

Planning Commission Caucus - 7:05 P.M. - Wednesday, December 5, 2007.
Present: Mayor Robert Stefanik, Chairman Tony Sandora, Victor Bull, Vice Chairman, Anne Reinkober, Don Willey, Council Representative to Planning Commission, Clark Merdes, P.E., City Engineer, Rito Alvarez, Building Commissioner, Donna Vozar, 2nd Assistant Prosecutor, Dan Kasaris, Bob Barker, Sign Painter, Applicants, Brenda L. Fashempour, Secretary.

Regular Meeting

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Organizational Meeting -Election of Chairman, Election of Vice Chairman, have 60 days from General Election, could go as long as 1st meeting in January, motion to table, second, roll call.

Establishment of monthly meeting nights - 2008 schedule - conflict with Council Office over 1st Wednesday, January 2, decide to re-schedule time to 8:30 P.M. Open Caucus, 8:45 P.M. Open Meeting, March and November moved because of Election Dates. Motion to approve monthly meeting nights, schedule 08, second, roll call.

Approval of minutes - November 14, 2007 - motion, second, roll call to excuse Mayor Stefanik and Victor Bull, motion, second, roll call to approve. November 21, 2007 - motion second, roll call to excuse Mayor Stefanik, motion, second, roll call to approve.

Old Business

C & C Management Group - Carlo Chiuchiarelli, 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.

York/Royalton LLC, Villas of Worthington, tabled, no action.

Ohio Catholic Federal Credit Union, tabled, BZA variance granted, remove table, applicant's presentation, move to approve, second, roll call.

Salon Pink, signs approval, tabled, BZA variance granted, applicant out of Country, Secretary asked to approve and move along to ARB, remove from table, motion to approve, second, roll call.

Michael and Alice Walsh, tabled, no action.

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

Ordinance No. 07-103 - tabled, no action.

Stucco Inc., tabled, applicant may be present, if so remove from table, Applicant make presentation, Mr. Merdes felt that the site plan needed additional work, re-table, motion, second, roll call.

Sprint Com, Inc. - tabled, applicant requested to be removed from the Agenda, motion remove table, agenda, second, roll call.

New Business

Sign Approval

Colliers Ostendorf-Morris - temporary sign, applicant present, discussion, motion, second, roll call.

ATA Martial Arts, sign approval, applicant present, discussion, motion, second, roll call.

Utility Plan Request

at&t - applicant, residents, motion.

at&t - applicant, residents, motion.

Miscellaneous

Adjournment

Chairman Sandora reminded the Commission that Villas of Worthington was going to be on the Agenda next week. Discussion held regarding how that Development came to be, change of Zoning to PUD, old PUD Code. Ms. Fashempour stated that she went back and each Commissioner will get a packet with all the information submitted back in June/July. Mrs. Vozar received hers tonight for her review. Mr. Merdes will be doing his report on Friday for the Commission to review.

Planning Commission Caucus ended 7:24 P.M.

Good Evening Ladies and Gentlemen, welcome to the North Royalton Planning Commission Meeting for Wednesday, December 5th.

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, December 5, 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 Robert Stefanik, Chairman Tony Sandora, Vice Chairman Victor Bull, Don Willey, Council Representative to Planning Commission, Anne Reinkober, Donna Vozar, 2nd Assistant Prosecutor, Clark Merdes, P.E., City Engineer, Rito Alvarez, Building Commissioner and Brenda L. Fashempour, Secretary.

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

Organizational Meeting -
Election of Chairman
Election of Vice Chairman
Establishment of Monthly Meeting Nights
2008 Schedule.

Ms. Fashempour stated under our Organizational Meeting we are going to table the election of the Chairman and Vice Chairman, so if she can get a motion to table that section of the Organizational Meeting.

So moved Don Willey.

Victor Bull stated second.

Chairman Sandora stated it's been moved and second to table the Organizational Meeting, Ms. Fashempour please call the roll. Roll call: Yeas: Five - Willey, Bull, Reinkober, Mayor Stefanik, Chairman Sandora. Nays: None. Motion carried.

Ms. Fashempour stated and then if she could get a motion to approve the establishment of the monthly meeting night and the 2008 Schedule.

So moved Don Willey.

Second Victor Bull.

Chairman Sandora stated it's been moved and seconded to approve the establishment of monthly meeting nights, for 2008, Ms. Fashempour please call the roll.

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

Ms. Fashempour stated and one note on that our meeting on Wednesday, January 2nd, 2008, we will be having our open caucus at 8:30 P.M. and the meeting will start at 8:45 and she will post that at the City's Public Posting Places.

Approval of minutes: November 14, 2007 - Ms. Fashempour stated under the Approval of Minutes November 14, 2007, she needs a motion to excuse Mayor Stefanik and Victor Bull for cause. So moved Don Willey. Second Anne Reinkober. Chairman Sandora stated it's been moved and second to excuse the Mayor and Victor Bull, Ms. Fashempour please call the roll. Roll call: Yeas: Three- Reinkober, Willey, Chairman Sandora. Nays: None. Motion carried. Ms. Fashempour stated and a motion to approve those minutes if you so choose. So moved Don Willey. Second Anne Reinkober. Chairman Sandora stated it's been moved and second to approve the minutes of November 14th, Ms. Fashempour please call the roll. Roll call: Yeas: Three - Willey, Reinkober, Chairman Sandora. Nays: None. Motion carried.

November 21, 2007. Ms. Fashempour stated and the minutes of November 21st, 2007 she needs a motion to excuse Mayor Stefanik for cause. So moved Don Willey. Second Anne Reinkober. Chairman Sandora stated it's been moved and seconded to excuse the Mayor on the 21st, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Willey, Bull, Reinkober, Chairman Sandora. Nays: None. Motion carried. Ms. Fashempour stated and a motion to approve those if you so choose. So moved Don Willey. Second Victor Bull. Chairman Sandora stated it's been moved and second to approve the minutes of November 21st, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Willey, Bull, Reinkober, Chairman Sandora. Nays: None. Motion carried. Chairman Sandora stated approved.

Old Business

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

Ms. Fashempour stated C & C Management, LLC, tabled, 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 Tony D'Abramo, 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 Tony D'Abramo, tabled, no action.

Nick and Rosa Carosielli, 13862-13872 Bennett Road, TCD-1 Zoning. 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 Harry Hayes, 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, tabled, no action.

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

Ms. Fashempour stated Villas of Worthington, tabled, no action.
Ohio Catholic Federal Credit Union, 5251 Wallings Road, Local Business Zoning. Signs Approval. Tabled.

Ms. Fashempour stated asked if the Applicant was here this evening.

Applicant stated yes.

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

So moved Don Willey.

Second Victor Bull.

Chairman Sandora stated moved and seconded to take Ohio Catholic Federal Credit Union off the table, Ms. Fashempour please call the roll. Roll call: Yeas: Five - Willey, Bull, Reinkober, Mayor Stefanik, Chairman Sandora. Nays: None. Motion carried.

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

My name is Larry Wade, he is with Archer Sign Corporation in Canton, Ohio, address is 9217 Henry Avenue, Zip Code is 44706. Mr. Wade stated we were granted a variance at the last meeting and he has drawings here, he faxed one to the City but he has color drawings here that he will pass out to everyone, this is the sign that was approved, it's a, originally it was a 3 x 10, they granted us a 3 x 9 basically we took 6" inches off of each side. Mr. Wade passed out color photos. Mr. Wade stated the sign itself did not change as far as copy and a the 3 x 10, we were before this board before and got approved pending what the variance would happen and so he just ask for us to be acceptable based on the variance and the size that we will follow.

Chairman Sandora stated okay Thank You.

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

Mr. Alvarez stated Thank You Mr. Chairman, upon approval by the Board; submit some plans to the Building Department please for permitting issue.

Mr. Wade stated he is sorry.

Mr. Alvarez stated yeah, just simply submit some plans to the Building Department so we can then issue the Building Permit for them, he has no further comments.

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

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

Chairman Sandora stated anybody on the Board have anything, anybody in the audience have anything, make a motion to approve the signs for Ohio Credit Union, the sign not to exceed 27 square foot in size and that it meets all the requirements and the conditions of the Architectural Review Board.

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 Stefanik, Willey, Chairman Sandora. Nays: None. Motion carried.

Chairman Sandora stated it's approved, you have to go before the ARB now.

Mr. Wade stated the 10th.

Ms. Fashempour stated yes, and make sure you take your color pictures with you.

Mr. Wade stated he will.

Ms. Fashempour stated okay, Thank You.

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

Ms. Fashempour stated the Applicant is not here this evening, however, Board of Zoning Appeals did grant the variance and we had discussed the sign previously, and she was wondering if the Commission would feel comfortable as far as taking it off the table and approving it, and letting them go on to ARB.

So moved Don Willey, he moves that we remove from the table and forward it on to the Architectural Review Board based on their, on their approval.

Chairman Sandora stated second.

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

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

Ms. Fashempour stated and can she get a motion to approve that and then pending ARB's approval.

Chairman Sandora stated he will make a motion to approve the sign placement for Salon Pink, they were granted a BZA variance, this is for the placement sign only, they still have to deal with the Architectural Review Board on the color of the sign.

Don Willey stated he seconds the motion.

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

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

Chairman Sandora stated approved.

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 10, Michael and Alice Walsh, tabled, no action.

Woodcroft Glen, Royalton Road, RMD Zoning. Woodcroft Glen Phase 2 Final Plat - Approval. Tabled.

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

Ordinance No. 07-103 - An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, Chapter 1284 Signs, Section 1284.01, 1284.03, 1284.05, 1284.07, 1284.10, 1284.13, 1284.14, 1284.15, 1284.16, 1284.17, 1284.21, 1284.23, 1284.24 and creating new sections 1284.25 through 1284.29, and Declaring an Emergency. Tabled.

Ms. Fashempour stated Ordinance No. 07-103, tabled, no action.

Stucco Inc., 16330 York Road, PPN 485-03-015, Local Business Zoning. Site Plan Approval for a Storage Building. Tabled.

Ms. Fashempour stated is anyone here from Stucco, Inc., no one present this evening, okay, so we will let that one tabled.

Sprint Com, Inc., 4049 Wallings Road, Public Facility Zoning. Site Plan Approval for 2 boxes, proposing 3 new antennas. Tabled.

Ms. Fashempour stated it is tabled, she received a letter asking to be withdrawn from the Agenda so she would like Planning commission to give her a motion to remove from the table and agenda please.

Chairman Sandora stated he will make a motion to remove Sprint Com from the table and the Agenda.

Don Willey stated second.

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

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

Chairman Sandora stated removed.

New Business

Sign Approval

Colliers Ostendorf-Morris, 11725 Royalton Road, General Industrial Zoning. Temporary Real Estate Approval.

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

Good Evening, my name is Bob Barker, he is the sign painter, we do the work for Colliers, Ostendorf-Morris, our shop is at 10237 Berea Road, in Cleveland.

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

Mr. Alvarez stated a Thank You Mr. Chairman, he just has a few comments here, a, one the sign is 32 square foot and it meets the allowable sign area for what you want to put up, his second comment he saw that you use a tax map for a.

Mr. Barker stated a plot plan.

Mr. Alvarez stated a plot plan yeah.

Mr. Barker stated uh um.

Mr. Alvarez stated he personally, it would go to the Building Department if it's approved, you get us a better, a little bit larger scaled plan.

Mr. Barker stated okay, sure.

Mr. Alvarez stated because a, we are getting old and we can't see these small numbers.

Mr. Barker stated he too.

Mr. Alvarez stated so he would appreciate a scaled drawing.

Mr. Barker stated he would be happy to do that.

Mr. Alvarez stated showing the dimension 25' back and a the actual location in the middle of the lot if that's where you choose to put it.

Mr. Barker stated we will do that.

Mr. Alvarez stated very good, the height to the sign is 6' and that meets the code requirements a one little thing that he had here when, when you have a sign that's 6' high, the columns that are supporting it can not exceed 25% of the total height so his recommendation is if you, you have like 24".

Mr. Barker stated um uh.

Mr. Alvarez stated if you can just lower it 6" if that's not a big deal, that's fine.

Mr. Barker stated drop the bottom of the sign to 18" off of the grade.

Mr. Alvarez stated right, right.

Mr. Barker stated sure.

Mr. Alvarez stated then that would be great, then a.

Mr. Barker stated you bet.

Mr. Alvarez stated appreciate that, then for the Planning Commission again there is the requirement for a approval of time, how long we are going to have the sign out there and that will be up to the Board here, for you to put a date on it.

Chairman Sandora stated how long would you request the sign for.

Mr. Barker stated in some other suburbs they renew them or they look at them every six months and a renew the permit on a six month bases.

Chairman Sandora stated is 6 months good enough for you.

Mr. Barker stated the salesman would love to move it in a week he is sure but he would think that would be reasonable, Colliers would be happy with that.

Chairman Sandora stated okay, 6 months from, okay.

Chairman Sandora stated Mr. Merdes do you have anything.

Mr. Merdes stated Thank You Mr. Chairman, a whatever the date is it should be placed on the back of the sign.

Mr. Barker stated okay.

Mr. Merdes stated Thank You.

Chairman Sandora stated Thank You Mr. Merdes.

Don Willey stated Mr. Chairman.

Chairman Sandora stated Mr. Willey.

Don Willey stated a, a, regarding the six month, would a Collier then have to come back to a, they would have to come back to the Planning Commission to extend that a, a, and he would think normally or what we have been doing with commercial real estate is putting one year or a little less then 364 days or whatever it is.

Mr. Barker stated okay.

Don Willey stated he, that way you would not have to come back of course we would like to get the \$35.00 fee again you know but so, a, Mr. Chairman that's his comments on it.

Chairman Sandora stated would you be happier with the one year.

Mr. Barker stated oh sure, you bet, that would be great.

Chairman Sandora stated anybody else on the Board have anything.

Chairman Sandora stated anybody else in the audience have everything.

Chairman Sandora stated he will make a motion that we approve a sign for Colliers, Ostendorf-Morris for 11725 Royalton Road, the expiration date would be December 1st, 2008 the sign on the 25% rule must be 18" the bottom of the sign 18" from the ground and the Applicant must meet all the requirements and conditions of the Architectural Review Board.

Chairman Sandora stated is there a second.

Don Willy 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 Stefanik, Chairman Sandora. Nays: None. Motion carried.

Chairman Sandora stated it's been approved.

Mr. Barker stated does that mean he goes to the Architectural Review Board next or do, oh, okay, and when is that.

Ms. Fashempour stated right, yes, December 10th, next Monday.

Mr. Barker stated and do we need a package submitted to them.

Ms. Fashempour stated no, the package has already been submitted to them, so you need to show up at 6 o'clock here.

Mr. Barker stated 6 P.M.

Ms. Fashempour stated yes.

Chairman Sandora stated yeah, 6 o'clock here.

Mr. Barker stated okay, terrific, Thanks very much.

Ms. Fashempour stated okay, sure.

Chairman Sandora stated Thank You.

ATA Martial Arts, 10139 Royalton Road, General Industrial Zoning. Sign Approval.

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

Yes, Greg Harris with Global Signs and Graphics, 10147 Suite M, Royalton Road.

Mr. Harris stated he is here on behalf of ATA Martial Arts, formerly and currently known as Karate Kids so it's a name change, a this is just a set of channel letters that matches the same approach that we are using, that has been used in all the other tenants in that particular development, mounted on wire ways on the sign band so that everything is consistent looking across and a, that's basically it, set of simple channel letters and logo.

Chairman Sandora stated okay, Thank You.

Mr. Harris stated uh um.

Chairman Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated Thank You Mr. Chairman, a, just looking at this a the actual area is 22 square feet, that's the area of all the letters combined and a, the allowable area for the tenant space in that, use a nominal width of 35 square, 35 feet will give them an allowable, maximum allowable of 35 so in the area of the sign is, meets Code. Mr. Alvarez stated the second thing he thinks he has, upon approvals of course, when you submit to the Building Department this being neon you know we would like to see a little bit more information regarding the neon.

Mr. Harris stated sure, no problem.

Mr. Alvarez stated and in the installation of this and so and he gives a section of the National Electric Code that we follow.

Mr. Harris stated right and our signs are UL listed so they comply with the National Electric Code.

Mr. Alvarez stated Thank You so much.

Mr. Harris stated um un, Thank You.

Mr. Alvarez stated no further comments.

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

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

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

Chairman Sandora stated anybody in the audience have anything.

Chairman Sandora stated make a motion to approve the sign for ATA Martial Arts on the condition that it meets all the requirements and conditions of the Architectural Review Board.

Don Willey stated second.

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

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

Chairman Sandora stated Thank You.

Mr. Harris stated Thank You.

Mr. Harris stated the ARB 11th.

Ms. Fashempour stated 10th.

Mr. Harris stated 10th.

Ms. Fashempour stated yeah Monday, 10th.

Chairman Sandora stated Monday.

Ms. Fashempour stated 6 o'clock.

Utility Plan Request

at&t requests permission to place an above ground cabinet in the road right of way near 13405 York Road. Approval.

Ms. Fashempour stated the plans that we received had a pole mounted cabinet, we received a revised plan showing the ground cabinet, however their letter, when she typed it did say ground cabinet so there must have been a mis, miscommunication in there but we have got it all straighten out now, you are putting a ground cabinet.

Mr. Williams stated correct.

Ms. Fashempour stated okay, go ahead.

Chairman Sandora stated okay, the Applicant is here, tell us what you would.

Mike Williams representing at&t, 16515 Clare Avenue in Cleveland. Mr. Williams stated request permission to place an above ground cabinet in the road right of way near 13405 York Road.

Chairman Sandora stated Thank You Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman. Mr. Merdes stated to the Applicant, pending approval to go forward a permit is required, plans by a registered engineer is required to receive the permit, you will need to perform all work in accordance with the City's Codified Ordinances, contact the City Engineering Department 72 hours prior to working, prior to commencing, full time inspection required for all work performed within the City right of way, that's billed to the applicant, all areas of disturbance are required to be restored, no open cut of the roadway pavements allowed, the sidewalk replacements are by full slabs, videotaping of the work area is required prior to the work and provide the City a copy of the video and any homeowners along the installation shall be given 48 hours written notice submit a copy to the City, do you, do you agree with the requirements.

Mr. Williams stated agreed to, agreed to.

Mr. Merdes stated Thank You Mr. Chairman.

Chairman Sandora stated Mr. Merdes Thank You.

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

Mr. Alvarez stated no comment Mr. Chairman.

Chairman Sandora stated anybody on the Board have anything.

Don Willey stated a, Mr. Chairman, he noticed in the photograph Mike of the building where the proposed cabinet is going to go, there's a extended gas line, see on the right hand side.

Mr. Williams stated yes.

Don Willey stated should that, should that present any problem for you.

Mr. Williams stated a.

Don Willey stated should that be a cut down and marked.

Mr. Williams stated a, that won't present any problem to us because were, we have just enough room to place the concrete pad and the cabinet between a, to the east of the gas line there.

Don Willey stated all right Thanks Mike.

Chairman Sandora stated Thank You Mr. Willey, anybody else on the Board have anything.

Chairman Sandora stated anybody in the audience have anything on this, nobody.

Chairman Sandora stated make a motion to approve a cabinet for at&t at 13405 York Road.

Second Don Willey.

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

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

at&t requests permission to place an above ground cabinet within an easement near 8868 Ridge Road. Approval.

Chairman Sandora stated the Applicant is here.

Mike Williams representing at&t again, request permission to place an above ground cabinet in an easement near 8868 Ridge Road and he handed out plans with a curb repair detail attached which the Engineer had requested.

Chairman Sandora stated Thank You, Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman, a, pending approval he had asked for the curb underdrain repair detail and he sees that on the, the revised drawing, he will complete his review during the the permitting process, another item that will be required for this location that you will need to submit when, when submitting for your permit application is how the traffic is going to be maintained while you'll be doing some of the work that's in, on the roadway.

Mr. Williams stated okay.

Mr. Merdes stated and like he said, a permit will be required, plans by a registered engineer are required for the permit, perform all work in accordance with the City's Codified Ordinances, contact the Engineering Department 72 hours prior to commencing, full time inspection is required for all work performed within the City right of way that's billable to the Applicant all areas of disturbance are required to be restored, open cutting of the roadway pavement will be allowed only in strict accordance to the approved plan and you will need an additional permit for working on, in the road which, so there will be your, your submittal to us will be the same information but you will be picking up two permits. Mr. Merdes stated sidewalk replacement is in full, by full slabs, videotaping of the work area is required prior to doing the work provide a copy of the video to the City and all homeowners along the installation are to be given 48 hours written notice, submit a copy of the notice to the City.

Mr. Williams stated agreed to.

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

Chairman Sandora stated Thank You Mr. Merdes.

Chairman Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated no comment Mr. Chairman.

Chairman Sandora stated anybody else on the Board have anything.

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

Chairman Sandora stated nothing, he will make a motion to approve a request for at&t at 8868 Ridge Road.

Mayor Stefanik 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 Stefanik, Chairman Sandora. Nays: None. Motion carried.

Mr. Williams stated Thank You, wish you all a nice holiday.

Members of the Commission stated Thank You, same to you.

Miscellaneous

Ms. Fashempour stated she has nothing under Miscellaneous.

Adjournment

Chairman Sandora stated motion to adjourn.

Mayor Stefanik 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 Stefanik, Chairman Sandora. Nays: None. Motion carried.

Chairman Sandora stated we are adjourned.

Planning Commission Meeting for Wednesday, December 5, 2007 adjourned at 7:50 P.M.

Approved: Tony Sandora - Chairman Planning Commission

Attest : Brenda Lynn Fashempour - Secretary Planning Commission

Date : December 12, 2007