

Planning Commission Caucus - Wednesday, May 2, 2007 - 7:10 P.M.

Present: Mayor Cathy J. Luks, Victor Bull, Vice Chairman, Tony Sandora, Chairman, Anne Reinkober, Larry Antoskiewicz, Council Ward Five, Paula Recker, Denise Bobulsky, Council Ward One, Thomas P. O'Donnell, Law Director, Clark Merdes, P.E., City Engineer, Rito Alvarez, Building Commissioner, Residents, Mr. and Mrs. Damas, Brenda L. Fashempour, Secretary.

Mayor Luks administered the Oath of Office to Anne Reinkober.

Chairman Sandora asked Ms. Fashempour to notify Ms. Orosz as to her intention of site plan approval.

Chairman Sandora asked Ms. Fashempour for a Zoning Map.

Mr. O'Donnell stated that he had rendered a Legal Opinion regarding the Ovindoli Investments LLC., Conditional Use Permit. Mr. O'Donnell stated that he had spoke to Mr. Chiuchiarelli and Mr. Chiuchiarelli advised Mr. O'Donnell that he wasn't ready to come before the Board tonight.

Regular Meeting

Call to order.

Roll call. Motion to excuse Don Willey. Second. Roll call.

Opening Ceremony - Pledge of Allegiance.

Approval of minutes: April 25, 2007. No Action.

Old Business

Recreation Allocation - Abbeyville Townhouses - Tabled. No Action.

Abbeyville Townhouses - Preliminary Plan Approval for 38 Townhouses. Tabled. No Action.

Columbia Gas of Ohio - Tabled. No Action.

Columbia Gas of Ohio - Tabled. No Action.

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

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

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

Stevens Painton Corp., Building Sign Approval. Tabled. No Action.

at&t - Tabled. No Action.

Ordinance No. 07-25 - Dedication of Villas of Worthington 1 - Tabled.

Motion to remove from the table. Discussion. Motion to recommend to Council adoption. Second. Roll call.

Gary Moyse - Site Plan Approval Tabled. No Action.

Conditional Use Permit - Ovindoli Investments, LLC, Carlo Chiuchiarelli - Frank Colabianchi - Farming 25 ± acres. Tabled. No Action.

New Business

Sign Approval

Empire Tanning, 6828 Bunker Road, Local Business Zoning. Sign Approval. Discussion. Motion. Second. Roll call.

Utility Plan Approval

at&t request permission to do the following construction work on their cell site property located at 10922 State Road, place a telephone cabinet, pad, power pedestal and conduit to service the above mentioned cell site. Discussion. Motion. Second. Roll call.

Miscellaneous

None.

Adjournment

Motion to adjourn. Second. Roll call.

Planning Commission Caucus ended at 7:20 P.M. Wednesday, May 2, 2007.

Chairman Sandora stated Good Evening Ladies and Gentlemen, welcome to the North Royalton Planning Commission Meeting for May 2nd, 2007.

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, May 2, 2007 in regular session.** The meeting was called to order by **Chairman Tony Sandora at 7:30 P.M.**

Chairman Sandora stated please call the roll.

Present: Mayor Cathy J. Luks, Tony Sandora, Chairman, Victor Bull, Vice Chairman, Anne Reinkober, Clark Merdes, P.E., City Engineer, Rito Alvarez, Building Commissioner, Thomas P. O'Donnell, Law Director and Brenda L. Fashempour, Secretary.

Absent : Donald Willey, Council Representative to Planning Commission. Ms. Fashempour stated can she get a motion to excuse Don Willey for cause. So moved Victor Bull. Second Chairman Sandora. Chairman Sandora stated it's been moved and seconded, Ms. Fashempour, please call the roll. Roll call: Yeas: Four - Bull, Reinkober, Mayor Luks, Chairman Sandora. Nays: None. Motion carried.

Opening Ceremony - Pledge of Allegiance. Chairman Sandora stated please stand for the Opening Ceremony - Pledge of allegiance. Pledge of Allegiance recited.

Chairman Sandora stated he would like to welcome Ms. Reinkober to the Planning Commission, welcome aboard.

Ms. Reinkober stated Thank You.

Approval of minutes - April 25, 2007. Ms. Fashempour stated under **Approval of minutes, April 25, 2007, no action.**

Old Business

Recreation Allocation - **Abbey 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 Number 1, Recreation Allocation for Abbeyville Townhouses, 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, Number 2, 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 Number 3, Columbia Gas, 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 Number 4, Columbia Gas, tabled, no action.

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

Ms. Fashempour stated Number 5, River's Edge Subdivision, tabled no action.

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

Ms. Fashempour stated Number 6, Elizabeth Orosz, 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 Number 7, C & C Management Group, LLC, Carlo Chiuchiarelli, tabled, no action.

Stevens Painton Corp., PPN 483-26-001 and 483-26-005, Royalton Road At York Road, SW corner, General Industrial zoning. Building Sign Approval. Tabled.

Ms. Fashempour stated Stevens Painton Corp., tabled, no action.

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 and Ridge Roads. at&t proposes 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 of the Fire Department's apron at 7000 Royalton Road to the front of 7005 Royalton Road to an existing catch basin. - Approval. Tabled.

Ms. Fashempour stated at&t for the project on Royalton Road, tabled, no action.

Ordinance NO. 07-25 - An Ordinance accepting the Dedication of 1,680 Feet of Bentley Drive and 200 Feet of Coventry Court in the Villas of Worthington Subdivision Phase 1 from York/Royalton LLC, and Declaring an Emergency. Tabled.

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

Chairman Sandora stated can he have a motion to remove from the table please.

Victor Bull stated motion to remove.

Chairman Sandora stated second.

Chairman Sandora stated it's been moved and seconded, Ms. Fashempour call the roll. Roll call: Yeas: Four - Reinkober, Mayor Luks, Bull, Chairman Sandora. Nays: None. Motion carried.

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

My name is Patricia Rakoci and she works for Pride One, the Developer of this and she is requesting that you recommend approval for dedication of this this evening. Ms. Rakoci stated she has been given the items from your City Engineer, items that need to be finished and a they will be prior to the 15th of May.

Chairman Sandora stated Thank You, Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman. Mr. Merdes stated can you stay at the microphone please.

Mr. Merdes stated because he will actually go through a number of these items for the record and a first of all he will start with the site walk through that's, that's been in his report for the pass couple of meetings. Mr. Merdes stated if you move through that, the a number of these items have been taken care of, all the sanitary, all the water, all the storm, all the pavement except for one monument needs to be placed and that can be done by the 15th of May.

Ms. Rakoci stated yes, it will be done.

Mr. Merdes stated Thank You.

Mr. Merdes stated we get to an item under Miscellaneous, the a, the signage, a lot of the signage is not present at the site a, but it's not correct, can these signs be corrected by, when Council votes on the 15th.

Ms. Rakoci stated yes they will.

Mr. Merdes stated Thank You.

Mr. Merdes stated and you, the, the, Planning Commission Members have before them a a letter of commitment, and this letter he will actually need the original, he doesn't have that yet.

Ms. Rakoci provided Mr. Merdes with the original letter.

Mr. Merdes stated Thank You.

Mr. Merdes stated one item on this letter is the guardrails, the guardrail at the end of the road has to be there, can that be done.

Ms. Rakoci stated by the 15th, yes.

Mr. Merdes stated Thank You.

Mr. Merdes stated Soil and Water, the last report he had, he had attached to this, he had reviewed it with the Applicant, they have been out there recently, he doesn't have that recent inspection he suspects almost if not everything has been taken care of, should there be anything outstanding that could also be taken care.

Ms. Rakoci stated yes it will be, as well as this, it's always ongoing, we have to do monthly reports, or they will do monthly inspections which we have to response to, so she ensure that we will comply with that.

Mr. Merdes stated Thank you.

Mr. Merdes stated and then there are a number of things outside the construction, the Developer's Agreement calls for many of these items we have, have been submitted, have been reviewed, a there are deficiencies with with various, excuse me, with various topics, the a the the plat, he got the second submittal today, it's, it's still absent a, a, descriptions, legal descriptions, a couple other things that were noted on the first review can, can all those deficiencies be corrected.

Ms. Rakoci stated um yes, she did speak with Howard today and the Legal Descriptions should be to you be tomorrow but she ensures that, that it's, all in compliance.

Mr. Merdes stated okay yeah, because on, on the it will still, after it's been submitted yeah, if you had said it was just going to come to us on the 15th that actually wouldn't be great because it's going to need a review so we need it days before to to look at.

Mr. Merdes stated a couple of the, the bonds, were submitted, one is missing some necessary language, the other one had some blanks, both of those bonds could be corrected.

Ms. Rakoci stated yes as we discussed today, yes, they will be corrected prior to the 15th.

Mr. Merdes stated Thank You.

Mr. Merdes stated the as-built plans, they have been submitted, reviewed and need comments to be addressed, that can be done by the 15th.

Ms. Rakoci stated yes, she will make sure that you have that prior so that you can have another review.

Mr. Merdes stated Thank You.

Mr. Merdes stated the actual cashbond will be needed before the Council Meeting vote is taken on the 15th, the latest that can come in would be that day. Mr. Merdes stated and he has, he has an amount with what that is, that he has provided for you today.

Ms. Rakoci stated a yes, she will make sure that we are bonded for the \$64,000.00 prior to the 15th.

Mr. Merdes stated Thank You.

Mr. Merdes stated and that concludes his remarks, he can tell the Commission that, that it would be his recommendation to to send this on to Council at this time.

Chairman Sandora stated Thank You Mr. Merdes.

Mr. Merdes stated you are welcome.

Chairman Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated no comment Mr. Chairman.

Chairman Sandora stated anybody on the Board, Mr. O'Donnell.

Mr. O'Donnell stated a, Thank You. Mr. O'Donnell stated he spoke with the Applicant this evening, he has received the Covenants, Deed Restrictions and Homeowners Association Documentation, he is in the process of reviewing those, he has a check list that he normally sends out and were not complete in that process but he doesn't think that, that would necessarily hold up any recommendation he can certainly get that done by the 15th, he thinks their Attorney is in Cincinnati, so we will probably do a lot of this by electronic means. Mr. O'Donnell stated the other question he had if, are there easements being granted to the City in this project.

Mr. Merdes stated yes.

Mr. O'Donnell stated and do we have the easement language or any form of easement document.

Ms. Rakoci stated we are getting that from our, from Howard Seely, that's what he was referring to or that's a part of it.

Mr. O'Donnell stated okay.

Ms. Rakoci stated so yes, we should have that in the next day to two and she will give that to your City Engineer so that he can forward that to you.

Mr. O'Donnell stated okay and these are for what, the sanitary or the retention.

Mr. Merdes stated a, easements that are granted to the City are, there is a storm easement, there is sanitary easement, there are access easements.

Mr. O'Donnell stated okay and we, we want those all.

Mr. Merdes stated those are easements that are granted to the City.

Mr. O'Donnell stated right and we would want those all in separate grant documents to the City and they should be recorded prior to recording the plat, so he would like to, have he, he doesn't remember receiving those documents but he would like to at least take a look at those before and, and Clark he can stop by your office to take a look at them if you have them.

Mr. Merdes stated well, he will have them in a day or two.

Ms. Rakoci stated in a day or two yes.

Mr. O'Donnell stated okay.

Mr. Merdes stated you, to fully answer your question, what this plat has storm, sanitary sewer, basin access and a temporary cul-de-sac easement in which the City of North Royalton is, is the grantee.

Mr. O'Donnell stated okay.

Ms. Rakoci stated she was given a list by your Engineer on April 23 so she is aware of these and she did forward them on to our Engineer who did the, the plat.

Mr. O'Donnell stated even though they are noted on the plat we, obviously we want to make sure that separate grant documents, legal deeds essentially get recorded before the plat.

Ms. Rakoci stated uh um.

Mr. O'Donnell stated okay, all right, that's all he has.

Chairman Sandora stated anybody else on the Board have anything, any comments at all.

Chairman Sandora stated he will make a motion that we recommend to Council the approval of, or the adoption of Ordinance Number 07-25 on the condition that the Applicant meets all the items that are agreed upon tonight to be completed by the May 15th.

Ms. Rakoci stated yes.

Mayor Luks stated second.

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

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

Chairman Sandora stated Good Luck.

Ms. Rakoci stated Thank You.

Gary Moyse, Royalton Road, PPN 483-31-008, 483-31-009, General Industrial Zoning. Site Plan Approval. Tabled.

Ms. Fashempour stated Gary Moyse, tabled, no action.

Conditional Use Permit for **Ovindoli Investments LLC, Carlo Chiuchiarelli-Member, Frank Colabianchi-Member. Property Owner Wilbur Cartwright Trust, Evelyn Cartwright, Trustee**, PPN 481-04-050, Abbey Road, R1A Zoning. Ovindoli Investments LLC request to obtain a Conditional Use Permit for farming 25± acres of soybeans, corn, wheat and straw at PPN 481-04-050, Abbey Road. There will not be any selling to the general public on this site. All harvest will be removed from property. Requesting a 36 Month Conditional Use Permit. Ovindoli Investments LLC feels that by farming this land they can generate revenues to offset expenses. Ovindoli Investments LLC proposes to install an access drive for the farm equipment off of Abbey Road and this drive would not adversely affect any of the surrounding properties - Approval. Tabled.

Ms. Fashempour stated Number 12, Conditional Use Permit for Ovindoli Investments, LLC, it is tabled, no action.

New Business

Sign Approval

Empire Tanning, 6828 Bunker Road, Local Business Zoning. Sign Approval.

Ms. Fashempour stated is the Applicant here tonight for Empire Tanning.

Gentleman stated he is the Sign Company for them.

Chairman Sandora stated Sir, please step forward and to the microphone, state your name, your home address and present to us what you have.

Yes, my name is Dwayne Cook, he is the Sign Company from ABC Signs representing him, he got called out of town today Todd Gierhart. Mr. Cook stated his home address is 15241 High Point Road in Strongsville, zip code 44136.

Chairman Sandora stated Thank You and what, what are you wishing to do there.

Mr. Cook stated they are wishing to replace the current sign that's in a, been submitted, to replace it with a more up to date plastic sign, raising it up off the ground to be all within the Ordinance of the 7' height limit and it's going to be a 4' x 6' sign erected in the exact location the current one is so in regards to the Ordinances and so on, he had talked with a Joe from the Signs at the Building Department and we are all within all the reasons, all the requirements and he supplied the photographs to him and so on exactly what it's going to look like, where it's going to be located and how it is in respect to the building, the only outstanding he guess piece of paper you needed and so on, that he hears is still outstanding is they are trying to get the notarized letter from the building owner he has verbal approvement but Joe suggested we get a notarized letter, him approving them erecting the sign in the place that's there and he is in Florida so they are in the process of contacting him and as soon as we get it we will include it with the packet and get it into the City.

Chairman Sandora stated Thank You, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, again, the sign area is within, less than the maximum allowable of 80 square feet, it is only 24 and he just measured to make sure you stay 7' or lower on the sign other than that he recommends approval.

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

Mr. Merdes stated Thank You, Thank You Mr. Chairman, a yes, in the application that was submitted, there is text and there is photos and the two are not consistent, the text talks about replacement, size, same size, location, landscaping then a series of photographs actually shows shows it in a different.

Mr. Cook stated well we are raising it, current sign sits there, it's a, it is 6' wide and it's about 3.5' tall in regards to the current sign that's there, he means were, all we are doing is erecting the large poles to put it in the exact same location width wise is the same, we are just raising it up from 3.5' to the 7' limit, so he means.

Mr. Merdes stated what's the total sign area then.

Mr. Cook stated the total sign area is only, it's 4' tall and 6' wide, the bottom part would just be white, that's, we just whited that out because that's the current sign that's there, we are showing that there, it will probably be just clear or just not any signage just the white board there to block any wind or stuff and set up underneath it.

Mr. Merdes stated the two posts that support the sign there distance from the sign to the ground he thinks can't be more than 25% of the of the height of the sign.

Mr. Cook stated okay.

Mr. Cook stated all right, he will check with the owner that, he, okay, he means, we were, so you are saying you can't have the the extra, he guessed it would be like 2' which is, let's see if the sign is, well the sign is 4' tall we would be that area underneath would be approximately less than 3' to make sure we are under the 7' which he understands you are telling me is.

Mr. Merdes stated but he thinks that area, that area of the exposed post is to great then.

Mr. Cook stated okay.

Mr. Merdes stated that if, if the sign is 4' high, the posts, the total sign height is going to be limited to certainly less than then the 7' that's allowed.

Mr. Cook stated okay.

Mr. Cook stated all right he can go back and talk to them, that we are going to have to lower it then based on the percentage, you are saying 25%.

Mr. Merdes stated as, so he believes it is like 1', the 2 posts that support the sign can be 1' and then 4' of the sign so the total height would be 5'.

Mr. Cook stated okay, all right, he can go back and tell them that and other scenario that you are saying to compensate for that they could increase the size of the sign you are saying, he guessed to allow it to put it higher.

Mr. Merdes stated a.

Mr. Alvarez stated Mr. Chairman, you are allowed 80 square feet so, if you want to make the sign larger.

Mr. Cook stated right, that's why.

Mr. Alvarez stated that's fine.

Mr. Cook stated he means, yeah he means.

Mr. Merdes stated uh um.

Mr. Cook stated he guessed what they are wanting to do is get visibility from Ridge Road where they are on Bunker Road and what they are trying to do today those are parking spots in front of the current sign so if they don't get it to the 7' level height, there are not getting the visibility of the sign to be seen from Ridge Road and that's what they are trying to attempt to do here, he means we just measured in comparison to the sign across the street, we are not using the bottom part currently, but the current owner could come back later and request and use that bottom part for his signage but he says at this time he wasn't going to put anything on there it would just be a white board.

Mr. Merdes stated he understands what you are saying.

Mr. Merdes stated he doesn't have the whole Code in front of him, he doesn't know if there are not other issues that come up in that type of scenario.

Mr. Cook stated he understands.

Mr. Merdes stated he guessed or what he might recommend is that, you, you do go back and, and discuss the, just the.

Mr. Cook stated with Joe.

Mr. Merdes stated the first item and, and then present or, or, or amend this application so that if we have another chance to, to look at it and review it.

Mr. Cook stated okay.

Mr. Merdes stated because there certainly are scenario's that would probably allow it to be 7' high but you know it gets into the, the width as much as it is high and different things so, if we see that information on paper before the next meeting we will have time to review it and get back to you.

Mr. Cook stated okay, that's fine, that's fine, he can make those changes and go back and read and, that was understanding, okay.

Mr. Merdes stated okay.

Mr. Cook stated was there anything else in regards to.

Ms. Fashempour stated when you resubmit the application with the sign, she will need a signature on that because she didn't have a signature on the last one, the sign application wasn't signed and also the fee of the \$60.00 to go before Planning Commission and ARB wasn't presented.

Mr. Cook stated oh okay.

Ms. Fashempour stated so she will need a check for \$60.00 also.

Mr. Cook stated not a problem, he can, so that would be paid at the other location.

Ms. Fashempour stated yes.

Mr. Cook stated okay, he can go take care of that tomorrow.

Chairman Sandora stated and you can bring in the owners a.

Ms. Fashempour stated letter.

Chairman Sandora stated letter.

Mr. Cook stated yeah, he will try to get a hold of the owners letter and so on.

Mr. Cook stated okay, so the, he means he just has to go through that one piece, you are saying as based on being a pylon sign the distance and so on, okay, he will go back and make those changes, so if he makes those changes just so he understands and get back to him, make the changes, submit them in, you guys will review them or do we have to come back to the very, the next Planning Committee Meeting.

Chairman Sandora stated right.

Mr. Cook stated have to come back to the next Planning Committee Meeting and then the Architectural Committee Meeting after that.

Mr. Merdes stated yes.

Ms. Fashempour stated correct.

Chairman Sandora stated correct.

Mr. Cook stated so he just, so he just let him know he is probably looking at another six weeks or so for approval.

Ms. Fashempour stated yeah, probably by the first of June.

Mr. Cook stated a little more than, 1st of June, okay.

Mr. Cook stated Thank You very much.

Ms. Fashempour stated she needs a motion to table please.

Chairman Sandora stated can, can he have a motion to table please.

Mayor Luks stated move to table Mr. Chairman.

Victor Bull stated second.

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

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

Utility Plan Approval

at&t request permission to do the following construction work on their cell site property located at 10922 State Road, place a telephone cabinet, pad, power pedestal and conduit to service the above mentioned cell site.

Ms. Fashempour stated is the Applicant present.

Chairman Sandora stated the Applicant is here, please step to the microphone, your name, home address.

Ah, yes my name is Gary Saylor, his home address is 6835 Greenleaf Avenue in Parma Heights, Ohio and he is representing at&t.

Chairman Sandora stated okay, and would you explain to us what you would like to do there.

Mr. Saylor stated okay, what we are doing is placing a electronics cabinet on a pad, a for okay what it's doing is taking fiber to that cell site to expand the capacity of the cell site, you know how many people are using cell phones now a days, you know, it's more or less gives it like unlimited capacity and frees up like DS1 circuits, high capacity circuits for other businesses in the area so what we are doing is we are placing a cabinet with an electric, well it's a electronics cabinet with a power pedestal which will be placed in conduit that, a CEI will be feeding us off that pole there and then replacing like a kind of like a terminal box out in front of it so it will cut you know the existing circuits there or any new ones will be served from that a terminal that will be placed in front of it. Mr. Saylor stated that pretty much sums it up, it is in our own, located like, the property here is actually owned by our company at&t and a you know like it is our company and a few other different cell companies, the place where were putting the cabinet is actually back it is 200', it shows it on the drawing there, it is about 230' off of State Road, there are some trees around it so it's not real obvious from the road so, anything else you would like to know on that.

Chairman Sandora stated Mr. Merdes do you have anything.

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

Mr. Merdes stated if this is approved by Planning Commission, there is a permit required to do the work, to get the permit you need plans done by a Registered Professional Engineer, perform all the work in accordance with the City Ordinances and contact the Engineering Department 72 hours prior to commencing. Mr. Merdes stated all areas of disturbance are required to be restored, are you acceptable to that.

Mr. Saylor stated okay, did you see that these plans are stamped by a Morris Norris, Maurice Norris, can't see the date here but we do have stamped plans.

Mr. Merdes stated yeah, he did, but where they are not required for planning application, there are required for the permit so that's good and he would expect to see probably this when you apply for the permit and everything is fine but it is actually are the permit stage where it's required, he doesn't have a guarantee that just because it comes in at Planning that it will show up that way with the permit.

Mr. Saylor stated okay so what's the next step from here then.

Mr. Merdes stated a, first you are going to have to get approval and then go down to the Building Department and fill out an application, submit these for that.

Mr. Saylor stated at the Building Department.

Mr. Merdes stated correct.

Mr. Merdes stated he has one other comment, landscaping is required at tower sites, now you are doing additional work at an existing site, are you proposing any additional landscaping.

Mr. Saylor stated a, were not against any additional landscaping, he doesn't know if you have seen the property, we are kind of back off the road, it's not real, you know.

Mr. Merdes stated yeah he, he is, he has seen it.

Mr. Saylor stated we have a dumpster next to it.

Mr. Merdes stated right it is actually not really his decision, it's, just sort of a up, it's at the discretion of the, the Members on the Planning Commission that, so are, this certainly, this application it doesn't appear that anything is proposed right now.

Mr. Saylor stated as far as landscaping.

Mr. Merdes stated right.

Mr. Saylor stated no, we hadn't really proposed any, we didn't know it would be necessary.

Mr. Merdes stated a.

Chairman Sandora stated do you have anything else Mr. Merdes.

Mr. Merdes stated no, he means, he can, he means generally this, this site is, it is like sort of shown on there application it's, it's in the rear of the Discount Drug Mart, it, we have seen a number of at&t's application for there, the new, more or less adding cabinets to existing facilities and there we also encounter the landscaping requirement and a.

Mr. Saylor stated he noticed that generally a lot of our cabinets, or you know, proposals have been in the right of way you know this being so far back we didn't know that it would be necessary.

Chairman Sandora stated no, there, there, were having them done in the easements on the property that at&t is now purchasing and placing these cabinets on and we are requiring them to do landscaping around, around them on an easement situation, he means that is your own property you would think that you would want to enhance it and make it look nice anyway so he thinks if you can, if you can come up, come up with something and put some stuff in there, it would be helpful to hide it, he means that's only his opinion, he doesn't know how anybody else feels but a, anybody else have any comments Mr. Alvarez you have anything.

Mr. Alvarez stated no comment Mr. Chairman.

Chairman Sandora stated is there any residents here on this matter, nobody, anybody else on the Board have any comments.

Mr. O'Donnell stated Mr. Chairman.

Chairman Sandora stated Mr. O'Donnell.

Mr. O'Donnell stated he knows that, this is, Drug, Drug Mart is to the south but there is a residence to the north of this property, he doesn't know what they can see or view, normally he would say in a situation like this Planning Commission might be able to just waive the landscaping requirements but maybe you want to between now and the next meeting take a look at it and see if it's necessary, this is a little unusual from the normal application and a he knows we are enforcing it as to all the boxes that are going out in front of houses and buildings and stuff, in the easements, along the right of way or at the right of way but if it's 230' back maybe one where it doesn't need it or maybe you just suggest that they plant a couple evergreens somewhere in the front or something, he doesn't know he hasn't, he remembers the property he just doesn't know, he can see it on the drawing but he just can't see, if you can see it from the road or from the house, that's just to the north of it.

Chairman Sandora stated well you can see it from the road and you can see it from the house next door, it's almost, actually it's, your tower is almost, is almost even with the house next door.

Mayor Luks stated not the tower but the cabinet.

Mr. O'Donnell stated this box.

Chairman Sandora stated the box, the cabinets.

Mr. O'Donnell stated yeah, he doesn't know what kind, what kind of buffering there was between this property and the resident and he is not suggesting that you know we go full fledged buffering but.

Chairman Sandora stated no, he is not either but if they, his only suggestion was if they wanted to enhance it a little bit more.

Mr. Saylor stated okay well we are willing to work with the City on this and, and anything we can do to kind of push it along.

Chairman Sandora stated he means, do we want to make it on the condition of that and just go forward with it or do the Members of the Board want to look at it.

Mayor Luks stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated we have another meeting in a couple of weeks she, she thinks we should look to see whether it's, it's, landscaping is something that would enhance or whether we should just waive it.

Chairman Sandora stated not necessary.

Mayor Luks stated yes.

Chairman Sandora stated is that okay with you.

Mr. Saylor stated yeah, that's fine.

Mr. Saylor stated so this would be put into the next Planning Commission Meeting.

Chairman Sandora stated yes.

Ms. Fashempour stated May 16th.

Mr. Saylor stated okay.

Mr. Saylor stated now does he go to the Building Commissioner in the meantime to look for a building permit or just wait until the next Planning, Planning Commission.

Chairman Sandora stated Mr. Merdes.

Mr. Merdes stated you won't be able to get the permit until Planning approves.

Mr. Salyor stated oh, all right.

Chairman Sandora stated okay with that, do we have a motion to table.

Victor Bull stated motion to table.

Mayor Luks stated seconded.

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

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

Chairman Sandora stated Thank You.

Miscellaneous

Ms. Fashempour stated she has nothing under Miscellaneous.

Adjournment

Victor Bull stated motion to adjourn.

Mayor Luks stated second.

Chairman Sandora stated it's been moved and second to adjourn, Ms. Fashempour please call the roll.

Roll call: Yeas: Four - Mayor Luks, Bull, Reinkober, Chairman Sandora.
Nays: none. Motion carried.

Ms. Fashempour stated Thank You.

Chairman Sandora stated we are adjourned.

Planning Commission Meeting for Wednesday, May 2, 2007 adjourned at 8:00 P.M.

Approved: _____
Tony Sandora, Chairman - North Royalton Planning Commission

Attest : _____
Brenda Lynn Fashempour, Secretary - North Royalton Planning Commission

Date : _____