

Planning Commission Caucus - 7:10 P.M. - Wednesday, July 18, 2007

Present: Chairman Tony Sandora, Clark Merdes, P.E., City Engineer, Anne Reinkober, Don Willey, Council Representative to Planning Commission - Ward Three, Victor Bull, Mayor Cathy Luks, Tom O'Donnell, Law Director, Joe Hartman, Zoning Inspector, Larry Antoskiewicz, Council Ward Five, Patricia Drum and Brenda L. Fashempour, Secretary.

Public Hearing -

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance

Public Hearing -

North Royalton Lions Club - City of North Royalton Veterans Flag Memorial, notices posted and property owners notified, motion regular order of business.

Adjournment

Old Business

Abbeyville Townhouses - tabled no action.

Abbeyville Townhouses - tabled no action.

Columbia Gas of Ohio - tabled no action.

Columbia Gas of Ohio - tabled no action.

Rivers Edge Subdivision - tabled no action.

C & C Management Group - Carlo Chiuchiarelli, tabled no action.

at&t - tabled no action.

Gary Moyse, - tabled, no action.

Tony D'Abramo - tabled, no action.

Tony D'Abramo - tabled, no action.

Nick and Rosa Carosielli, no action.

Timberlane Estates Phase V - tabled, no action.

Ordinance No. 07-73 - tabled, no action.

St. Paul Greek Orthodox Church, new information present, remove tabled, discussion, motion, vote.

Dr. Nagel Brayer, Chiropractic Clinic - tabled, no action.

At&t, remove table, discussion, motion, vote.

At&t, remove table, discussion, motion, vote.

New Business

Greenbriar at River Valley - sign approval, motion, vote.

Pfister Insurance - sign approval, motion, vote.

Tonight, Tonight - sign approval, motion, vote.

Keller Williams - sign approval, motion, vote.

Keller Williams - sign approval, motion, vote.

Keller Williams - sign approval, motion, vote.

Keller Williams - sign approval, motion, vote.

Site Plan Approval

North Royalton Lions Club, City of North Royalton, Veterans Flag Memorial, motion, vote.

Subdivision Approval

York/Royalton LLC, Villas of Worthington, Applicant asked to be tabled.

Tell audience at beginning, motion to table, vote.

Utility Plan Approval

At&t - utility plan request, motion vote.

Miscellaneous

Recess August, motion, vote.

Adjournment

Patricia Drum present, would like to know Boards view on lot split and consolidation off York Road, Potomac. Discussion, apply to Planning Commission, may need variance.

Planning Commission Caucus ended 7:22 P.M.

Chairman Sandora stated Good Evening Ladies and Gentleman, welcome to the North Royalton Planning Commission for July 18th, 2007 this is the Public Hearing portion.

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, July 18, 2007** in regular session. The meeting was called to order by Chairman Tony Sandora at 7:30 P.M.

Chairman Sandora stated Ms. Fashempour please call the roll.

Present: Mayor Cathy Luks, Don Willey, Council Representative to Planning Commission Ward Three, Victor Bull, Anne Reinkober, Chairman Sandora, Clark Merdes, P.E., City Engineer, Joe Hartman, Zoning Inspector, Thomas P. O'Donnell, Law Director, and Brenda L. Fashempour, Secretary.

Chairman Sandora stated before we get started tonight, if anybody is here on the Villas of Worthington, they have asked to be tabled tonight, we are not going to do anything on this at this time, so if anybody is here for that and they wish to speak on this, it's going to be at our next meeting, we will be recessed in August and our next meeting will be September 5th, there will not be any more notifications going out for this so if anybody is here tonight and would like to be here at that meeting please leave your name and your address with the Secretary, she will put a notebook on the table here and you can sign it and you will receive a letter when they are coming back, right now it is tentatively scheduled for September 5th.

Opening Ceremony -Pledge of Allegiance. Chairman Sandora stated okay at this time he would like to stand for the Opening Ceremony please, the Pledge of Allegiance. Pledge of Allegiance recited.

Chairman Sandora stated we will wait a few minutes if anybody wants to sign this and then we will get started with the Public Hearing.

Chairman Sandora stated anyone else wishing to sign that piece of paper to be notified.

Ms. Fashempour stated Thank You.

Chairman Sandora stated seeing none, we will move on.

Public Hearing -

North Royalton Lions Club, City of North Royalton, 6170 Royalton Road, Public Facility Zoning. Site Plan Approval for North Royalton Veterans Flag Memorial at North Royalton Cemetery.

Ms. Fashempour read the Public Hearing Notice. Public Hearing Notice posted at the City's Public Posting Places and mailed to Property Owners.

Chairman Sandora stated Thank You Ms. Fashempour, is anyone here to represent the Lions or wish to speak on this and tell us exactly what they would like to do.

Mr. Phillips stated yes Mr. Sandora.

Chairman Sandora stated Mr. Phillips, state your name, home address or your address for the record please.

Nicholas Phillips, home address 10450 Castle Drive, North Royalton, he is a resident, Veteran and a Member of the North Royalton Lions Club and he will be brief, he understands that this has already been presented to the Planning Commission but we do have fellow members of the Lions Club here tonight and for the public, this project, this flag project is going to be up at the North Royalton Cemetery, around the existing memorial and just to note that the the Memorial was placed there shortly after the American Civil War and it commemorated the Grand Army of the Republic so we thought it might be a really nice time to update it for the other folks. Mr. Phillips stated some of the things of particular interest, we do have a sketch of the Memorial and there seems to be ample room up at the Cemetery to have the seven flags up around and arched behind that War Memorial and to have pavers to have sort of a walk way area that a will be there, the, the funding, the North Royalton Lions Club has already made a commitment to fund the project and a doing it in several ways, one is to sell paver bricks with commemorative names throughout the City and those will help fund the project as well as the other fund raising operations of the Lions Club will pay for it as well as the flags of the seven flags, five of them have already been spoken for so they will be paid so the project will have the financial support if it meets the City's requirements the a the poles will be one American Flag, then we will have the services, Army, Navy, Air Force, Marines, Coast Guard, Merchant Marines and that's, one, two, three, four, five, six, seven, that's it he believes, Fred we haven't changed to add more flags, right, we are at seven.

Mr. Deanna stated we have move if.

Mr. Phillips stated if we have sponsors, but we already have, the sponsorships should be fairly, it is fairly robust at this point, a lot of people are volunteering, each pole will be illuminated and that would be a, throughout all the night hours, the a, there will be a, a plaque listing the a service by each flag pole, the walkway is going to be with the brick pavers, the pavers do stop at the high ground because of potential widening of 82 so, it's going to start further off of 82 then, then would normally be in anticipation of the State or Federal Government someday funding the widening of 82, the detail construction plans, the absolute detail will be provided by Mr. Ahrens subsequent to this, the a future design would include also the installation of stone benches and also a sign in front and again that would be something for something in the future. Mr. Phillips stated the existing monument will stay in place and that whole area will be pretty much cleaned and re-landscaped and made to be consistent with this whole new War Memorial, Veterans Memorial site and a flag poles themselves, he understands a Company has been identified and they are looking at commercial quality, high grade poles for that. Mr. Phillips stated he didn't know if there will be any questions.

Mr. Willey stated yes.

Mr. Phillips stated yes Sir.

Mr. Willey stated Mr. Chairman, Mr. Phillips, will the Lions Club be maintaining the a, a the landscaping and so forth or will the City of North Royalton be.

Mr. Phillips stated he thinks it will remain part of the Cemetery and the Cemetery will take care of the lawn and the usual landscaping they do.

Mr. Willey stated and then what about the replacement of the flags, will the Lions Club have that responsibility.

Mr. Phillips stated the, his understanding is that the Lions Club will keep the flags in good condition, meaning as they get blown out and ratted out they'll, they will be replaced.

Mr. Willey stated deteriorating.

Mr. Willey stated okay.

Mr. Phillips stated any other questions.

Chairman Sandora stated well if there are any other questions, we will move it when it goes to the Regular Order of Business Mr. Phillips.

Mr. Phillips stated Thank You very much Mr. Sandora.

Chairman Sandora stated is there anybody else in the audience that would like to speak on this.

Chairman Sandora stated no one else in the audience.

Mr. Phillips stated he will say something.

Mr. Willey stated laughs, sorry we are out of time Emil.

My name is Emil Phillips, Nick Phillips' dad, World War II Veteran, and as to these flags, he can just picture them set up on top of the mound where they are, it will be one of the most beautiful things in the City of North Royalton and he thinks North Royalton is going to be very proud of them, in Arlington, our Veterans lie there, thousands of them and they respect their graves as being sacred and our President also a Veteran said, ask not what your Country does for you but what can you do for your Country, he thinks the whole City of North Royalton can do something for starting with our World War Veterans, Civil War Veterans are there already but he thinks it would be something to be proud of, Thank You very much.

Chairman Sandora stated Thank You Mr. Phillips.

Mr. Willey stated Mr. President.

Chairman Sandora stated Mr. Willey.

Mr. Willey stated he, he would like to a a, you know also say that a North Royalton has the proud a, pleasure, tradition, honor of having a Revolutionary War Veterans also buried here and then at the, at the Settlers Cemetery down off of is it Edgerton?

Mayor Luks stated Edgerton.

Mr. Willey stated Edgerton Road and so that's, that's a real pride, he personally, by the way he can't vote on this but he personally is proud of it because his, he had a grandfather both in the Revolutionary War and the GAR so he, he is real excited about this, Thank you.

Chairman Sandora stated Thank You Mr. Willey, he concurs also with everything everybody said, the Gentleman down there, step, step up.

Resident stated do I need to come up front.

Chairman Sandora stated yes please.

I am Chuck Keys, Head of the Trustees representing the a North Royalton Masonic Lodge and he thinks it is a good idea to update that, he is a Veteran of the Vietnam War and his relatives go back to every war that has been fought inside this Country. Mr. Keys stated his question is this, is this going to be a lighted memorial and if so who is going to maintain the lights for that and where are they going to cut in at and would it be at the street or would it be at a building for example like our, our, our Masonic Lodge.

Chairman Sandora stated well at this time Sir we have talked, we have talked with Mr. Bull to ask the Trustees of a possibility of connecting the power to or getting our power from the a Masonic Temple and, and were going to sit down with the Masonic Temple and try to work out some arrangement with them but at this time we haven't had a chance to meet with their Board Members yet.

Mr. Key stated okay, he wasn't aware that they had to talk to you.

Mr. Bull stated Ken he has brought that up in, excuse me Sir, Mr., Mr. Chairman.

Chairman Sandora stated Mr. Bull.

Mr. Bull stated to the Resident, and he had brought that up in a Trustees meeting.

Mr. Keys stated okay, Thank You.

Chairman Sandora stated Thank You Sir.

Chairman Sandora stated anyone else.

Chairman Sandora stated at this time we will make a motion to refer to the Regular Order of Business.

Mayor Luks stated second.

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

Adjournment

Chairman Sandora stated can he have a motion to adjourn the Public Hearing.

So moved Don Willey.

Second Mayor Luks.

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

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

Planning Commission Public Hearing adjourned at 7:48 P.M. on Wednesday, July 18th, 2007.

Chairman Sandora stated he would like to call the Regular Meeting of the North Royalton Planning Commission to order for July 18th, 2007.

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, July 18th, 2007 in Regular Session.** The meeting was called to order by **Chairman Tony Sandora at 7:49 P.M.**

Chairman Sandora stated Ms. Fashempour please call the roll.

Present: Mayor Cathy Luks, Don Willey, Council Representative to Planning Commission Ward Three, Victor Bull, Anne Reinkober, Chairman Tony Sandora, Clark Merdes, P.E., City Engineer, Joe Hartman, Zoning Inspector, Thomas P. O'Donnell, Law Director and Brenda L. Fashempour, Secretary.

Approval of minutes: July 11, 2007. Ms. Fashempour stated there will be no action on the July 11th, 2007 minutes.

Old Business:

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

Ms. Fashempour stated there will be no action on number 1, Abbeyville Townhouses.

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 number 2, Abbeyville Townhouses, 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 of Ohio, 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 of Ohio, 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 number 5, River's Edge Subdivision, 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 6, C & C Management Group, LLC, 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 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 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 number 7, at&t, no action.

Gary Moyse, Royalton Road, PPN 483-13-008, 483-31-009, General Industrial Zoning. Site Plan Approval. Tabled.

Ms. Fashempour stated number 8, Gary Moyse, no action.

Tony D'Abramo, D-5 LLC, Royalton Road, PPN 483-18-001 and PPN 483-18-017, General Industrial Zoning. Temporary Real Estate Sign Approval. Tabled.

Ms. Fashempour stated number 9, Tony D'Abramo, no action.

Tony D'Abramo, D-5 LLC, Royalton Road, PPN 483-18-001 and PPN 483-18-017, General Industrial Zoning. Site Plan Approval. Tabled.

Ms. Fashempour stated number 10, Tony D'Abramo, D-5, LLC, no action.

Nick and Rosa Carosiella, 13862-13872 Bennett Road, TCD-1, Site Plan Approval for an Addition. Tabled.

Ms. Fashempour stated number 11, Nick and Rosa Carosiella, no action.

Harry Hayes, Timberlane Farms, Timberlane Estates Phase V. Revised Sketch Plan Approval. Tabled.

Ms. Fashempour stated number 12, Timberlane Estates Phase V, no action.

Ordinance No. 07-73 - An Ordinance accepting the Dedication of 1,621 feet of Machican Way, 649 feet of Shawnee Circle, and 822 feet of Chippewa Path in the proposed Indian Trails Subdivision, Phase 1 from Woodhill Properties, Inc., and Declaring an Emergency. Tabled.

Ms. Fashempour stated number 13, Ordinance 07-73, no action.

St. Paul Greek Orthodox Church, 4548 Wallings Road, PPN 489-20-003, Public Facility Zoning. Site Plan Approval for an expanded parking area. Tabled.

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

So moved Don Willey.

Chairman Sandora stated it's been moved.

Victor Bull stated second.

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

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

Chairman Sandora stated the Applicant is here, state your name, home address and tell us what you would please.

My name is Dave Pietrantone, he is with Riverstone Engineering working for St. Paul's, the address is 2618 North Moreland Boulevard, Cleveland, Ohio.

Chairman Sandora stated Thank You Sir, what is it you would like.

Mr. Pietrantone stated we would like to get approval for the site plan, he believes it was tabled last time to give the City Engineer some time to look at the full improvement plans that we had forwarded on to his office and then here to answer any questions you have and then he would like to request approval of the plan.

Chairman Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated Thank You Mr. Chairman, a, he had a chance to look at what was submitted and the addresses, some of the comments, he did still and he doesn't know if he missed it, but he didn't see in this information, we had some discussion about the lighting at the last meeting and he thought that was left open, is there any decision or more information been provided on, on any lighting that's being proposed.

Mr. Pietrantone stated what we are doing with the lighting is, we have two existing light poles right on the boarder of the a existing parking lot, adjacent to the new parking and we have removed the heads on those lights and put double headed lights to face both the new parking area and the old parking area that adequately illuminates that parking lot and that will be all the lighting that we will need for that.

Mr. Merdes stated and how does, how does, how do you control any lighting that might project beyond the parking area.

Mr. Pietrantone stated the lighting is directed down towards the parking lot along the western edge of the property it is heavily wooded so that there is no lights, there is no light going off to an adjoining properties, the lights themselves are on timers, so they will be turned on and turned off automatically.

Mr. Merdes stated all right and landscaping was also discussed last time do.

Mr. Pietrantone stated yeah, and, and our plan for the landscaping is, right now we would like to seed and grass the area, the parking is a fairly hidden, it is surrounded by a wooded area on three sides and our existing parking lot on the other side and at this time we don't have any desire to do any more than to plant new grass on a, on disturbed areas, the natural boundary of the woods he, he thinks landscapes that lot rather nicely.

Discussion between Mr. Merdes and Chairman Sandora.

Chairman Sandora stated to the Applicant you know last time that yours were here, there was this question on the drainage okay.

Mr. Pietrantone stated um um.

Chairman Sandora stated there was a lot of water runoff going down to the old parking lot and into the back, are you going to reroute that driveway coming in okay and the question was brought up that if you could take and before that water hits the old parking lot some way, some sort, pick up some of that water if not most of that water and funneled it into the new retention basin, can you address that.

Mr. Pietrantone stated all the water from the drive area and the front entrance of the existing Church right now will be directed down the new driveway, it won't have access to the old parking area, in order to direct flow from the existing parking area we would have to rip up the whole parking area to, to regard that, anything that's blowing anywhere in the direction of the new parking lot, is, is directed to the new parking lot and then directed off to the new detention basin behind the lot.

Chairman Sandora stated so right now the way it's, it's graded right now, you will pick up the water that been coming from the driveway going down.

Mr. Pietrantone stated correct that will be.

Chairman Sandora stated and it would be funneled to the new.

Mr. Pietrantone that the new driveway, into the new parking area then off to the detention basin that we plan in the back.

Chairman Sandora stated are you okay with that Clark.

Mr. Merdes stated a, can you repeat, can you repeat that one more time.

Mr. Pietrantone stated the, the flow that is coming off the existing drive now onto the existing parking lot will be re-directed on this new drive and directed towards the new parking lot into the detention basin.

Mr. Merdes stated uh um, yeah, he sees that a, was there any thought given to trying to collect some of that water before it, he means more or less now that, that driveway, you will have water that runs down it and then it runs across the whole new parking lot before it, it goes into the basin.

Mr. Pietrantone stated well actually what comes off the drive will be directed off the drive into the existing a swales that eventually turns into the creek that goes right into the basin so most of it won't be following across the parking lot itself, it will be flowing off the drive and into that creek area and then into the basin.

Mr. Merdes stated and that flows, the flows that comes off the other side of the driveway, it goes into what, a swale that comes back onto the pavement and across the pavement.

Mr. Pietrantone stated yes.

Chairman Sandora stated and you are saying there no way to pick that up and funnel it into the.

Mr. Pietrantone stated yes we could, he means we could put a, a, a catch basin at the corner or some type of yard drain and a pipe it underneath that drive into that swale.

Mr. Merdes stated he would recommend that you at least had some type of drain that would collect that water on that side, put it back underneath the driveway into that swale on the other side, because otherwise it seems at though it is a concentrated flow that's off the pavement going to be allowed back on the pavement and try to work it's way all the way across, during the summer time that's one situation where when a storm would come but in the winter time it would probably be even more problematic if it wants to drain that way and freeze and so he, he thinks he would, he would recommend to you that on that far side that at least it's caught and, and put into a basin and piped over to the other side.

Mr. Pietrantone stated we could do that, we could do that, we would be glad to add that to our plans contingent to your approval.

Mr. Merdes stated okay, Thank You.

Chairman Sandora stated Thank You Mr. Merdes, to the Building Department, Mr. Hartman.

Mr. Hartman stated no comment Mr. Chairman.

Don Willey stated Mr. Chairman.

Chairman Sandora stated Mr. Willey.

Don Willey stated Mr. Merdes would a, or to the Applicant, would curbing that driveway on the right hand side as you are going down, would that accomplish the, the water flow going into the new parking lot which is scaled down because it is a little lower than the first parking lot, would that naturally go that way.

Mr. Pietrantone stated well the, the new parking lot is planned to be curbed but we do have and he understands that the City Engineer's comment is we do have some flow along side there and like he said.

Don Willey stated right.

Mr. Pietrantone stated we have put a little basin in right at the bottom before it hits the, the drive, the new parking area, pipe it underneath the drive into that swale that, that wouldn't be a lot of trouble.

Don Willey stated Thank You.

Mr. Pietrantone stated Thank You.

Mr. Merdes stated and.

Chairman Sandora stated Mr. Merdes.

Mr. Merdes stated it does also appear that a small amount of the existing parking lot will, will flow onto from existing parking lot to the new parking lot, to the new parking lot to the basin a, but it, it's, it's just a, it would be like a, a triangle of, of the, the west, it would, there is a small portion that looks like it will drain that way.

Mr. Pietrantone stated the southwestern portion of, of the existing parking would drain that way and we can pick that up in that basin also.

Chairman Sandora stated are you okay Mr. Merdes.

Mr. Merdes stated yes.

Chairman Sandora stated Thank You, anybody else on the Board have anything, anybody in the audience have anything on St. Paul's, nobody.

Mayor Luks stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated if she may here, you are scheduled to go back to ARB or to ARB.

Mr. Pietrantone stated yes.

Mayor Luks stated yes, okay, she, she just, one comment would be that, it's her understanding that the trees surrounding the three sides are not on your property and they may feel that, that something should be added, but that will be up to them.

Mr. Pietrantone stated okay.

Mayor Luks stated okay.

Chairman Sandora stated Thank You Mayor.

Ms. Fashempour stated they meet Monday, 6 o'clock, here.

Mr. Pietrantone stated pardon me.

Ms. Fashempour stated the Architectural Review Board meets Monday night, 6 o'clock here.

Chairman Sandora stated he will make a motion to move this, to make a motion to approve a Site Plan Approval for the St. Paul Greek Orthodox Church, on the condition that the Applicant adds the, the drainage storm sewers that the have been discussed here tonight with Mr. Merdes and that the Applicant meets all the conditions and the requirements of the Architectural Review Board.

Mayor Luks stated second.

Don Willey stated second.

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

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

Chairman Sandora stated Good Luck.

Mr. Pietrantone stated Thank You very much.

Dr. Nagel Brayer, Chiropractic Clinic, 11443 State Rod, PPN 488-08-016, Local Business Zoning. Site Plan Approval. Tabled.

Ms. Fashempour stated Number 15, Chiropractic Clinic, no action.

at&t request permission to place an above ground cabinet in the road right of way near 12014 Ridge Road - Approval. Tabled.

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

So moved Victor Bull.

Second Don Willey.

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

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

Chairman Sandora stated Applicant is here, state your name, address and tell us what you would on at&t for 12014 Ridge Road.

Mike Williams, representing at&t, 16515 Clare Avenue in Cleveland. Mr. Williams stated looking to get approval to place an above ground cabinet in the road right of way at 12014 Ridge, and per the Planning Commissions request of last week, we looked into butting the new pad up against the existing pad there and that was able to be accomplished.

Chairman Sandora stated we appreciate that.

Chairman Sandora stated Mr. Merdes.

Mr. Merdes stated Thank you, that was the only outstanding comment from last week, other, other than that you had agreed to the other conditions that he had in his report and he is happy to, that the, the two pads can be, can be one in that location, Thank You considering that.

Mr. Williams stated sure.

Chairman Sandora stated Thank You Mr. Merdes.

Mr. Merdes stated you are welcome.

Chairman Sandora stated Mr. Hartman do you have anything.

Mr. Hartman stated no comment Mr. Chairman.

Chairman Sandora stated Thank You Mr. Hartman, anybody in the audience have anything on this, nobody, anybody else on the Board have anything.

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

Don Willey stated second.

Victor Bull stated second.

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

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

Chairman Sandora stated it's approved.

at&t request permission to place an above ground cabinet within an easement near the side of 19797 Lytle Road - Tabled.

Ms. Fashempour stated it is also tabled, the applicant is here, she needs a motion to remove it from the table.

Don Willey stated so moved.

Victor Bull stated second.

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

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

Chairman Sandora stated the Applicant is here.

Mike Williams stated from at&t 16515 Clare Avenue, requesting permission to place an above ground cabinet in the easement at 19797 Lytle and once again the issue last week was regarding the landscaping and a reimbursing the landscape cost and he has a letter here that a was approved.

Mike Williams present letter.

Chairman Sandora stated was approved by your Company.

Mike Williams stated yes and we a, sent a Registered Letter to the Homeowners Association.

Chairman Sandora stated Thank You for working with us on that one also.

Chairman Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated he has nothing to add.

Chairman Sandora stated Mr. Hartman do you have anything?

Mr. Hartman stated no comment Mr. Chairman.

Chairman Sandora stated anybody on the Board have anything, anybody in the audience have anything, on 19797 Lytle Road.

Chairman Sandora stated move to approve.

Don Willey stated second.

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

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

Chairman Sandora stated it is approved.

New Business

Ms. Fashempour stated and then under New Business, she is going to ask that we move the Utility Plan Approval for at&t to Number 5, New Business the first one, if she can have a motion to do that.

So moved Don Willey.

Second Victor Bull.

Chairman Sandora stated it's been moved and seconded to move at&t, 11255 Ridge Road to the new business.

Chairman Sandora stated Ms. Fashempour please call the roll.

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

Utility Plan Approval

at&t request permission to place an above ground cabinet in the road right of way near the side of 11255 Ridge Road on Iron Gate Drive - Approval.

Ms. Fashempour stated and they are looking for approval.

Once again, Mike Williams, from at&t, 16515 Clare Avenue. Mr. Williams stated requesting permission to place an above ground cabinet in the right of way at 11255 Ridge Road.

Chairman Sandora stated Thank You Mr. Merdes.

Mr. Merdes stated Thank You. Mr. Merdes stated could you tell us how you chose a location for a new installation like this one.

Mr. Williams stated well this particular site, he guessed they looked at quite a few different locations and a first off you would like a location that is centrally located within a distribution area for the set of customers that will, that it will service and this was a general area and on that street there, there was particularly issues, they wanted to bring it down further south he believes and there is a sanitary sewer that jets out across if we were to south from there and that prohibits it from going there and they looked at the other side on the road and the north side has a slope on it and also there is, believes the water is over there so you know we have looked at a couple different sites on this one and although we would be more than happy to look at another site that you might think that would work better for the City.

Mr. Merdes stated in this particular case he doesn't know of one in the adjacent area that is any better than this one, but he did want a little bit of discussion on that to the affect that other sites had been considered that, that there is a, a, a thought that goes into selecting a place where a new facility and also with this application you are proposing landscaping, is, is there any reason to believe that this landscaping would be able to, he means beyond the 18 months that it might be guarantee that it, that it after 24 months would still be alive, he guessed, he guessed there, that's the concern there that, that there is a limited time that, that landscaping that you are going to put in is going to be for you and then, and then you, after you will no longer be responsible for it should it you know should it wither and die it's really going to appear as quite an eyesore for the for the public.

Mr. Williams stated there is no guarantee he can give on that.

Mr. Merdes stated a, guess.

Mr. Williams stated he does want to make a note that existing utility easement that they are showing there, we have no record of that.

Mr. Merdes stated so that may not exist.

Mr. Williams stated yeah, because he thinks they called that from the Water Department's records but.

Mr. Merdes stated uh um.

Mr. Williams stated or else we would have liked to put it back you know by in those trees there.

Mr. Merdes stated and he doesn't suppose there is any such thing as like a, a decorative version of these above ground boxes that you are erecting.

Mr. Williams stated no.

Mr. Merdes stated just, they just come in one version, the, the one that you submit.

Mr. Williams stated yeah, one is a, there is a slight difference in the height, that's about it.

Mr. Merdes stated a that's, those are really, yeah he guessed, he guessed he just wanted to know that you know because you are putting these boxes in more than just the City of North Royalton and.

Mr. Williams stated yes.

Mr. Merdes stated and that no other City is getting the pretty version on the box.

Mr. Williams stated no they are all, it's all the same box.

Mr. Merdes stated okay.

Don Willey stated yeah, that is the pretty version.

Mr. Merdes stated okay, than back to his, his standard requirements, if you get by Planning, the permit is required, plans by a Registered Professional Engineer required for the permit, you need to perform all work in accordance with the City's Codified Ordinances, contact the City Engineering Department 72 hours prior to commencing, full time inspection is required for work performed within the City right of way and that's billable to the applicant, all areas of disturbance are require to be restored, no open cutting of the paved roadway pavement is allowed, sidewalk replacements by full slabs, videotaping of the work area is required prior to performing the work and provide a copy of the video to the City and the Homeowners along this installation need to be given 48 hours of written notice and a copy of that submitted to the City.

Mr. Williams stated agreed to.

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

Chairman Sandora stated Thank You Mr. Merdes, Mr. Hartman any comments.

Mr. Hartman stated no comments Mr. Chairman.

Chairman Sandora stated Mr. Willey you have something.

Don Willey stated yes he does Thank You Mr. Chairman. Don Willey stated so does he understand correctly, we are not going to require them to do any landscaping because it's in the right of way, between the sidewalk, and that street is that correct.

Mayor Luks stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated that would be up to the Planning Commission decision, she personally would prefer to not see landscaping when it's in the right of way, she just thinks it's not a good idea.

Don Willey stated he, he concurs with it, Mr. Chairman and a Mike he understands that we do have the pretty version of that box.

Mr. Williams stated yeah you do.

Chairman Sandora stated he concurs also Mr. Willey, because you know we have a lot of boxes around the City right now where the landscaping has all died and it looks you know, it just looks terrible so, is there anybody in the audience that wishes to be heard on this at&t request for 11255 Ridge Road.

Chairman Sandora stated anyone in the audience, seeing none in the audience, he will make a motion to approve the request for at&t at 11255 Ridge Road without the landscaping.

So moved Don Willey.

Second Victor Bull.

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

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

Chairman Sandora stated Thank You Sir.

Mr. Williams stated Thank You.

Ms. Fashempour stated Thank You.

Sign Approval

Greenbriar at River Valley, Greenbriar at River Valley Entrance at Bennett Road. Temporary Real Estate Subdivision Sign Approval.

Chairman Sandora stated the Applicant is here, step forward, state your name, home address and tell us what you would please.

Joe Lechko, 1201 Riverwoods Drive, Hinckley, Ohio, with Lechko Brothers Construction.

Mr. Lechko stated and basically we would just like to replace the existing temporary subdivision sign, it is going to look similar to the sign that's out there only instead of, since US Homes is no longer in there it is going to have the three participating builders on it. Mr. Lechko stated it will be in the same location, same colors, you guys have a, he submitted copy of this with the application.

Chairman Sandora stated okay, Thank You, Mr. Hartman do you have anything.

Mr. Hartman stated no, Mr. Chairman, basically it's going to be in the same location, he measured the locations and they meet our standards.

Chairman Sandora stated Thank You Mr. Hartman.

Mr. Lechko stated and then he has a letter from the Board of Trustees at Greenbriar just saying that they are okay, they reviewed it and they are okay with it.

Chairman Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated a, yes, Thank You Mr. Chairman, being it is a temporary sign it's going to need a time limit and that time limit is going to have to be placed on the sign, whatever that is determined to be, is there any change in the lighting, he doesn't know if it's lit.

Mr. Lechko stated there is no lighting on it, no.

Mr. Merdes stated not lit now, not proposed to be lit, okay, those are his comments.

Chairman Sandora stated are you requesting phone numbers on this also.

Mr. Lechko stated three are three, the three builders and three phone numbers on it.

Chairman Sandora stated three builders and three phone numbers so you are requesting, we have it, so you are requesting the phones on, on the bottom of the sign for the three.

Mr. Lechko stated that's correct.

Chairman Sandora stated that's, correct and how long do you need this sign up.

Mr. Lechko stated what is the time limit on this.

Chairman Sandora and Mr. Hartman stated one year.

Mr. Lechko stated so if the sign is still in good condition we, we will have to come back and get a, reissued a permit if we want to leave the same sign up for another year.

Chairman Sandora stated no, you would have to go through a whole new, no, you can get one extension.

Mr. Lechko stated for a second sign.

Chairman Sandora stated for a temporary sign Mr. O'Donnell.

Chairman Sandora stated they get one, time extension for a temporary sign.

Mr. O'Donnell stated yeah, he believes so.

Chairman Sandora stated okay, Thank You.

Chairman Sandora stated anybody else on the Board have anything, anybody in the audience have anything, he will make a motion to approve the sign for Greenbriar at River Valley with a expiration date of July 1st, 2008, the applicant has requested three phone numbers on the sign and also the condition that he will have to go before the Architectural Review Board on Monday and so must meet all the requirements and concerns of the Architectural Review Board also.

Mr. Lechko stated agreed.

Don Willey stated second.

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

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

Chairman Sandora stated Good Luck.

Mr. Lechko stated Thank You.

Pfister Insurance, 11807 Royalton Road, General Industrial Zoning. Sign Face Replacement Approval.

Chairman Sandora stated the Applicant is here.

Clark Wagner, Wagner Electric Sign Company, 7135 West Ridge Road, Elyria, Ohio, agent for the Customer. Mr. Wagner stated we are requesting that the Board consider approval for just a face replacement in an existing internally illuminated ground sign it measures 4 x 8, it is a double face, the sign right now has faces in it that say drive and our green, new ones will be blue and white and a will say Progressive.

Chairman Sandora stated have you ordered this sign yet.

Mr. Wagner stated he doesn't know, he doesn't know if it's been ordered or not, we are not making it, it comes from a National Sign Company so.

Chairman Sandora stated because you are going to have to go to the Architectural Review Board also and they review all the colors.

Mr. Wagner stated yes Sir.

Chairman Sandora stated and before you order your sign, he thinks that you need to present that to them.

Mr. Wagner stated okay, sure.

Chairman Sandora stated so don't spend money before it might be turned down.

Mr. Wagner stated okay.

Chairman Sandora stated Mr. Hartman do you have anything.

Mr. Hartman stated no, Mr. Chairman, it's a sign face change only in the same location.

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

Mr. Merdes stated only that the phone numbers left to the discretion of the Planning Commission.

Chairman Sandora stated anybody in the audience have anything on this, anybody on the Board have anything.

Don Willey stated he, he just has one question and forgive him, he probably drives by there four times a day, is the, Mr. Pfister changing his affiliation.

Mr. Wagner stated he don't, he doesn't know.

Don Willey stated okay.

Mr. Wagner stated he doesn't think he is.

Don Willey stated it's still Progressive.

Mr. Wagner stated it's still Progressive.

Don Willey stated so they are changed, change the National Logo he guessed okay.

Mr. Wagner stated yeah, we are doing them all over the place.

Chairman Sandora stated anybody else have anything.

Chairman Sandora stated he will make a motion to approve a sign for Pfister Insurance, with a phone number on it and the Applicant must meet all the requirements of the Architectural Review Board.

Don Willey stated second.

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

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

Tonight, Tonight, 7375 Royalton Road, TCD-1 Zoning. Sign Approval.

Chairman Sandora stated the Applicant is here.

My name is Barry Jacobson, he lives at 5311 Lakeforest Reserve Lane in Brunswick and he is with Next Day Signs. Mr. Jacobson stated we are requesting approval to take down an existing ground sign and replacing it with another ground sign which is smaller in size and in height.

Chairman Sandora stated okay, Thank You, Mr. Hartman.

Mr. Hartman stated no, the only comment that he can make is the sign is only 16' from the existing road, it was 25' when before the road was widen but presently the sign is, will be only 16' from the road.

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

Mr. Merdes stated yes, the Code doesn't allow Ground Signs in the TCD District, that he has to add to Mr. Hartman's comment.

Chairman Sandora stated what would the applicant like to do.

Mr. Jacobson stated he is not familiar with the CDC or DCT District.

Chairman Sandora stated TCD.

Mayor Luks stated it, Mr. Chairman it's, TCD.

Chairman Sandora stated Mayor.

Mayor Luks stated it stands for Town Center District, she believes 2 years ago a large portion of our business district was rezoned to a Town Center District Zoning and there is TCD 1, TCD 2, TCD 3, 4 and so on and they all have corresponding Zoning Codes and so as new application and businesses come in we need to meet the newer codes and and that does include tonight, Tonight's property so a ground sign is no longer allowed there, your option of course would be to go to the Board of Zoning Appeals if you so choose, there is no guarantee though that they would look favorable upon it because this is a a new look that is a the City's vision for the entire downtown Business District, that would be your decision or the Applicant's decision.

Mr. Jacobson stated so if, let's say the ARB does not approve it, what you are saying is they would not have a sign at all then.

Mayor Luks stated what, what she is saying is that this Planning Commission can not approve it because it doesn't meet the Code and the Planning Commission can only approve things that meet our Codes, if you want to vary from the Code then you need a variance or you need to comply with the Code which would allow building signs, you can't have ground signs but you can have building signs in the Town Center District.

Mr. Jacobson stated understood.

Mayor Luks stated okay.

Chairman Sandora stated would like to, would you like to talk to the Applicant and see what he would like to do, would you like to just, do you want us to table this tonight, now the only problem is we are not going to meet until September or you have to take it to the Board of Zoning Appeals to see if you can get a variance, a variance for the setback and a variance for the ground sign and like the Mayor said you know the ground sign, probably not going to fly there.

Mr. Jacobson stated he would definitely like to talk to the Owner of Tonight, Tonight and discuss this with him, he thinks that we will probably end up applying for a sign on the building because he will need a sign out there.

Chairman Sandora stated understood, okay so then, you are requesting to table this tonight.

Mr. Jacobson stated yes, please.

Chairman Sandora stated okay, he will make a motion to table the sign for Tonight, Tonight.

Victor Bull stated second.

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

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

Chairman Sandora stated yeah, you can call the Building Department too and discuss this with them also and you know maybe they can give you more insight on the Codes, whatever.

Mr. Jacobson stated okay.

Chairman Sandora stated Thank You Sir.

Keller Williams, Timber Ridge Corporate Center, Sprague Road, Office Building Zoning. Temporary Real Estates Sign Approval.

Ms. Fashempour stated is the Applicant here this evening.

Chairman Sandora stated is any one here from Keller Williams.

Chairman Sandora stated should we have this discussion on this anyway.

Don Willey stated yeah we should.

Mayor Luks stated Mr. Chairman.

Don Willey stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated she guessed, you know, we need to decide whether or not to a.

Chairman Sandora stated yes.

Mayor Luks stated just, just deal with these this evening and her personal opinion that being that were in recess for the next month we should deal with them.

Chairman Sandora stated that's fine with him, that's fine with him.

Chairman Sandora stated there is no Applicant there, the problem we have, that he has with this Keller Williams Signs on 4, 5, 6 and 7 is the fact that they are up already, the fact that they don't meet the Code, there is no site plan that was presented with them and therefore he thinks that personally that the signs should be removed and the Applicant come back with a, proper Site Plan and then reinstalled them.

Mr. O'Donnell stated Mr. Chairman.

Chairman Sandora stated Mr. O'Donnell.

Mr. O'Donnell stated just so we can make a clear record, let him review all of those as to each application items 5 A 4, 5, 6 and 7 is it his understanding that there was no proper site plan submitted to the Planning Commission as to each application.

Chairman Sandora stated yes Mr. O'Donnell according to the Building Department report.

Mr. O'Donnell stated right.

Chairman Sandora stated on these, there was no site plan given for each one of them, number 4, Timber Ridge is only 16' from the street.

Mr. O'Donnell stated and the right of way, he means the setback requirement is a minimum 25 for each of these.

Chairman Sandora stated 25' from the street edge.

Mr. O'Donnell stated for each of these signs, 4, 5, 6 and 7.

Mr. Merdes stated not for 7.

Mr. O'Donnell stated not for 7, all right we will deal with that separate.

Mr. Merdes stated he thinks 7 is different.

Mr. O'Donnell stated all right but for item 4, the setback is 25 and it's only 16.

Chairman Sandora stated that's correct.

Mr. O'Donnell stated and item 5, the, the setback is 25 and what is proposed.

Chairman Sandora stated 10.

Mr. O'Donnell stated and it's actually up at 10 correct.

Chairman Sandora stated correct.

Mr. O'Donnell stated and item 6, the setback is 25 and what's the actual.

Chairman Sandora stated 18.

Mr. O'Donnell stated all right and what's the setback for 7.

Chairman Sandora stated he thought it was 25, he may have been wrong.

Mr. Merdes stated 7 is, it's in a residential zone, no it says 25' too but it, but it is 25' from the right of way line instead of the street.

Mr. O'Donnell stated okay.

Mr. Merdes stated it's in a residential zone but the 25' is from the right of way line.

Mr. O'Donnell stated and that sign is currently in place and how many feet from the right of way is it.

Chairman Sandora stated 13' from the street edge.

Mr. O'Donnell stated okay so each of these signs that's in place are in violation of the setback already and they were certainly installed prior to any applications and any prior approval and other impediments or problems.

Chairman Sandora stated not that he knows, Mr. Hartman.

Mr. Hartman stated no.

Mr. O'Donnell stated and, and just for the record, has this Applicant made applications to this Planning Commission before for other temporary signs.

Mr. Hartman stated no, the signs went up and he contacted the individual about a week after he saw them explaining to him that there was no permit and no approval from Planning and or ARB, at that time he explained that they had a death in the family out of town, that he would be going out of town for a period of time, he would call him when he got back, he got back and the signs, the applications still was not made for at least another two weeks after that time.

Mr. O'Donnell stated okay but has he made applications to the Planning Commission on other signs before these.

Mr. Hartman stated no unless he requested it.

Mr. O'Donnell stated okay well, fine.

Mr. Hartman stated there was another ground sign that was put in, on 82 next to Mr. Costa's building and a that sign went up without approval and a once again he had to contact him to try to get him to comply with the Ordinance then.

Mr. O'Donnell stated all right and that's what he is asking he had previously, he or his Company installed a sign without a permit the same way he has done it in this case, he was told to make application and in that case he did make an application, he did get the approval is he right.

Mr. Hartman stated that's correct.

Mr. O'Donnell stated so he should know the process and this is the second time around that he has done the same thing, he has put up signs without prior application approval.

Mr. Hartman stated that's correct.

Mr. O'Donnell stated all right.

Mr. O'Donnell stated that's all that he wanted to make sure the record was clear on because in the event that he submits any appeal at least there will be statements in the record as to the basis for the denial.

Chairman Sandora stated Thank You Mr. O'Donnell and we should send him a letter then.

Mr. O'Donnell stated certainly, he, he thinks that the location of the sign could certainly be declared a nuisance because they are in violation of the setback requirements, only of them being 10' that's probably very close to the road right of way and may even be a safety issue and second after action of the Planning Commission tonight in the event that the Planning commission decides to reject these applications Mr. Hartman should notify them immediately that the signs should be remove or they should, he should be cited immediately for that and he should be given very little time to to response to get those signs down, you know 7 days or, or so, something to that affect, that's his feeling on how this should be handled.

Chairman Sandora stated okay, Thank You Mr. O'Donnell.

Chairman Sandora stated okay then, we will have to do this in the affirmative.

Someone stated can we do this in one motion.

Mr. O'Donnell stated yeah, well it might be two, motion to combine them all to one motion.

Ms. Fashempour stated she thinks Tom wants a motion to combine them all.

Mayor Luks stated uh um.

Chairman Sandora stated is that what you want.

Mayor Luks stated uh um.

Keller Williams, 6447 Royalton Road, TCD-1 Zoning. Temporary Real Estate Sign Approval.

Keller Williams, 10300 Royalton Road, General Industrial Zoning. Temporary Real Estate Sign Approval.

Keller Williams, 8300 Royalton Road, RMD Zoning. Temporary Real Estate Sign Approval.

Chairman Sandora stated okay, could we have a motion to combine all the signs for Keller Williams.

Mayor Luks stated so moved.

Victor Bull stated second.

Chairman Sandora stated it's been moved and seconded to combine 4, 5, 6 and 7 for Keller Williams, it's been moved and seconded, Ms. Fashempour please call the roll.

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

Chairman Sandora stated and a motion to approve the signs for, Temporary Signs for Keller Williams for 4, 5, 6 and 7.

So moved Don Willey.

Second Victor Bull.

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

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

Chairman Sandora stated and the Applicant will be sent a letter to remove their signs.

Site Plan Approval

North Royalton Lions Club, City of North Royalton, 6170 Royalton Road, Public Facility Zoning. Site Plan Approval for North Royalton Veterans Flag Memorial at North Royalton Cemetery.

Chairman Sandora stated the Applicant is here, please step forward again and make your presentation again, briefly just tell us and maybe you can show the audience this time.

Mr. Phillips stated in the, he will hold this up for the audience as well, the a North Royalton Lions Club has proposed a project to create a Veterans Flag Memorial at the North Royalton Cemetery, the location will be at the southwest corner of the Cemetery on Royalton Road and in the existing area where the current War Memorial is now. Mr. Phillips stated the current War Memorial is a post Civil War Memorial for the Grand Army of the Republic and it will be enhanced by keeping it in place and a putting paving bricks around it and putting seven flags representing the United States Flag, and then the flags of the military services. Mr. Phillips stated the Lions Club which is a public service organization here in North Royalton has done other service projects successfully here in the City and has added to the the community, this is another one of those projects that will be funded by the Lions Club through it's activities, normal fund raising as well as special fund raising for the flags, they will be looking for individuals or companies to buy the flag poles themselves and also to sell paving stone with names of individuals for you know commemorative and a with that he understands of the seven poles they have already had five of them spoken for, so two more poles to be sold and these will be commercial poles, high quality and they will be lit as well as the flags maintained by the Lions Club, he thinks as we talked about at the Public Hearing, the issue of how the poles will be illuminated and where the electricity will come from is in the works and it looks like that should be resolved as well, so with that the anticipated time frame for the completion of the Flag Memorial should be by Memorial Day 2008. Mr. Phillips stated if anyone has any questions.

Chairman Sandora stated Thank You Mr. Phillips.

Mr. Phillips stated Thank You.

Chairman Sandora stated anybody on the Board, Mr. Merdes.

Mr. Merdes stated he has no additional comments.

Chairman Sandora stated Mr. Hartman do you have anything.

Mr. Hartman stated he has no comment Mr. Chairman.

Chairman Sandora stated anybody else on the Board.

Victor Bull stated Mr. Chairman to Mr. Phillips.

Chairman Sandora stated Mr. Bull.

Victor Bull stated do you have room to add any additional flag poles, is that what he heard you say earlier.

Mr. Phillips stated he doesn't know, Fred, we can fit two more in there, Mr. Ahrens.

Victor Bull stated he just wondered about an Ohio Flag.

Mr. Phillips stated he thinks a MIA Flag was talked about, Merchant Marine Flag.

Mr. DeAnna stated MIA's and a POW.

Chairman Sandora stated all right Gentlemen, we have to do this in an orderly manner.

Mr. Phillips stated okay, though the answer yes.

Victor Bull stated yes.

Chairman Sandora stated the answer is yes, the flags that are, right now there is the Army, Navy, Marines, the Air Force, the Coast Guard, there is also an Ohio Flag, Merchant Marine Flag and the National Guard Flag, also the American Flag, that's what could be put up there.

Mr. Phillips stated correct.

Victor Bull stated Thank You Mr. Phillips.

Mr. Phillips stated Thank You.

Chairman Sandora stated anyone else on the Board.

Mayor Luks stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated she just, she just wanted very simply say Thank You to the Lions Club this is another great project and she agrees with Emil Phillips, Mr. Phillips you are absolutely right, this is something that the whole community can be very proud of so Thank You for giving that to the Community.

Chairman Sandora stated he would like to say the same thing, he is proud to be part of this committee, he is going to have to reclude himself from voting on this issue tonight because he is a member of the Lions Club but he thinks this is a very worthwhile project, he is proud that it's going to be here to represent all the Veterans, he thinks it is going to be a very worthwhile project, it has been long in coming but it is finally here and it looks like it is going to come, come into fact, Mr. Willey.

Mr. Willey stated Thank You Mr. Chairman, he, he echo's those sediments also, we have some students from North Royalton High School and they didn't think that this would be an exciting meeting but a after he is plotted up in there in about 50 years from now, you can say that you were at the City, the Planning Commission meeting when a we approved those and you can tell your grandchildren about it, so he thinks it is a very, very worthy thing, Thank You Mr. Chairman.

Chairman Sandora stated Mr. Willey are you going to reclude yourself from voting.

Don Willey stated ah yes, he also will have to recluse himself as a Member of the Lions Club.

Chairman Sandora stated Thank You, anybody, on the, else on the Board have anything they would like to ask, anybody in the audience have anything that they would like to ask, add.

Victor Bull stated Mr. Chairman, he would like to defer to the Mayor to a, vote for approval.

Mayor Luks stated she moves to approve.

Victor Bull stated and he would second.

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

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

Chairman Sandora stated it's been approved Good luck Gentleman, Thank You.

Mr. Phillips stated Thank You all very much.

Subdivision Approval

York/Royalton LLC, **Villas of Worthington**, PUD Zoning. Revision to the Final Plan, A Plan Amendment Request.

Ms. Fashempour stated Applicant has requested to be tabled so if she can get a motion.

So moved Don Willey.

Second Anne Reinkober.

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

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

Miscellaneous

Ms. Fashempour stated and under Miscellaneous, she needs a motion to recess for August.

Don Willey stated so moved.

Mayor Luks stated second.

Chairman Sandora stated it's been moved and second to recess for the month of August, Ms. Fashempour please call the roll.

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

Adjournment

Chairman Sandora stated can he have a motion to adjourn.

So moved Anne Reinkober.

Second Don Willey.

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

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

Chairman Sandora stated we are adjourned.

Planning Commission Meeting for Wednesday, July 18, 2007 adjourned at 8:40 P.M.

Approved: Tony Sandora - Chairman - Planning Commission

Attest : Brenda Lynn Fashempour - Secretary - Planning Commission

Date : September 5, 2007