the Building Department, recommend approval Mr. Chairman.

Tony Sandora stated Thank You Mr. Alvarez.

Tony Sandora stated anybody else have anything.

**Tony Sandora stated make a motion to approve the sign for American Family Insurance on the condition that they. the Applicant meets all the requirements of the ARB.**

**Mayor Luks stated second.**

**Tony Sandora stated it's been moved and seconded, Ms. Fashempour the roll please.**

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

Tony Sandora stated Thank You Sir, Good Luck.

**Dog House Bar & Grill, 13523 West 130<sup>th</sup> Street, Local Business Zoning. Sign Approval.**

Thank You Mr. Chairman, Greg Harris with Brilliant Electric Sign Company here on behalf of Dog House Bar & Grill, proposing a set of illuminated channel letters with logo, raceway mounted on the building. Mr. Harris stated he would be happy to answer any questions, they are internally illuminated with neon.

Tony Sandora stated Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, the area of the sign is 35 square feet and computing the maximum allowable is 100 square feet so he is well within that limit, recommend approval.

Tony Sandora stated Thank You, anybody else anything.

**Tony Sandora stated make a motion to approve the sign for Dog House Bar and Grill on the condition that the Applicant meets all the requirements of the ARB.**

Mr. Harris stated Thank You very much Mr. Chairman.

**Don Willey stated second.**

**Tony Sandora stated been moved and seconded, Ms. Fashempour the roll please.**

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

Tony Sandora stated Good Luck.

Don Willey stated he has one questions, what kind of dog is that.

Mr. Harris stated good question, that's one that's over his head.

Mr. Harris stated he would just say it's their logo, their logo dog.

Don Willey stated Thanks.

Mr. Harris stated Thank You.

### **Utility Plan Approval**

**at&t** request to place an above ground cabinet within an easement near 11251 Cinnamon Blvd. - Approval.

Tony Sandora stated the Applicant is here.

Mike Williams representing at&t, he lives at 16515 Clare Avenue in Cleveland and requesting for approval for an above ground cabinet on an easement at a 11251 Cinnamon Blvd. Mr. Williams stated we met out there the other day, Mr. Willey was out there, met with Tom Basalla, Ken Spirko and Mike Szucs and a Caroline from he doesn't know what her last name is from the Homeowners Association, anyways the work that we will do will not be in the way of, he believes they are creating a swale for some drainage that comes of the property that comes up along side Cinnamon so a, we talked and we will not be in the way of them so then as far as the landscaping is concerned with Caroline, she said it looked okay but she would have to get the approval of two of the other women in the Homeowners Association and she would call him if they had any problems with that.

Tony Sandora stated Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman, do you, you have a copy of his report.

Mr. Williams stated yes he does.

Mr. Merdes stated that had attached a copy of the, the other proposed work that you had just mentioned.

Mr. Williams stated correct.

Mr. Merdes stated okay, and you believe there won't be any conflict and there will be no problem with coordinating the, the two operations.

Mr. Williams stated correct.

Mr. Merdes stated okay, when he looked at the site plan and the landscaping plan there seem to be some, some difference in the location of he thinks what you are proposing, it's shown on both drawings but it's shown in a little different configuration on each.

Mr. Williams stated you are right there.

Mr. Merdes stated and he doesn't know if one is right and one is wrong he just sees a difference, maybe you could clarify if one is more correct than the other.

Mr. Williams stated the site plan are more correct, the landscaping is off.

Mr. Merdes stated okay.

Mr. Williams stated actually the a, the cabinet that's going in is actually further south on there.

Mr. Merdes stated but in general you will be using the same numbers and types of plantings that you are showing on the landscaping plan even though the configuration of the the pads are a little different.

Mr. Williams stated yeah, it will, it will be very well screened, there was also some talk about, we are replacing the cabinet as far as the existing trees out there and that was a concern of the Homeowners Association and a they might, we might move it a couple inches one way or another depending on when they start digging the roots.

Mr. Merdes stated and you mentioned you are working with them to get their approval also for the landscaping.

Mr. Williams stated yes.

Mr. Merdes stated okay, a, then he would just like to go through his normal comments that, if this is approved by the Planning Commission you will then need to get a permit that's required, plans by a Registered Engineer required for the permit, 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 and Owner, all disturbed areas are required to be restored, there is no open cut of roadway pavements allowed, sidewalk replacements would be in full slabs, videotaping of the work areas required prior to doing the work, provide the City a copy of the video, all homeowners along the installation shall be given 48 hours written notice, submit a copy to the City.

Mr. Williams stated agreed upon.

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

Tony Sandora stated Thank You Mr. Merdes. Tony Sandora stated anybody else have anything.

Don Willey stated a, Mr. Chairman.

Tony Sandora stated Mr. Willey.

Don Willey stated he was, he was over there the other day when a, a, at&t Mike met with the Homeowners and a they met with the a, in fact they a, they have a landscaping committee there so one of the concerns they had was they have Birch Trees there and that the landscaping that they, they pay for and maintain is in conformity to what they currently have and he believes you agreed to that correct.

Mr. Williams stated correct.

Don Willey stated to work with them so, the Home, the Homeowners were satisfied with that.

Tony Sandora stated Thank You Mr. Willey.

Tony Sandora stated anybody else have anything.

Tony Sandora stated motion.

Tony Sandora stated motion.

Don Willey stated motion.

**Don Willey stated motion to approve this a with the provision of the City Engineer discussed.**

**Tony Sandora stated that the landscaping is to be shown, is to be done as shown on the landscaping plan.**

**Don Willey stated yes.**

**Tony Sandora stated he will second that.**

**Tony Sandora stated been moved and second, Ms. Fashempour please call the roll.**

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

Tony Sandora stated Thank you.

**at&t** request permission to place a six (6) inch drain pipe from at&t's manhole located at the north west corner of Royalton Road and Ridge Roads. at&t proposed to place the drain pipe on the north side of Royalton Road (SR 82) in the tree lawn and extend west to a road crossing (by boring under the pavement) east to the Fire Department's apron at 7000 Royalton Road to the front of 7005 Royalton Road to an existing catch basin. - Approval.

Mr. Williams stated a yeah, he would like to just cut to the tie in to the catch basin, he talked to Bob Sterba who designed this and asked him how they planned on the bore coming across the street and tying into the basin and he was talking about a open cutting by the catch basin so he said seeing that won't work so a we could probably table this and a hopefully, what he would like to do if Bob could get with you Clark and discuss options, probably on the whole thing, inaudible that so, in order to save time he figured he would get to that right a way.

Mr. Merdes stated he would be very happy to sit down with someone to discussion this proposal because he did have, that, that concern and a couple others.

Mr. Williams stated right.

Mr. Merdes stated he would be willing and happy to do that.

Mr. Williams stated okay good.

Tony Sandora stated that would work well, yeah, you have a lot of concerns.

Mr. Merdes stated uh um.

Mr. Williams stated all right, Thanks.

Tony Sandora stated Thank You, can he have a motion to tabled.

Don Willey stated so moved.

Mayor Luks stated second.

Victor Bull stated second.

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

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

**Miscellaneous**

Ms. Fashempour stated she had nothing under Miscellaneous.

Tony Sandora stated nothing under Miscellaneous.

**Adjournment**

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

Tony Sandora stated he will second it.

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

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

Tony Sandora stated we are adjourned.

*Planning Commission Meeting for Wednesday, March 7, 2007 adjourned at 8:41 P.M.*

Approved: \_\_\_\_\_  
Chairman - Planning Commission

Attest : \_\_\_\_\_  
Secretary - Planning Commission

Date : \_\_\_\_\_