

Planning Commission Caucus - 7:07 P.M. - Thursday, October 11, 2007
Present: Chairman Tony Sandora, Mayor Cathy Luks, Victor Bull, Anne Reinkober, Clark Merdes, P.E., City Engineer, Rito Alvarez, Building Commissioner, Paula Recker, Lisa Uffman Kirsch, Mr. and Mrs. Grimes, Dave Sabol, Residents and Brenda L. Fashempour, Secretary.

Excuse Don Willey.

There will be no one present from the Law Department this evening.

Regular Meeting

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Approval of minutes -September 5, 2007 - September 19, 2007. Minutes are ready for approval, if the Commission so chooses.

Old Business

Abbeyville Townhouses - tabled no action. Request 90 day time extension.

Abbeyville Townhouses - tabled no action. Request 90 day time extension.

Columbia Gas of Ohio - tabled no action. Request 90 day time extension.

Columbia Gas of Ohio - tabled no action. Request 90 day time extension.

Rivers Edge Subdivision - tabled no action.

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

at&t - Letter received from at&t remove table, agenda.

Gary Moyse, - Letter received from Gary Moyse remove table, agenda.

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. Applicant may be present, if so remove from table, discussion, vote.

Dr. Nagel Brayer, Chiropractic Clinic - Applicant present, received BZA variance, remove from table, discussion, vote.

York/Royalton LLC, Villas of Worthington, tabled, no action. Received letter requesting no action until 11-21-07 meeting. 90 day time extension.

Ohio Catholic Federal Credit Union, tabled, no action. -BZA

Salon Pink, signs approval, tabled, no action. - BZA

Zillich Homes, Inc., Huntington Park 4, Preliminary Plan Approval.

Applicant should be present, new plan received, remove from table, discussion, residents, motion, vote.

Michael and Alice Walsh, tabled, no action.

Columbia Gas of Ohio, remove from table, agenda.

Columbia Gas of Ohio, tabled, no action.

Mount Royal Villa, sign approval, tabled, new sign proposal presented, BZA. No action.

Edward Jones Investments, submittal shown, signs approval, tabled, new sign proposal, Applicant, discussion, motion, vote.

Woodcroft Glen - Extension of Woodcroft Trace, Final Plat 2 - tabled, no action.

New Business

Sign Approval

Tanland - Sign, submittal shown. Applicant presentation, discussion, motion.

Valco - Sign, submittal shown. Applicant presentation, discussion, motion.

Valco - Sign, submittal shown. Applicant presentation, discussion, motion.

Façade Approval

6418 Royalton Road, - new roof, Applicant presentation, discussion, motion.

Utility Plan Approval

at&t - 18540 Bennett, utility plan, Applicant presentation, discussion, motion.

Miscellaneous
Adjournment
Planning Commission Caucus end 7:14 P.M.

Good Evening Ladies and Gentleman, welcome to the North Royalton Planning Commission Meeting for Thursday, October 11th.

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Thursday, October 11, 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: Chairman Tony Sandora, Mayor Cathy J. Luks, Anne Reinkober, Victor Bull, Vice Chairman, Clark Merdes, P.E., City Engineer, Rito Alvarez, Brenda L. Fashempour, Secretary.

Absent : Don Willey. 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. Motion carried.

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

Approval of minutes: September 5, 2007 and September 19, 2007. Ms. Fashempour stated under Approval of Minutes, September 5th, 2007 if you so choose. Anne Reinkober stated so moved. Second Victor Bull. Chairman Sandora stated it's been moved and second to approve the minutes, Ms. Fashempour. Roll call: Yeas: Four - Reinkober, Mayor Luks, Bull, Chairman Sandora. Nays: None. Motion carried.

Ms. Fashempour stated and approval of minutes for September 19th, 2007 if you so choose. So moved Victor Bull. Second Anne Reinkober. Chairman Sandora stated it's been moved and seconded, Ms. Fashempour. Roll call: Yeas: Four - Mayor Luks, Bull, Reinkober, Chairman Sandora. Nays: None. Motion carried.

Old Business:

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

Ms. Fashempour stated number 1, Abbeyville Townhouses, Recreation Allocation, no action.

Abbeville 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, Abbeville Townhouses for the Preliminary Plan Approval, 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 of Ohio for installation on Bentley Drive, 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 and number 4, Columbia Gas of Ohio for Glen Drive S., and Berkshire Way, tabled, no action.

Ms. Fashempour stated she is going to ask for a 90 day time extension on 1, 2, 3 and 4.

Anne Reinkober stated so moved.

Victor Bull stated second.

Chairman Sandora stated it's been moved and seconded for a 90 day time extension for 1, 2, 3 and 4, Ms. Fashempour please call the roll.

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

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, 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 6, Carlo Chiuchiarelli, 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 number 7, at&t, she received a letter requesting they be removed from the table on the Agenda so if you so choose she needs a motion.

Victor Bull stated so moved to remove from the table and the agenda.

Mayor Luks stated second.

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

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

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

Ms. Fashempour stated Gary Moyse, she received a letter from him asking to be removed from the table and the agenda.

So moved Victor Bull.

Second Anne Reinkober.

Chairman Sandora stated it's been moved and second to remove Gary Moyse from the table and the agenda.

Ms. Fashempour stated yes.

Chairman Sandora stated Ms. Fashempour please call the roll.

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

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 Tony D'Abramo, D-5 LLC, tabled, 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, tabled, no action.

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

Ms. Fashempour stated Nick and Rosa Carosiella, tabled, no action.

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

Ms. Fashempour stated Timberlane Estates Phase V, tabled, no action.

Ordinance No. 07-73 - An Ordinance accepting the Dedication of 1,621 feet of Mahican 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 Ordinance No. 07-73, is the Applicant here this evening, no one here from Indian Trails, okay, there will be no action on that this evening.

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

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

So moved Mayor Luks.

Second Victor Bull.

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

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

Chairman Sandora stated the Applicant is here, please step forward, please and state your name, address and what you would like to do.

Hello, I am Glen Ramage, Architect, 34 South Main Street, Chagrin Falls, Ohio. Mr. Ramage stated we are here tonight with a proposed addition to an existing commercial property. Mr. Ramage stated we were here previously and were referred to the Board of Zoning Appeals for a variance for a lot width, that variance was granted and we are here tonight again looking for site plan approval for the project. Mr. Ramage stated he has a color drawing here, he doesn't know if you still have those in your packet. Mr. Ramage stated what we are looking at is a, is a residential use property but it is zoned commercial directly south of the driveway to the Avalon Party Center, the existing residence is there, we are proposing to remove the garage portion of it, and then, that's about 900 square feet and then build a 2600 square foot addition behind the existing residents. Mr. Ramage stated this would be a new driveway then coming along the south property line and the new parking would all be behind the existing building. Mr. Ramage stated the rest of the site development, we are working on a stormwater detention plan, we do have provisions for a, a detention basin in the front and we have been assured by the Civil Engineer that we have retained that we can make that work, of course with approval of the, of the City Engineer for that design and we have been to the Architectural Review Board at least in a preliminary way to talk about the, the exterior finishes and the materials and he would like to show you that as well.

Mr. Ramage stated these are the exterior elevations, this is the the sign, basically the front side of, of the building, facing a State, this then is the side elevation and the two sides that would face the north and south property lines. Mr. Ramage stated the primary entrance is actually off the back of the building and that's the little porch there that would face the parking lot towards the rear. Mr. Ramage stated the scale and the materials that we are proposing are all residential in character, we are not building a two story giant structure in kind of a residential area, small scale area, and again the materials, the, are siding and asphalt shingles, some stone for trim, it has very much a residential feel to it and, and scale to it, all pitched roofs, nothing is flat, so it's, it's something much different then a, a strip center for instance that could be built there according to the zoning.

Chairman Sandora stated okay, Thank You.

Chairman Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated Thank You Mr. Chairman. Mr. Merdes stated the a, the parking lot, the driveway, it's all required to be curbed, he is not sure that, that's really shown on, on the site drawing that was submitted to Planning or the color rendition, are you aware of that.

Mr. Ramage stated yes and there are, there are a few issues, along with the detainage, the design of the pavement, the curbs, we do have, we will have to adjust the grades to have a grade level entry off the rear of the building, this still is, is a preliminary drawing, we understand that, that we would have to come back and with the, go through the City Engineer's Office with an engineered site plan showing all the curbs, all the paving, all the lightings and all of those issues.

Mr. Merdes stated actually the lighting is something that probably should be discussed at this point a, what, what is proposed as far as lighting planned.

Mr. Ramage stated yes, it's not on the drawing but we will, what we would propose is a probably four 20' pole lights, two on each side of the parking lot, north and south, they would be the typical cut off type light fixtures, probably metal halite, cut off in that they don't spread light onto the adjacent properties, they would a project light forward just into the parking lot and control it from spilling on to the adjacent properties although there, there already are pole lights down the driveway on the, the north side.

Mr. Merdes stated yeah and you have touched on the concern that, that new lighting the, where as it, it may be something you would like for your parking lot for, for the folks when it's, when it's dark, the City really doesn't want to see that spill over on to adjacent properties.

Mr. Ramage stated yes.

Chairman Sandora stated yeah, the lights must be controlled on your property.

Mr. Ramage stated when we, when we have the final engineered site plan, he will be happy to provide the photometric drawing and even the point by point of the, of the parking lot that will show you precisely where the lights going and what quantity.

Chairman Sandora stated where exactly will these lights on, on your drawing approximately.

Mr. Ramage stated the thinking would be to put two here and two here.

Chairman Sandora stated okay.

Chairman Sandora stated Thank You.

Mr. Merdes stated and a put the parking lot curbed and, and graded in such a way all of the, the stormwater would be collected and brought towards the basin to be released at a control rate to the then the City's storm sewer system.

Mr. Ramage stated that's correct, the property generally slopes from, from the back towards the front, or from the east towards the west, we would collect the stormwater in a catch basin and a pipe it to, to the front into the detainage basin and put in the appropriate restrictor to, to slow it down and again we will provide all the calculations for you and a document that it, that it does do what's intended to do.

Mr. Merdes stated and perhaps you can do a, a little discussion on the landscaping that's, that's being proposed at this time.

Mr. Ramage stated we have a, a really, a very preliminary landscape plan when we did go through the Architectural Review Board, they did request a, a final landscape plan, Ray Priest is, is on that board and of course a Landscape Architect that, that, he has worked with previously, he made some suggestions to a that, we would be happy to accommodate and again provide a landscape plan in the final design package, a couple of the suggestions where to a provide a, a landscape buffer or a fence along the south property line which is adjacent to a residential use building not a, not a, it's commercial zoned property but we would certainly like to a, to be a good neighbor there and a so either a fence or a hedge or a something that would prevent car lights from a shining into the, onto the neighbors property would be in our plans, he also suggested that a in addition to the foundation plan that we should around the base the building and on our elevations that we consider making the detainage pond more of a an organic shape, something other than a just a true rectangle if not a kidney shape, something that would have a little a articulation to it, the size and that we add some evergreen planting up there, something that would a, if not screen it totally from the, from the street at least have it look more like a natural feature.

Mr. Merdes stated uh um.

Mr. Ramage stated the existing trees that are on the site, we would try to maintain wherever possible and there are some along each property line, when we get towards the rear, it's a matter of grading, just to make the, the grades work we would have to clear most of the trees behind the homes, we do show three a, on a each property, three new shade trees, something that's a larger scale and again in addition to that we would have some hedges to, to a prevent the light from spilling onto the south property line, north, it's the driveway to the Avalon and that he thinks is not so much of a concern.

Mr. Merdes stated uh um.

Mr. Merdes stated Thank You, Thank You Mr. Chairman, those, those are his.

Chairman Sandora stated concerns.

Mr. Merdes stated uh um.

Chairman Sandora stated Thank You Mr. Merdes.

Chairman Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated a, Thank You Mr. Chairman, a, if he recollects what he said last time, with, upon approval, submit four sets of plans to our Building Department and they will be reviewed under the Ohio Building Codes, 2007 Edition.

Mr. Ramage stated and you did mention the, the new 2007 and there are some new requirements we will.

Mr. Alvarez stated yes.

Mr. Ramage stated and there are some new requirements, we will certainly make ourselves aware of those.

Mr. Alvarez stated no other comments Mr. Chairman.

Chairman Sandora stated Thank You Mr. Alvarez.

Chairman Sandora stated to the Applicant, a have you had any thought or consideration of maybe a using the Avalon driveway to enter your property, do you have any, have you thought about that or talked with any of those a, the owners of that property to maybe.

Mr. Ramage stated he hasn't directly, we thought that would have been a great idea, he thinks that, that property is in receivership and that there really is nobody to actually talk to about such an agreement.

Chairman Sandora stated uh um.

Mr. Ramage stated and then you would end up with a some kind of an easement or a cross easement, no, at this point that would be, that would prevent us from doing anything for quite a while.

Chairman Sandora stated okay, all right and the Architectural Review Board suggested to you that on the south side of the property you would put a form of buffering as a bushes or a fence.

Mr. Ramage stated yes.

Chairman Sandora stated so you would consider putting a fence along that property line.

Mr. Ramage stated yes.

Chairman Sandora stated because a, you know the last time you were here there was a lot of discussion about that particular side.

Mr. Ramage stated yes, and, and we are aware of that and a the plan is to again cooperate with the Architectural Review Board and what they would like to see and a couple of the items mentioned were a fence where the driveway is closest possibility and, and then some planting something a little more natural towards the rear.

Chairman Sandora stated uh um, okay so you don't have a problem with that.

Mr. Ramage stated no, he thinks he speaks for the owner and it's not inaudible.

Chairman Sandora stated okay.

Chairman Sandora stated anybody else on the Board have anything.

Chairman Sandora stated is there anyone in the audience that has any, anything on this, nobody.

Chairman Sandra stated could he have a motion to approve the Site Plan on the condition that it meets the approval of the Architectural Review Board and with their conditions and recommendations.

Mayor Luks stated so moved.

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.

Chairman Sandora stated Good Luck, it's a nice design.

Mr. Ramage stated Thank You very much.

Chairman Sandora stated welcome to the City.

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

Ms. Fashempour stated number 15, **Villas of Worthington**, it's tabled there will be no action, she does need a 90 day time extension on that.

Victor Bull stated so moved.

Anne Reinkober stated second.

Chairman Sandora stated it's been moved and seconded for a ninety day extension, Ms. Fashempour please call the roll.

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

Ohio Catholic Federal Credit Union, 5251 Wallings Road, Local Business Zoning. Signs Approval. Tabled.

Ms. Fashempour stated Ohio catholic Federal Credit Union, tabled, no action.

Salon Pink, 13568 Ridge Road, TCD-1 Zoning. Sign Approval. Tabled.

Ms. Fashempour stated Salon Pink, tabled, no action.

Zillich Homes, Inc., Huntington Park Subdivision 4, R1-A Zoning. Preliminary Plan approval. Tabled.

Ms. Fashempour stated Zillich Homes, Inc., **Huntington Park Subdivision, Phase 4**, someone here from a Huntington Park, no one here, a, tabled.

Mr. Merdes stated a, see if there are any residents that are here for that one.

Chairman Sandora stated is there any residents in the audience here for that.

Residents are present.

Mr. Merdes stated yeah, that's what he thought.

Ms. Fashempour stated it's tabled, do you we want to take it off the table.

Mr. Merdes stated Mr. Chairman.

Chairman Sandora stated Mr. Merdes.

Mr. Merdes stated we have a new drawing that he would at least like to show to anyone who is here.

Chairman Sandora stated that's fine.

Mr. Merdes stated he had actually thought that the Applicant was going to be here tonight but, you may be, just take it off the table for a couple of moments.

Chairman Sandora stated sure.

Ms. Fashempour stated can she get a motion to remove it from the table.

So moved Victor Bull.

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.

Mr. Merdes presented a new map design of grading for the property in question to the residents.

Chairman Sandora stated do they want to say anything.

Mr. Merdes stated no, Mr. Chairman.

Chairman Sandora stated Mr. Merdes.

Mr. Merdes stated just so the record reflects what we discuss, what happen tonight, the a, revised drawing was shared with a couple of residents who are here in the audience, they, he, they more or less confer that this was a compromise that, that they were looking for and are satisfied with it, did not want to make any other comments so he returns here to just mention that is what was discussed this evening when this was taken off the table.

Ms. Fashempour stated if you want to.

Mr. Merdes stated and then he would guess we would put it back on the table or he means, he doesn't, he don't, he guessed, they had addressed all of his other comments, he guessed it's up to you whether you want to act on it or put it back on the table.

Chairman Sandora stated a, yeah he, he would, are you satisfied with all the concerns Mr. Merdes.

Mr. Merdes stated they have addressed all of, all of his concerns which were probably the concerns which were, were those of the Commission.

Chairman Sandora stated okay, to the two residents, would you come forward and state your name and just your home address and state that you are satisfied with the changes that have been made.

Ed Valentine, 11361 Villa Grande Drive, property, go ahead.

Tom Chelmins, 11351 Villa Grande Drive.

Mr. Valentine stated we were here last time when Mr. Zillich presented and we asked that he consider creating a buffer, we are happy to see that the City Engineer has been able to work with the Developer's Engineer and it seems as though that a lot of positive work has been made to, to leave some of the natural trees and area there and from quickly seeing the drawing, it meets what we came for.

Mr. Chelmins stated right, they appreciate your effort.

Mr. Valentine stated appreciate your efforts.

Mr. Chelmins stated inaudible last time, Thank You.

Mr. Valentine stated and Thank You.

Chairman Sandora stated well we appreciate working with you and, and a your input on it and it is always nice to save the amount of trees that we can so, Thank You.

Mr. Valentine stated Thank You very much.

Mr. Merdes stated Thank You.

Chairman Sandora stated Mr. Alvarez do you have anything.

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

Chairman Sandora stated is there anybody on the Board that has anything.

Chairman Sandora stated is there anybody, have any reason that we should continue this or just go ahead and.

Mayor Luks stated she thinks we can take action.

Chairman Sandora stated take action on it tonight.

Chairman Sandora stated make a motion that we approve a, the preliminary plan for Zillich Homes.

Mayor Luks 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.**

Michael and Alice Walsh, York Road Rear Property, PPN 482-03-005, R1-A Zoning. Lot Split and Consolidations Approval. Tabled.

Ms. Fashempour stated Number 19, Michael and Alice Walsh, tabled, no action.

Columbia Gas of Ohio requests to install 1280' of 2" new plastic distribution main off Royalton Road in a private easement to serve Platinum Plaza, Approval. Tabled.

Ms. Fashempour stated it is tabled, she is going to request from Planning Commission to remove it from the table and agenda this evening.

So moved Victor Bull.

Second Anne Reinkober.

Chairman Sandora stated it's been moved and second to remove from the table and the agenda item 20, Columbia Gas of Ohio, Ms. Fashempour please call the roll.

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

Chairman Sandora stated removed.

Columbia Gas of Ohio requests to install 50' of 2" plastic pipe at 4695 Royalwood Road, Approval. Tabled.

Ms. Fashempour stated Number 21 is tabled, no action, Columbia Gas of Ohio.

Mount Royal Villa, 13900 Bennett Road, TCD-1 Zoning. Sign Approval. Tabled.

Ms. Fashempour stated Number 22, Mount Royal Villa, tabled, no action.

Edward Jones Investments, 10200 Royalton Road, General Industrial Zoning. Signs Approval. Tabled.

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

Anne Reinkober stated so moved.

Victor Bull stated motion to remove.

Victor Bull stated second.

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

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

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

Joe Millie, he will be the Financial Advisor in charge of the branch, 3786 Chelsea Drive, Brunswick.

Jim Briola with Northcoast Sign and Lighting, 310 North Broadway Street, Medina.

Chairman Sandora stated all rightly, what is it that you want to do now.

Mr. Briola stated we are proposing, we, we a, we came to the last meeting with the sign which was below the allowable square footage for the store front, that Edward Jones is going to be in, so we, he submitted new drawings, new sets of drawings with a sign which is going to be a little bit larger but it's also going to fall within the square footage allowed by the City and so we are, the height of the sign is going to be 28" it's a illuminated box sign and it's going to be 168" wide.

Chairman Sandora stated okay Thank You.

Mr. Briola stated that's okay.

Chairman Sandora stated are, is there a sign or anything on that building now.

Mr. Briola stated no, there no, there are no signs there.

Chairman Sandora stated there is nothing there, okay Thank You.

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

Mr. Alvarez stated Thank You Mr. Chairman, again we looked at the sign, the new sign is 32 square feet and they are allowed up to 38 square feet for the sign itself, they are well within the allowable, his only other comments was the same, the second one about the sign having an approved listing according to the National Electric Code and a that's basically it, other than that he recommends approval.

Chairman Sandora stated Thank You.

Mr. Briola stated he will have a UL listing.

Mr. Alvarez stated okay, great.

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

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

Chairman Sandora stated anybody else on the Board have anything.

Chairman Sandora stated anybody in the audience have anything on this, motion to approve the sign Edward Jones Investments.

Ms. Fashempour stated signs, there is one on the plaque on the street and one on the building.

Chairman Sandora stated for the signs for Edward Jones Investments as long as, the Applicant must meet all the requirements of the Architectural Review Board.

Mr. Briola stated he attended the Architectural Review Board.

Ms. Fashempour stated yeah and they were approved.

Mr. Briola stated and they only had one concern is that they wanted to find out whether there were other signs on the building so that this one was going work with the other ones that it was going to look okay but this is the first.

Ms. Fashempour stated yeah, she received an email from Donna Tuesday that said at last night's ARB meeting both Edward Jones and David Sabol appeared and the Board approved their application contingent upon a Planning Commission approval so.

Chairman Sandora stated okay.

Chairman Sandora stated can, have a motion, second.

Second Victor Bull.

Chairman Sandora stated Ms. Fashempour please call the roll.

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

Chairman Sandora stated it is approved.

Mr. Briola stated Thank You.

Mr. Millie stated Thank You very much.

Woodcroft Glen, Royalton Road, GB and RMD zoning. Extend Woodcroft Trace to York Road and Woodcroft Glen Phase 2 Final Plat- Approvals. Tabled.

Ms. Fashempour stated Woodcroft Glen, tabled, no action.

New Business

Sign Approval

Tanland, 6687 Royalton Road, TCD-1 Zoning. Sign Approval.

Chairman Sandora stated Applicant here.

Mr. Grimes stated yes.

Chairman Sandora stated step to, forward please, state your name, your address and what you would like to do.

Okay, my name is Jason Grimes, our address is 11920 Nottingham Parkway, North Royalton, Ohio. Mr. Grimes stated we are submitting for a new sign for the address of 6687 Royalton Road.

Chairman Sandora stated all rightly, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, a, for this building the a, being the width of 44 lineal foot, they are allowed up to say 72 square feet of area for a signage, this sign that he is putting up is approximately 66 square feet, so that meets the allowable, well within the allowable and similarly from the previous applicant the sign is going to be a, have an approved listing according the National Electric Code.

Mr. Grimes stated yes Sir.

Mr. Alvarez stated and a, again submit the drawings to the Building Department upon approval and a show how it's being mounted on the man, mansard and so forth.

Mr. Grimes stated yes Sir.

Mr. Alvarez stated no further comment Mr. Chairman.

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

Mr. Merdes stated Thank You no comments.

Chairman Sandora stated anybody else on the Commission have anything, anybody in the audience have anything.

Chairman Sandora stated he will make a motion to approve a sign for Tanland on the condition that the applicant meets all the requirements and the conditions of the Architectural Review Board.

Mr. Grimes stated yes Sir.

Chairman Sandora stated and you will have to go back to them, he believes the meeting is October 22nd.

Mr. Grimes stated yes Sir.

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 okay.

Mr. Grimes stated Thank You.

Chairman Sandora stated Thank You, Good Luck.

Valco, 9980 York-Theta Drive, General Industrial Zoning. Sign Approval.

Chairman Sandora stated the Applicant is here, step forward please, state your name and address.

Ms. Fashempour stated do we want to do all three of them together and then separate them out in separate motions, or do you want her to make a presentation for each one.

Chairman Sandora stated well each one is pretty much the same.

Mrs. Kaminsky stated they are, they are just different, she is acknowledging different buildings, one, two and three.

Ms. Fashempour stated have her make one presentation and then break them down.

Chairman Sandora stated that's fine.

Ms. Fashempour stated okay.

Valco, 10000 York-Theta Drive, General Industrial Zoning. Sign Approval.

Valco, 10020 York-Theta Drive, General Industrial Zoning. Sign Approval.

My name is Linda Kaminsky, she is at 15131 Pearl Road in Strongsville, she is actually the sign lady for representing Leo Enggasser of Valco, since the original plans that she submitted, the actual sign shows 2' from the ground, she has adjusted that so that it is only a foot and half so that she is within Code and a she also had some, somewhat landscaping plans that we tried to show as well. Mrs. Kaminsky stated when she was at the ARB Board meeting on Monday, they said they also wanted to see some landscape shrubs added to the existing sign right now the, building 3 we are going to take out that sign and replace it with a post and panel sign like building one and two, that one is only 18' from the street so she knows it's suppose to be 25' from the street ideally the owner would like to have all of them consistent so 18' because the other one is already existing and has landscaping, huge landscaping already in place but if, if that cannot be at least if we can keep building 3 where it is and then the other two could be 25' back.

Chairman Sandora stated is that it.

Mrs. Kaminsky stated she thinks so.

Chairman Sandora stated Mr. Alvarez.

Mr. Alvarez stated he will try to get them one at a time here.

Chairman Sandora stated go ahead.

Mr. Alvarez stated Thank You.

Mr. Alvarez stated as far as the sign is, there are 32 square feet which is obviously less then the maximum allowable of 75, the issue of the sign being 18' from the edge of road, on your site plan that you submitted they were all 18 equally, now, if you wish to move two of them back 25' that's fine and if you want to keep the other one at 18 then you still need a variance for that.

Mrs. Kaminsky stated even though that one is already in place.

Mr. Alvarez stated a, he went by there, he didn't, which one was it that.

Mrs. Kaminsky stated a.

Mr. Alvarez stated he drives by there and he forgets as soon as he drives by.

Mrs. Kaminsky stated that's what it looks like now.

Mr. Alvarez stated is that the one that is kind of hidden with what from the one side.

Mrs. Kaminsky stated yeah, right, it kind of leads into the driveway right there.

Mr. Alvarez stated okay, it's.

Mrs. Kaminsky stated so this would actually be removed and we would put our post and panel right in there and then we would add shrubbery right where those marks are.

Mr. Alvarez stated he sees.

Mrs. Kaminsky stated and then all these trees and everything would already be in place and our sign would fit in there with the mulch and everything.

Mr. Alvarez stated okay.

Mr. Alvarez stated well he doesn't want to speak for the Law Office and for the Law Director since he is not here but if this is the same site that they are going to put this sign in, again he doesn't want to speak for what he would think, he shouldn't have a problem if they are just replacing it right where that sign is right now and that would be his opinion for the Board and the other two you are going to move back 25'.

Mrs. Kaminsky stated yes, we will do that.

Mr. Alvarez stated okay, super, the only other issue you agreed to a lower the sign a little bit.

Mrs. Kaminsky stated 6', 6".

Mr. Alvarez stated yeah so the columns would be 18".

Mrs. Kaminsky stated yes.

Mr. Alvarez stated and that will be a, you would be fine with him with that, in that respect so really the only issue, there wouldn't be any issue unless, if the Board is willing to agree to let you use that same spot there for the new sign and that would be only the one.

Mrs. Kaminsky stated only building 3.

Mr. Alvarez stated only building 3 and the other two you are moving back 25'.

Mrs. Kaminsky stated correct, yes.

Mr. Alvarez stated okay.

Chairman Sandora stated and building 3 is what address.

Mrs. Kaminsky stated 9980.

Mr. Alvarez stated 9980.

Mrs. Kaminsky stated yes.

Chairman Sandora stated 9980 building.

Mrs. Kaminsky stated yes.

Chairman Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated Thank You Mr. Chairman, his comments have already been discussed.

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

Chairman Sandora stated anybody in the audience have anything.

Chairman Sandora stated he probably don't have a problem with, with the, with the original sign being there is the applicant going to happy that, that one will be 18' and the other two will be back 25'.

Mrs. Kaminsky stated he will live with it, she did discuss this with him that, that is a very good chance that would turn out that way and he said, it wasn't his first choice but that he would go with for it, so yes.

Chairman Sandora stated does anybody else on the Board have comments or anything on, no.

Mayor Luks stated no.

Chairman Sandora stated okay then, make a motion to approve the sign for Valco.

Ms. Fashempour stated let's do three separate motions.

Chairman Sandora stated for the 9980 York Theta Drive which will remain at the 18' from the road.

Mayor Luks stated second.

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 he will make a motion to approve number 3, Valco, 10000 York Theta for a sign approval it will be moved, be 25' from the right of way and the sign as shown will be lowered so that it's, only 18" from the ground.

Mrs. Kaminsky stated that is correct.

Mayor Luks stated second.

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

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

Chairman Sandora stated and item 4 Valco, 10020 York Theta, the same as the above, the sign will be placed at 25' from the right of way and the sign itself will be lowered to 18" from the ground up.

Anne Reinkober stated second.

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

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

Chairman Sandora stated okay and a you will be going to the ARB so you will have to meet all the conditions and the requirements of the Architectural Review Board.

Mrs. Kaminsky stated okay, she was just here on Monday and she knows she has to go back, does she have to do anything before going back, she just shows up again.

Chairman Sandora stated no, show up and they will tell with your landscaping plan and the colors and everything and as long as you meet their approval then you are fine.

Mrs. Kaminsky stated and she does have those now, okay, Thank You.

Chairman Sandora stated Thank You.

Façade Approval

6418 Royalton Road, Florence Carlson, TCD-1 Zoning. Exterior Renovations - New Patched Roof Approval.

Ms. Fashempour stated she believes that the Applicant is here.

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

Dave Sabol, 10065 Echo Hill Drive, Brecksville, Ohio, for the façade approval for 6418 Royalton Road. Mr. Sabol stated what we are going to do is, there is an existing flat roof on this structure, we would like to put a hip roof on that structure and then add an additional reverse gable over the existing canopy, there is a flat roof canopy that extends from the front of the building, basically it's a maintenance situation, where the roof is old, right now it's a flat roof, well it's a pitched roof to the rear of the building, slightly pitched, but it looks flat from the street, so we are adding the hip roof for both aesthetic as well as a functional issue.

Chairman Sandora stated okay, Thank You, is there a business going in there at this time or just, just been renovating the building itself at this time.

Mr. Sabol stated correct, it is just renovating the roof portion itself, to his knowledge, there is no business right now, but he thinks it's part of trying to attract a, businesses to come into that location.

Chairman Sandora stated okay.

Mr. Sabol stated so we are going to be doing no internal renovations to the existing building.

Chairman Sandora stated okay, Thank You.

Chairman Sandora stated Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, his only is, is just that if Planning Commission approves this, submit four sets of plans to the Building Department and again the applicable Code is the Ohio Basic Building Code 2007 Edition.

Mr. Sabol stated very good.

Mr. Alvarez stated no other comments.

Mr. Sabol stated we will do that.

Chairman Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated Thank You Mr. Chairman, he does not have any comments.

Chairman Sandora stated anybody else on the Board have anything.

Mayor Luks stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated if you could give her some idea on time frame, is the plan to be under construction and get this done this year yet or next spring.

Mr. Sabol stated the plan is this year weather holding, you never know lately but a yes, the plan is as soon as the building permits reviewed approved, the Contractor will be on site doing the work.

Mayor Luks stated Thank You, Thank You Mr. Chairman.

Chairman Sandora stated Thank You Mayor.

Chairman Sandora stated and you were before the Architectural Review Board.

Mr. Sabol stated yes we went on Tuesday, they had no comments, we provided the a selection of the roofing material and they were.

Chairman Sandora stated and inaudible, and they, they okayed it.

Mr. Sabol stated yes.

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

Chairman Sandora stated he will make a motion to approve a façade change to, for the roof at 6418 Royalton Road and as long as the Applicant meets all the conditions of the Architectural Review Board.

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, Reinkober, Bull, Chairman Sandora. Nays: None. Motion carried.

Chairman Sandora stated Good Luck.

Mr. Sabol stated Thank You.

Utility Plan Approval

at&t requests permission to place an above ground cabinet in the road right of way near 18540 Bennett Road - Approval.

Chairman Sandora stated is somebody here from at&t.

Yes, I am, I'm Wendy Bujnovsky, she is representing at&t this evening, she is seeking approval for the addition of a telephone cabinet associated with Project Light Speed, this, this particular build is on a vacant lot but it is directly across the resident at 18545, it is to be a pole mounted cabinet with, it's not a, it's not a bad build as far as what we do, a it is her understanding that you have a general landscape plan and we have been landscaping these cabinets and we would continue to do that, she doesn't have a site specific landscape but we are coming and seeking approval with the idea that once this is built we would landscape it.

Chairman Sandora stated okay, Thank You.

Ms. Fashempour stated now you said it's going to be on a pole.

Ms. Bujnovsky stated yeah, it is actually a pole mounted cabinet.

Ms. Fashempour stated okay because the plans that she showed the residents showed it on the ground, the plans she had.

Mrs. Bujnovsky stated okay, could she see your plans.

Ms. Fashempour stated sure.

Mrs. Bujnovsky stated it is, what it is, a stub pole.

Ms. Fashempour stated right.

Mrs. Bujnovsky stated okay and you actually show something.

Ms. Fashempour stated no, we have a picture of and then she has a picture of this which they said is the one across the street from them.

Mrs. Bujnovsky stated right.

Ms. Fashempour stated and then this was the one that was going in.

Mrs. Bujnovsky stated wow, she actually, she thinks that's a mistake, do you have a copy of our design.

Ms. Fashempour stated she has a copy of the plan.

Mrs. Bujnovsky stated what she is seeing here is the actual inaudible drawing, 72" pole, we have a pole mounted cabinet, she apologizes, it looks like they provided a drawing that was not correct.

Ms. Fashempour stated okay then maybe you need to show, show the residents.

Mrs. Bujnovsky stated the residents.

Ms. Fashempour stated yeah because.

Mrs. Bujnovsky stated there are not aware of it.

Ms. Fashempour stated well there, this is what they are looking at now.

Mrs. Bujnovsky stated okay, right.

Ms. Fashempour stated and this is what she showed them that they were getting next door or, or next to it so maybe you can explain where that fits and what they are actually going to see.

Mrs. Bujnovsky stated sure, she would be happy to.

Ms. Fashempour stated go ahead and explain to them and then come back to the mic.

Mrs. Bujnovsky explained to Mr. and Mrs. Hach.

Mrs. Bujnovsky stated the west side for whatever reason hasn't been building to many of these on the, on the stub pole although she thinks it is a really good idea, she has several she thinks she has built in Willoughby, in the right of way but you know, she really does not have a picture tonight, she didn't realize that, that was a, she didn't realize that there was a misunderstanding, so she does apologize for the misrepresentation.

Mayor Luks stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated you say the west side hasn't been building too many of these.

Mrs. Bujnovsky stated just in general the west side, just really hasn't opted for the pole mounted, we have a lot of, we have just built a lot of pad mounted but.

Mayor Luks stated and so is that something that as Planning Commission we can say we would prefer.

Mrs. Bujnovsky stated well, the.

Mayor Luks stated or do they not always work and, and.

Mrs. Bujnovsky stated well, that's just it, there is a, there is a capacity issue, this one is a pole mount, it's a, it's a smaller cabinet which provides.

Mayor Luks stated right.

Mrs. Bujnovsky stated less service because it's been deemed it's not necessary to provide a lot of service so, so this particular cabinet can be mounted on a pole, um, she does believe her, what she is not, what she can't guarantee you is if the 52E which is the largest cabinet that we are putting out there right now, if that can be pole mounted or not, but these are all things that she would be happy to clear up for you and provide that information tomorrow when she gets back to the office.

Mayor Luks stated you know she, she would be very appreciative if you could give us any information on, on those sorts of things, um, because this is a relatively new technology to us program if you will and the more we can educate ourselves the more we can answer residents questions and the better we can deal with these applications as they come in so if you could do that she would be very appreciative.

Mrs. Bujnovsky stated Mayor, she would be happy to do that for you and and she will upon going back to work tomorrow.

Mayor Luks stated great.

Ms. Fashempour stated could you also get us a picture of what that looks like.

Mrs. Bujnovsky stated well, we will work on that, that may take her a little bit more because of, more than likely, she thinks that someone working next to her was actually looking for a picture of that very thing, she is just not sure if we have one yet, a, so it may be just a drive out to Willoughby that we have to take and then that we can submit to you and, and again she would be happy to do that, that might be Monday.

Mayor Luks stated okay.

Mrs. Bujnovsky stated okay.

Ms. Fashempour stated well we meet again Wednesday night so.

Chairman Sandora stated you want to table it and will come, you can come back Wednesday night.

Mrs. Bujnovsky stated sure, she apologizes for that picture, she thinks that it was very misleading and she didn't realize that you had that picture.

Chairman Sandora stated okay.

Mrs. Bujnovsky stated yeah we can, will, she means we can send, she isn't sure that it will be her but she, but we will come back Wednesday and prior to that she will have provided a picture of what that build should look like as well as some information about a whether or not that's an option for you in future builds.

Chairman Sandora stated okay.

Mrs. Bujnovsky stated okay.

Chairman Sandora stated Thank You.

Ms. Fashempour stated she thinks we have three or four other ones on Wednesday night.

Mrs. Bujnovsky stated three or four other at&t proposals, okay, okay.

Ms. Fashempour stated boxes, yeah, yeah.

Mrs. Bujnovsky stated a, has that Agenda been sent over to us.

Ms. Fashempour stated no, not yet, goes out, it will go out tomorrow after tonight's meeting.

Mrs. Bujnovsky stated okay, no problem great.

Chairman Sandora stated do you wish to speak anything, say anything Sir, come on up to the microphone, come up to the microphone please.

I am Norman Hach, 18545 Bennett Road, right opposite where this installation is going to be, sometime many years ago when they first put the first box up there they installed a pole across from their driveway and it was lopsided and he complained at that time, of course nothing was ever done, the pole after all these years is still lopsided and the box is still hanging on it, so he was wondering if there couldn't be something done to correct what's already there before the new additional box is placed there and if there could be some type of landscaping or something around that box because we are looking it is right out our front window.

Mrs. Bujnovsky stated she understands, a, and as she is looking at this she, she would say for your first concern.

Mr. Hach stated that's the pole.

Mrs. Bujnovsky stated okay, the fact that it is canted, that will have to be reviewed, to be perfectly honest with, not just herself but with CEI, this is a joint owned pole and sometimes they are actually set canted to offset pull that's happening on that pole.

Mr. Hach stated well.

Mrs. Bujnovsky stated as a result of the cable, she doesn't know, she can't say right now.

Mr. Hach stated this is a straight pull through this area.

Mrs. Bujnovsky stated she is not in, she will have it, she can have it looked at but she can't say.

Mr. Hach stated there has never been a guy line or anything on it.

Mrs. Bujnovsky stated okay, okay.

Mayor Luks stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Luks stated she is sorry,, Mr. Chairman, a Mr. Hach, what she would suggest is since we are going to table this issue this evening, a and the Applicant will be back next week let's give the Applicant an opportunity to take a look at that and find out if there is a remedy to it or if there is a reason why it is the way it is, so that she can give us certain answers next week, is that, if that's okay Sir.

Mr. Hach stated that's fine.

Mayor Luks stated great.

Mrs. Bujnovsky stated she appreciates bringing your, your concerns to us, we certainly, this would be the opt.

Mr. Hach stated he is sure if anybody went down and looked at that pole.

Mrs. Bujnovsky stated all right, will, will, you know if it can be done that's the perfect time to make that change because we are.

Mr. Hach stated uh um.

Mrs. Bujnovsky stated so she didn't see why there would be a problem unless it's an engineering issue okay, so you come back Wednesday, and she will be back Wednesday and we can hopefully have a solution.

Mr. and Mrs. Hach stated okay good.

Chairman Sandora stated okay Thank You.

Chairman Sandora stated can he have a motion to table.

Mayor Luks stated so moved Mr. Chairman.

Chairman Sandora stated it's been moved, second.

Victor Bull stated second.

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

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

Miscellaneous

Ms. Fashempour stated she has nothing under Miscellaneous.

Adjournment

Victor Bull stated motion to adjourn.

Mayor Luks stated second.

Chairman Sandora stated second.

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

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

Chairman Sandora stated we are adjourned.

Planning Commission Meeting for Wednesday, October 11, 2007 adjourned at 8:20 P.M.

Approved: Tony Sandora
Chairman - Planning Commission

Attest : Brenda Lynn Fashempour
Secretary - Planning Commission

Date : November 14, 2007