

Planning Commission Caucus - 8:30 P.M. - Wednesday, January 2, 2008.  
Present: Mayor Robert A. Stefanik, Gary Petrusky, Ms. Petrusky, Clark Merdes, P.E., City Engineer, Victor Bull, Brenda L. Fashempour, Secretary, Mr. Flury, Nick Cinquepalmi, Larry Antoskiewicz, Mr. Liddy, Thomas P. O'Donnell, Law Director, Tom Jordan, Economic Development Director, John Nickel, Gloria Kacik, Don Willey, Mike McCarthy, Chairman Sandora.

Public Hearing

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Public Hearing - Ordinance 07-153 - Mr. White from Cuyahoga River Rap to speak on Chippewa Creek Watershed. Audience, Board Members comments.

Motion to refer to the Regular Order of Business.

Adjournment

Regular Meeting

Call to order.

Roll call.

Organizational Meeting -Election of Chairman, Election of Vice Chairman.

Tabled. Remove from table. Motion to open nominations. Motion to nominate Chairman, second. Motion to close nominations. Roll call.

Roll call on Chairman. Motion to open nominations. Motion to nominate Vice Chairman, second. Motion to close nominations. Roll call. Roll call on Vice Chairman.

Approval of minutes - December 12, 2007. Excuse Mike McCarthy for cause. Motion to approve, roll call.

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.

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.

New Business

Ordinance 07-153 - Motion to recommend to Council adoption of 07-153.

Second. Roll call.

Breyley Yamaha - Sign Approval - Applicant make presentation. Motion to approve. Second. Roll call. ARB 1-14-08.

Grubb & Ellis - Temporary Real Estate Sign Approval - Applicant make presentation. Motion to approve. Second. Roll call. ARB 1-14-08.

Georgios Pizza - Sign Approval - Applicant make presentation. Motion to approve. Second. Roll call. ARB 1-14-08.

Maria Gardens Center Inc. Hanging Basket Approval. Applicant to make presentation. Motion to approve. Second. Roll call. ARB 1-14-08.

at&t - 3331 Wallings. Applicant to make presentation. Residents.

Department Head. Motion to approve. Second. Roll call.

Miscellaneous

Timber Ridge Plaza - new tenant coming to former TOPS. Property Owner is looking to reface façade, ARB and presentation to Planning Commission discussion.

Adjournment

Planning Commission Caucus ended 8:39 P.M.

*Chairman Sandora stated Good Evening Ladies and Gentlemen, welcome to the North Royalton Planning Commission Meeting for Wednesday, January 2<sup>nd</sup>, 2008, 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, January 2<sup>nd</sup>, 2008 to conduct a Public Hearing. The Public Hearing was called to order by Chairman Tony Sandora at 8:45 P.M.**

Chairman Sandora stated Ms. Fashempour please call the roll.

**Present:** Mayor Robert A. Stefanik, Don Willey, Council Representative to Planning Commission, Victor Bull, Mike McCarthy, Chairman Tony Sandora, Clark Merdes, P.E., City Engineer, Thomas P. O'Donnell, Law Director 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.**

#### **Public Hearing - Ordinance**

**Ordinance No. 07-153 - An Ordinance amending Ordinance 06-113 establishing an Interim Development Control District (IDC) No. 3 as an Overlay District as amended by Ordinances 06-114 and 07-65 pursuant to Chapter 1268 of the Codified Ordinances of the City of North Royalton by extending IDC No. 3 for an additional six (6) months pursuant to Section 1268.07(g), and Declaring an Emergency.**

Ms. Fashempour stated the Public Hearing Notice was posted at the City's Public Posting places and also appeared in the Sun News.

Ms. Fashempour stated and we do have a representative, Mr. White is here this evening to make a presentation for us.

Chairman Sandora stated Thank You Ms. Fashempour, Mr. White if you would.

Mr. White stated Mr. Chairman, Thank You very much, his name is Jim White and he has been here six months ago, it is nice to see you all again, this will very likely be our last visit to talk about the extension of the moratorium for development because we completed our watershed plan, those communities of the watershed partnership of the three communities. Mr. White stated so he wants to give you just a brief update from the partnership aspect where this whole process is and a, and maybe a little in terms of what is being completed yet to a complete the work of the watershed partnership. Mr. White stated tell me if that is in focus, if you can see that, that will help a little bit.

Mr. White stated just wanted to quickly brief, give you a quick background of the whole process, he thinks you know about the RAP, we have been here, involved, we are really working hard to promote watershed stewardship and these are the tributaries and as we complete the work here in Chippewa we will also be open to the work we have in Big Creek which is also a tributary in North Royalton, it flows north,

we think to a northern suburbs in Cuyahoga County. Mr. White stated so he may see some more in terms of watershed planning partnership for the Big Creek watershed as well. Mr. White stated we will also be working on watershed plans in Brandywine in Summit County as well but the model we are developing here is the same model we are going to use to develop watershed plans elsewhere, so it's a very important process that you are going through and the support of these communities, the three of them have been very helpful and vital through the whole process. Mr. White stated did you know Lake Erie is one of the more important of the Great Lakes about 13.8 million people live in the watershed of Lake Erie and about 11 million people drink it and rely on it for water and all their supply in one fashion or another. Mr. White stated and even though we are not growing population wise in the watershed we are sprawl and a you see that in North Royalton as well as anywhere, the Northeast Ohio Region is not growing by population but it's, we increased our density through our roof areas, pavement, roof tops have nearly tripled in the last 30/40 years. Mr. White stated so a, so we are moving out and we have our set of cores, leaving our roof tops and driveways behind. Mr. White stated the whole balanced growth initiative was oriented or initiated by the State of Ohio to a promote watershed planning in a, in a partnership setting by the communities that are in a watershed to promote balance between growth and conservation of watershed important features. Mr. White stated the whole process that you are going through is one of four pilot projects that were a, a selected by the Ohio Lake Erie Commission and it was discussed he thinks, we enumerated these before so he won't dwell on these now but it does promote the difference, the balance between development and appropriate use of property and also protection of the watershed features of the Creek so that you get full advantage of the function as natural resources. Mr. White stated as this is in addition and then there is support to your existing planning process in your Ordinances, it is not going to replace them it is just meant to, that it will make them better. Mr. White stated this is the outline of the Chippewa Creek watershed, you can see the upper end in North Royalton there, there's, a totally, a good, good percentage of the actual community wise is within the Chippewa Creek Watershed, that north bow you see on the upper end is actually part of the Big Creek Watershed and as he said we are commencing a watershed planning process for those communities as well and he is sure that they would like to see and talk some more about Big Creek as well. Mr. White stated you can see that the stream communities that flow down and also include the Metro Park and the National Park at the lower end of the watershed. Mr. White stated the big issues in Chippewa Creek are, it's very steep, very narrow, and then of course very flood prone. Mr. White stated in, in North Royalton you are the headwaters, and they are very small, they fill up very quickly and if you add more encroachment a the a, they tend to get out of their banks on a more frequent bases so increasing urbanization is a big issue, lost of forest canopy associated with development and natural features like emerald ash bores can cause a lot, about a 15% loss in the tree canopies here in North Royalton, it puts an impact on the watershed so understanding those issues are a very important part of this whole process in addition you have critical downstream natural resources, one of the most popular National Parks in the United States is at the mouth of the Chippewa Creek and then of course integrated with balanced growth into your local Master Plans and Regulations and that is what he wants to conclude on tonight. Mr. White stated a method of fairly elaborate stream analysis with the membership of the committee and a variety of priorities were established for what to look, to establish priority conservation areas and the use of the

sort of rank orders you can see areas of eminent danger of, of flood, flood prone or managed a loss of property would, would be far be the most important aspect to be looked at by the Community in terms of accessing the overall function of the watershed in it is just on recommendation but all the reality important, aesthetics are not as important to the community as function, physical capability of the straightening the whole flood water to, to provide this natural roll as a water conveyance were, were far more important in the view of the community and as you get down to the bottom, steep slopes for vistas, areas that provide this is nearly important as, as real Mill Ridge for people on top so some of these we didn't look at then in terms of looking at priority conservation areas there are water quality management you can start in the flood water, conservative soils and minimize the erosion and the damage it causes as it moves downstream and then optimizing the function that streams provide because streams make flood water faster, better, cheaper than an engineering structures, no offense to your capable City Engineer but most, most qualified engineers know that streams do a better job in managing flow and runoff than if you try to replace that with with channelized sections or artificial conveyances installed. Mr. White stated so we went through a fairly elaborate analysis in the last six months as we met before with the members of the Watershed partnership and using geometric information system data here, did a fairly elaborate analysis of the new features of a watershed. Mr. White stated one of the things we also look at to and in this particular watershed were large undeveloped tracts, this is not like some of the more rural communities that have watershed plans in area townships and and large areas of undeveloped farmland a the City's of North, of Chippewa Creek are all City's, they all have Master Plans, they all have zoning, again they all have a interest community wide in the watershed, the park, about 25% of the watershed, is undeveloped but it's in these large, essentially large parcels and these are not property lines these are tracts of land that are yet to be developed, a lot of the data which we have is on a parcel by parcel bases and we assembled it this way because connections of course into property if we all are able to look at it as well.

Mr. White stated we identified about 39 of these, and these are areas as you good forward and look at Ordinances and Regulations and enforcement issues, this is where the pressure will come on the watershed and he wants to take about five minutes and walk you through some of these critical features and you can see how important the features are in this undeveloped tracts and that's why the more important to carry forward so that we can conclude the work as far as analyzing the Ordinances by the three communities that share this, this watershed. Mr. White stated one of the criteria's we look at is soil, and, and why in particular we look at the rate of this water moves into the soils, the rate of the water that moves through the soils and bed rock, into the base flow, conditions of the stream, whether the soil is saturated, it is probably a wetland, whether it is highly eroded, erodable, is all looked at as criteria and this is all summarized, if this particular map has all or some of those features were in those, those areas and if you know anything about the watershed for many of you to realize that an awful lot of those soils are in the valleys, the stream systems around the edges, it's the system, so they are critically located and the proximity to the watershed so a, if you look at the data itself there are about 3,000 acres that are represented in that map that you see right there, about 2200 are outside the parks, how bad, a thousand acres are in the watersheds, they can be all tracked, which is over 46% of the critical

soils are in Chippewa Creek are in undeveloped, yet to be developed properties. Mr. White stated so dealing with slopes, dealing with a, developments on, on a critical soil is a important feature to the, to be considered. Mr. White stated preferenced slopes, looking at slopes that are greater than 15%, this is a map of those areas, again this, are the highly erodable areas and these are the ones where the water can run down steep, very steeply, we can see, in the extreme corners of Chippewa Creek and how critical they are, how fast it can move water from the, from the developed areas into this channel because a with the, with the amount of water flows occurs and it is very steep plunge again pardon me, but 1300 acres in the entire watershed now 800 of this is, 850 is outside of the watershed out of the parks and about that 339 acres is in a watershed which is 40% of the steep slopes again is, yet to be developed or is in, in under development pressure so that becomes a factor that you have to look at in terms of your Ordinances and how you are protecting these steep slopes in relationship to the water, the watershed for all sakes. Mr. White stated flood zones, we looked at the FEMA 100 and 500 flood plains and you can see even in North Royalton there on the far left side there is a flood map, flood areas in the FEMA maps those are in the process of being updated by FEMA he understands that the published new map for most of Summit County and there will be more of that. Mr. White stated again, 160 acres of 246 outside of the park is a large tract with 65% of the flood zones again is a large tract. Mr. White stated riparian corridors, there has been a lot of talk about model ordinances, you have Phase 2 communities on the, on the National Pollution just started a permit it is just under 300, you have a storm water committee that are working, working on all of that sort of thing and that has required us to provide some riparian setbacks, typically those are defined as either 75' or 25' depending on the drainage area of the streams and so when a regulated, this is a, a map of what that riparian corridor would look like and again it's a 60% of the riparian corridor is a large undeveloped tract gives us erroneous potential to protect the stream by doing things in large tracts. Mr. White stated in headwater streams which are the very upper end and a lot of those in that whole strip of headwater areas of a North Royalton again we are about 46% of headwater riparian corridors are in a large tracts and so you connect the two together you can see the network that exists and how important they are in terms of a preserving the setbacks and protecting them especially in the footprint of some of those large tracts. Mr. White stated he will show you in a second. Mr. White stated wetlands in another feature that is very important, wetlands, clean the water, store the water they are natures kidneys if you will in terms of how a water flow moves through a watershed so protecting and preserving wetland functions as is, where is, is very important, there is a lot of pressure for developers and the state allows mitigation if there is a moving, but eliminating the wetland and creating an alternate location for a separate wetland functions but we know from a lot of research that we are doing and we will be publishing this summer that a the wetlands are, constructed wetlands don't work very well at all and, and the wetland functions past in this condition of the drainage areas that exist so a understanding where they are and how important they are to you are all same functions as part of this whole process. Mr. White stated 87% of the wetland acres outside of the park are in watershed developed tracts in the watershed, so it's, very, very important part, part of the reason some, this land is undeveloped, if you think about it, it's because of steep slopes, it's wet soils, it's a wetland, very difficult to develop and have it subject to development pressures, it doesn't mean it won't go forward because we have seen a lot of that

throughout the watershed in the entire Cuyahoga River Basin a from development pressure for the sprawl it's going to areas that have been previously been left a in their natural conditions becomes difficult. Mr. White stated forest cover, as we mentioned, there is a correlation between the quality of stream, the function of the stream and the quality and density of forest canopy cover, tree tops on the ground, so those large undeveloped tracts, if we isolate those from a our areas of photographs on a seasonal bases you can see are potential mature forest areas with an erroneous benefit to the overall function of the stream system. Mr. White stated 80% merely of a forest cover exists is in the water shed so first thing developer frequently tell us that they will do is clear cut a site before development so they can have a easy access to build a road, build the sewer and water connections and that sort of thing. Mr. White stated and it's probably is the single biggest action or one of damages to be done in a watershed function is to continue to allow the elimination of the un, un, unrestrained elimination of forest cover as property is developed and not have a replacement for that so. Mr. White stated so that's an issue that has to be looked at and kind of thought about going forward in the planning process. Mr. White stated if we take all these different layers and look at them with the, you can see the canopy cover a this is where they are together and this becomes a priority conservation features to the communities and the watershed that they are worthy of being preserving in a natural condition because of providing erroneous value to the community in terms of watershed function, stormwater management and stream quality so these become issues that a become a matter of policy of the communities to embrace going forward including these issues in the watershed, your master plans including regulatory maintenance and support, to protect these features on a variety of techniques. Mr. White stated just to summarize very quickly, you can see, even though the, the total acreage of the undeveloped tracts of the, the larger, the 26% in every category, soil slopes, flood zones, riparian corridors, etc., forest cover and wetland are all way greater then 26%, so there is an erroneous pressure from the stream, stream function this is a very telling summary here how important the land is that is still yet to be developed especially in areas of North Royalton. Mr. White stated so if you look at just the undeveloped tracts this is the map of those features just on those large parcels that he showed you before and then if you look at just what features, what portions the color always looks better on our, our computer than it does on the screen sorry for that, there is a difference that you can see, the blue areas represent a summary of critical watershed features in each of those large tracts and a in some cases there is very little, in some cases there is quite a bit, if you look at the one right in the very center of Broadview Heights, which is labeled 223 that is the large stream corridor or stream channel right behind the landfill. Mr. White stated if you are familiar with that you can see looking up hill when you cross 77 you can further see where 77 goes straight north and south here thus be it left, the word large in the watershed, you, you can see those stream valley but you can also see that they are full of critical stream, stream features and in many cases they are held in multiple ownerships but a, if there, if the quality of Chippewa Creek is largely the, the thing is to preserve because so many of the critical features are still held within the confines of these yet to be developed areas so. Mr. White stated going forward the a, what to do, how do you protect some of these features, where we are in this whole planning process and that is kind of the point of the discussion tonight. Mr. White stated there are a variety of things that we are

continuing to assemble data about between Brecksville, Broadview Heights and North Royalton and where you are, where you are with your neighbors how they are receiving, some are design standards, some are plans and regulations and some are a outright regulations on setbacks. Mr. White stated and the priorities of things that the Committee wants to continue to work on to assemble this information and essentially presenting an ominous series of actions back to the three communities of, of how the Chippewa Creek Watershed embrace in consistency and optimization if you will in the Ordinances that already have or need to amend or for your Ordinance may be the best ones that we have and we would like Broadview Heights and Brecksville to adopt your standards a to make sure we have a consistency and common knowledge of function because inadvertently here a if different behavior can negate good behavior in a watershed content and so we need to have consistency of action between the three communities in terms of the Ordinances and the setbacks so there is no point re-doing every so can do and if Broadview Heights and Brecksville come along and if they are doing everything they can do it's important that North Royalton set the stage for how the water comes and receive the property so this is where we are, we are assembly a, a substantial amount of inventory of all the Ordinances and Regulations that exist in each of the tributaries and comparative bases, we will be sharing it with the Committee and all the while going forward in the next very few weeks really with the Members of the Watershed Planning Partnership with Chippewa to say where are we and what needs to changed, amended, improved, added to, corrected and that sort of thing to deal with these sorts of people and this becomes sort of the regulatory design standard footprint for what will happen to help protect the various features of the Chippewa Creek as far as the overall a a planning development strategy for your Community. Mr. White stated so that's a quick overview of what has happen so far, the work of the committee, the a, they have been very intensive and very consistent in attendance in support of and we continue to look forward ongoing community support by the three local governments as we prepare and the National Park of course as we conclude this planning process so he will be glad to stop now and answer any questions.

Chairman Sandora stated Thank You Mr. White, we appreciate you coming out and a giving this overview on this, anybody on the Board have anything they would like to ask. Chairman Sandora stated anybody in the audience have anything.

Chairman Sandora stated well you must have did a very good job.

Mr. White stated he thought he heard snoring.

Laughs.

Chairman Sandora stated snoring, well he doesn't know about snoring.

Chairman Sandora stated well again, Thank You, we really appreciate it.

Mr. White stated his pleasure and they will submit an electronic copy of the PowerPoint presentation.

Ms. Fashempour stated Thank You very much.

Chairman Sandora stated Thank You.

Mr. White stated if you don't mind he will take down his materials, as you go on, Happy New Year to everyone.

Chairman Sandora stated Happy New Year too.

Ms. Fashempour stated Thank You very much for coming out.

Mr. White stated his pleasure.

Chairman Sandora stated if you don't mind we are going to carry on.

Chairman Sandora stated can he have a motion to adjourn.

**Ms. Fashempour stated no, she needs a motion to refer to the Regular Order of Business please.**

**Don Willey stated motion.**

**Chairman Sandora stated he is sorry, motion to refer to the Regular Order of Business.**

**Don Willey stated so moved.**

**Victor Bull stated second.**

**Chairman Sandora stated it's been moved and second to refer this to the Regular Order of Business, Ms. Fashempour please call the roll.**

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

**Adjournment**

**Ms. Fashempour stated now a motion for adjournment please.**

**Chairman Sandora stated can he have a motion to adjourn.**

**So moved Don Willey.**

**Second Victor Bull.**

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

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

*Planning Commission Public Hearing for Wednesday, January 2, 2008 adjourned at 9:07 P.M.*

Chairman Sandora stated at this time he would like to call the Regular Order of the North Royalton Planning Commission to order.

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, January 2, 2008 in regular session. The meeting was called to order by Chairman Tony Sandora at 9:08 P.M.**

Chairman Sandora stated Ms. Fashempour please call the roll.

**Present:** Mayor Robert A. Stefanik, Chairman Tony Sandora, Don Willey, Council Representative to Planning Commission, Victor Bull, Michael McCarthy, Clark Merdes, P.E., City Engineer, Thomas P. O'Donnell, Law Director and Brenda Lynn Fashempour, Secretary.

**Organizational Meeting - Tabled. Ms. Fashempour stated she needs a motion to remove the Organizational Meeting from the table. So moved Don Willey. Second Mayor Stefanik. Chairman Sandora stated been moved and seconded to remove the Organizational Meeting from the table, Ms. Fashempour please call the roll. Roll call: Yeas: Five - Willey, Bull, McCarthy, Mayor Stefanik, Chairman Sandora. Nays: None. Motion carried.**

**Election of Chairman** - Chairman Sandora stated at this time he would like to open up the floor for, taking nominations for the Chairman of the Planning Commission.

Don Willey stated Mr. Chairman.

Chairman Sandora stated Mr. Willey.

**Don Willey stated he would like to nominate Anthony Sandora as Chairman of Planning Commission.**

**Mayor Stefanik stated second.**

Chairman Sandora stated are there any other nominations.

Ms. Fashempour stated we need a motion to close nominations.

Chairman Sandora stated seeing there are no other nominations, he will make a motion to close the nominations.

Don Willey stated second.

Chairman Sandora stated been moved and second to close the nominations, at this time can we have a roll call on the vote for the Election of Chairman.

Ms. Fashempour stated a roll call on the closing of the nominations.

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

**Ms. Fashempour stated okay, now a roll call on the approval of Election of Chairman for Tony Sandora. Roll call: Yeas: Five - Mayor Stefanik, Willey, Bull, McCarthy, Chairman Sandora. Nays: None. Motion carried.**

Chairman Sandora stated Thank You Board.

**Election of Vice Chairman** - Chairman Sandora stated at this time he will open up the floor for nominations for a Vice Chairman.

**Chairman Sandora stated at this time he will nominate Don Willey.**

**Mayor Stefanik stated second.**

Chairman Sandora stated it's been moved and seconded, is there any other nominations.

Chairman Sandora stated he would like to close the nominations for Vice Chairman.

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

**Ms. Fashempour stated and the roll call on the Election of Vice Chairman of Don Willey. Roll call: Yeas: Five - Bull, McCarthy, Mayor Stefanik, Willey, Chairman Sandora. Nays: None. Motion carried.**

Chairman Sandora stated Thank You Ms. Fashempour.

**Approval of minutes - December 12, 2007. Ms. Fashempour stated under Approval of minutes, December 12<sup>th</sup>, 2007, she needs a motion to excuse Mike McCarthy for cause. So moved Mayor Stefanik. Second Don Willey. Chairman Sandora stated it's been moved and seconded, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Mayor Stefanik, Willey, Bull, Chairman Sandora. Nays: None. Motion carried. Ms Fashempour stated and a motion to approve those please. Chairman Sandora stated so moved. Don Willey stated second. Chairman Sandora stated it's been moved and seconded, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Bull, Mayor Stefanik, Willey, Chairman Sandora. Nays: None. Motion carried.**

#### **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 Item Number 1, C & C Management Group, LLC, 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, no action.

**Tony D'Abramo, D-5, LLC**, Royalton Road, PPN 843-18-001 and PPN 483-18-017, General Industrial Zoning. Site Plan Approval. Tabled.

Ms. Fashempour stated Tony D'Abramo, Number 3, no action.

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

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

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

Ms. Fashempour stated Timberlane Farms 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.

Ms. Fashempour stated Ordinance No. 07-73, tabled, no action.

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

Ms. Fashempour stated Michael and Alice Walsh, no action.

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

Ms. Fashempour stated Woodcroft Glen, 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, 12854.10, 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, 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 anybody here from Stucco, Inc., okay and no action on Number 10.

## **New Business**

### **Ordinance**

**Ordinance No. 07-153** - An Ordinance amending Ordinance 06-113 establishing an Interim Development Control District (IDC) No. 3 as an Overlay District as amended by Ordinances 06-114 and 07-65 pursuant to Chapter 1268 of the Codified Ordinances of the City of North Royalton by extending IDC No. 3 for an additional six (6) months pursuant to Section 1269.07(g), and declaring an emergency.

Chairman Sandora stated Thank You. Chairman Sandora stated does anybody have anything on this.

**Don Willey stated Mr. Chairman, he, makes a motion to approve this Ordinance.**

**Chairman Sandora stated on to Council for adoption.**

**Don Willey stated pardon me, and, and move, to move it to Council for adoption.**

**Mayor Stefanik stated second.**

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

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

### **Sign Approval**

**Breyley Yamaha, Inc., 11035 State Road, Local Business Zoning. Sign Approval.**

Ms. Fashempour stated she believes that the Applicant is here this evening, want to come up to the mic.

Chairman Sandora stated please step forward to the microphone and present to us what you would like to do.

Don Willey stated name and address.

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

Mr. Liddy stated David Liddy and the address of the building is 11035 State Road. Mr. Liddy stated we want to put a 4 by 12 sign on the front of the building facing State Road.

Chairman Sandora stated okay.

Chairman Sandora stated Thank You, we have no one here from the Building Department this evening a, you will have to stay at the microphone please, a, the wall sign, is your wall sign up now.

Mr. Liddy stated no.

Chairman Sandora stated it's not up now, okay, the wall sign is in compliance, you are asking for 48 square feet, you are allowed 74 square feet.

Chairman Sandora stated anybody else on the Board have anything.

Chairman Sandora stated Mr. Merdes do you have anything.

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

Chairman Sandora stated anybody else on the Board have anything.

Don Willey stated Mr. Chairman, it would seem that it's a, a, the request is within the compliance of the Building Codes and based, based on that and a he would assume it would be referred to ARB for the aesthetics, he would therefore support this.

Chairman Sandora stated Thank You Mr. Willey.

**Chairman Sandora stated okay, he will make a motion to a approve the sign for Breyley Yamaha on the condition it meets all, meets all the recommendations from the Architectural Review Board, you will have to go before the Architectural Review Board, their next meeting is Monday at 6 o'clock on January 14<sup>th</sup>, upon their approval, you will be approved.**

Mr. Liddy stated Thank You.

Chairman Sandora stated does he have a second on that.

**Don Willey stated second.**

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

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

Chairman Sandora stated Thank You.

**Grubb & Ellis, Fast Signs, 5895 Royalton Road, TCD-2 Zoning. Temporary Real Estates Sign Approval.**

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

My name is Paul Girgash, he's residing at 30415 Hilliard Blvd., in Westlake, Ohio.

Chairman Sandora stated Thank You.

Mr. Girgash stated he is representing Grubb & Ellis on behalf of Fast Signs for 48 inch circle, commercial real estate sign, single face to be parallel with a Royalton Road and the standard Grubb & Ellis sign that we have had before the Board in the past.

Chairman Sandora stated okay Thank You Sir.

Chairman Sandora stated okay, you are asking for 16 square feet, you are allowed 32 square feet so that's in compliance, the height, the height of your sign application is 5' which is less than the maximum allowable, okay you needed a scaled site plan showing the actual location and the setback dimensions, from the residential oh, he is sorry, you needed a setback of 25' from the nearest business and 25' from the road right of way, your, on your site plan, on the plan that you submitted here you do show the 25' from the right of way, there is no, there is nothing on there that says how far it is from the nearest business, a, let me ask you a question, is a, would it be possible to place this sign on the building itself instead of putting a pole sign out at the, out there on the middle of the parking lot.

Chairman Sandora stated the building is empty now, it's vacant, the whole thing.

Mr. Girgash stated it's possible, he thinks that there first request would be for the ground sign but obviously the biggest intent is to have a sign announcing that the property is available so.

Chairman Sandora stated okay, well if you could meet, you know, if you can meet the 25' from the right of way and the a, he believes it is 25'.

Clark Merdes stated from each.

Chairman Sandora stated from each business.

Clark Merdes stated adjoining lot.

Chairman Sandora stated yeah, from each adjoining lot, it's 25' from each adjoining lot, he is not quite sure exactly how, why that is over there, should be all right, well you should be able to make so.

Chairman Sandora stated a, and what, for how long of a period of time would you need this temporary sign.

Mr. Girgash stated typically it's been approved for one year with a tag on it, on the sign that says when the expiration date would be.

Chairman Sandora stated and that's what you are asking for, for one year.

Mr. Girgash stated yes.

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

Mr. Merdes stated you just addressed the, his two comments.

Chairman Sandora stated anybody else on the Board have anything.

**Chairman Sandora stated a, all right, he will make a motion to approve a temporary sign for Grubb & Ellis for 5895 Royalton Road, on the condition that it meets all the approvals of the Architectural Review Board and that the sign will be placed 25' from the, from the road right of way and 25' from each business on each side a and with an expiration date of December 1<sup>st</sup>, 2008.**

Chairman Sandora stated is there a second.

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

Chairman Sandora stated don't forget the Architectural Review Board on Monday, 6 o'clock on the 14<sup>th</sup> here.

Mr. Girgash stated Thank You.

Chairman Sandora stated Thank You.

**Georgios Pizza**, 10021 West 130<sup>th</sup> Street, Local Business Zoning. Signs Approval.

Chairman Sandora stated is anyone here from Georgios.

Chairman Sandora stated no body.

Chairman Sandora stated can he have a motion to table Georgios Pizza.

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 - Bull, McCarthy, Mayor Stefanik, Willey, Chairman Sandora. Nays: None. Motion carried.

Chairman Sandora stated it is tabled.

#### Site Plan Approval

**Maria Gardens Center Inc.**, 10301 West 130<sup>th</sup> Street, Local Business Zoning. Site Plan Approval for a Hanging Basket Display.

Chairman Sandora stated representative is here for Maria Gardens.

Mr. Flury stated Tim Flury with Star Inc., 46405 Telegraph Road, Amherst, Ohio.

Mr. Flury stated a, we are planning on a putting a hanging basket display behind the building of the existing Maria Gardens, he has a, this is a basically a schedule 40 pipe with no walls on the, on the actual structure, the roof of it would be a tarp that would be removed a before snowfall and it's just a, hang baskets.

Chairman Sandora stated did you read the Fire Department's Report, do you know if that's, that would be in compliance with that or, or you, you will have to met that.

Mr. Flury stated yes, he, yes, he reviewed that and we will comply with that.

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

Mr. Merdes stated Thank You Mr. Chairman. Mr. Merdes stated he reviewed the application and have no comments.

Chairman Sandora stated okay, Thank You Mr. Merdes.

Chairman Sandora stated it seems that Mr. Alvarez a also reviewed the plans by the Building Department and are in compliance so.

Chairman Sandora stated okay, then for the record you do agree to our Fire Report with the Ohio Fire Codes a, Paragraph e section 2404.

Mr. Flury stated correct.

Chairman Sandora stated you will.

Chairman Sandora stated is there, anybody else on the Board have anything.

Don Willey stated a yes Mr. Chairman, one question, are you going to have the watering system of the baskets attached to the, to the structure.

Mr. Flury stated he believes it will not be.

Don Willey stated will not be.

Mr. Flury stated correct.

Don Willey stated he wondered if that might satisfy the Fire Codes, like a sprinkling system.

Mr. Flury stated yeah, the a, the Code for the Fire Department requires when it comes to labeling of the fire retardant for the tarp and for some of the the structures itself.

Don Willey stated okay, and the tarps will be removed in the winter time.

Mr. Flury stated correct.

Don Willey stated okay, Thanks, Thank You, Thank You Mr. Chairman.

Don Willey stated Thank You Mr. Willey, Thank You.

Chairman Sandora stated anybody in the audience have anything they would like to ask, say on this.

Mr. O'Donnell stated Mr. Chairman.

Chairman Sandora stated Mr. O'Donnell.

Mr. O'Donnell stated he just has a couple of questions for clarification and he has a little bit of personal knowledge since he drives by that area from time to time, his recollection is this original plan, we went through an awful lot to get the plan in the condition that it was in, this is many years ago when they remodeled and built more on to the building etc., and there was a lot consortium from some of the neighbors etc., but his recollection this evening according to the plan that he has sitting in front of him shows that there is the area along Albion Road, is all parking lot and one of his concerns and maybe the person here today isn't able to answer the question but, it seems like the Applicant is expanding the use of the parking lot for storage of materials and that was not envisioned or approved in the previous plan and in the photograph that is shown here today a the parking lot areas immediately adjacent to residents area, there is a lot of storage of bag material there and that was never envisioned or approved so he has a concern that the applicant is expanding this use, he was required to maintain all of his outdoor storage stuff in a confined area along the eastern boarder south of the parking lot and he has expanded it into the parking lot quite extensively in the northeast corner and that concerns him and bothers him and, and he would like to see some commitment by the Applicant to stop doing that, he proposed that as parking area and without applying to the Planning Commission to change that has been, has changed it and he thinks that needs to stop.

Don Willey stated Mr. Chairman.

Chairman Sandora stated Mr. Willey.

Don Willey stated perhaps our, our, Building Codes regarding parking spaces should be revisited and, and in lieu of the fact of using he thinks you are storing aggregates on the east side of Albion Road parking, there is truck parking back there.

Mr. Flury stated he really, really don't know about anything regarding that.

Don Willey stated oh.

Mr. Flury stated he, he can address it to the Owner and make him aware of it and he can call the Building Department and work something out.

Mr. O'Donnell stated well he, he would suggest that no decision be made on this tonight until that issue is clarified and, and resolved by the owner.

Chairman Sandora stated he was just going to ask you a Mr. O'Donnell if you wanted this perhaps we table this tonight and ask if the owner could come in and address that questions.

Mr. Flury stated okay.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Stefanik stated at least if the, Maria Gardens or the Applicant could at least address it through the Building Department sometime before the next meeting he means if he has enough assurances then you know instead of having them come up to the meeting if they can assure us before that meeting then agree to those conditions then that should suffice.

Chairman Sandora stated he has no problem with that.

Chairman Sandora stated no that's fine too.

Mayor Stefanik stated either way, either come to the Building Department before the next meeting or show up at the meeting if you want to save, or have Maria Gardens save themselves some time, just visit the Building Department.

Mr. Flury stated okay.

Mayor Stefanik stated and get that problem corrected first.

Mr. Flury stated okay.

Mayor Stefanik stated Thank You.

Don Willey stated Mr. Chairman, one last question. Don Willey stated what, what is the implementation date, do you have idea on that, when was the planned implementation once this is approved the by City.

Mr. Flury stated a, again it has to go before Architectural Review but after that he believes that we are wanting to get start on it, on this pretty soon.

Don Willey stated oh, Thank You.

**Chairman Sandora stated okay, anybody else have anything else, anybody in the audience have anything, is there a motion to table.**

**Don Willey stated so moved.**

**Victor Bull stated second.**

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

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

Mr. Flury stated okay so, we do have to come back to the meeting or.

Chairman Sandora stated well just what the Mayor said, ask Tim to go down to the Building Department and say what he will do or what he won't do.

Mr. Flury stated okay.

Chairman Sandora stated okay.

Ms. Fashempour stated she thinks you can still go to the Architectural Review Board on the 14<sup>th</sup>.

Chairman Sandora stated yeah.

Mr. Flury stated okay, Thank You.

Ms. Fashempour stated okay.

Chairman Sandora stated yeah, he would go and get that out of the way on the 14<sup>th</sup>.

Mayor Stefanik stated Mr. Chairman, but it might be nice to visit the Building Department before the 14<sup>th</sup>.

Mr. Flury stated yeah.

Mayor Stefanik stated okay.

### **Utility Plan Request**

**at&t** request permission to place an above ground cabinet in the road right of way near 3331 Wallings Road - Approval.

Chairman Sandora stated the Applicant is here.

Mr. Williams stated Mike Williams representing at&t, 16515 Clare Avenue in Cleveland, requesting to place an above ground cabinet in the right of way near 3331 Wallings Road.

Chairman Sandora stated okay, Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman.

Mr. Merdes stated to the Applicant, if this is approved by the Planning Commission a permit would be required prior to do the actual installation, plans by a Registered Engineer are 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 work, full time inspection is required for all work perform within the City right of way and that's billed to the Applicant. Mr. Merdes stated all areas of disturbance are required to be restored, no open cut of the roadway pavements are allowed, sidewalk replacements would be by full slabs, videotape of the work area is required prior to doing the work, provide a copy of the video to the City and give all Homeowners along the installation 48 hours written notice and submit a copy of that to the City.

Mr. Williams stated agreed upon.

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

Chairman Sandora stated Thank You Mr. Merdes.

Chairman Sandora stated anybody on the Board have anything.

**Chairman Sandora stated anybody in the audience have anything on this one, can he have a motion to approve the cabinet for 3331 Wallings Road.**

Don Willey stated second.

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

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

Mr. Williams stated Thank You.

Chairman Sandora stated Good Luck to you.

### Miscellaneous

Presentation - **Timber Ridge Investments**, Sprague Road and York Road, General Business Zoning. Cosmetic Re-facing of Timber Ridge Plaza.

Chairman Sandora stated anyone here from Timber Ridge.

My name is David Harala he is with DHA Architects, 8803 Brecksville Road, Brecksville, Ohio. Mr. Harala stated we have been working with Timber Ridge Investments to do a cosmetic re-facing to the 3 buildings at the Timber Ridge Plaza. Mr. Harala stated what we are going to show you tonight is some of our latest efforts in doing that although we haven't finalize to the exact color or the type of stone we are going to use, this should give you a pretty good idea.

Mr. Harala stated what we are doing is we are getting rid of a lot of the gables, a lot of the circular cuts in the façade, the red striping, the green striping, the white striping and were re-fitting this in a more classical form. Mr. Harala stated putting stone on top of some the columns and we are going to be putting an additional synthetic plaster to the walls and then use a type of stucco cornice at the top.

Chairman Sandora stated we will have him turn this around, excuse me, we will have him turn this around when, when he is done up here.

Mr. Harala stated he can put it over there.

Ms. Fashempour stated yeah don't you, can you do that, just so they can see it.

Mr. O'Donnell stated clip it right on the side.

Chairman Sandora stated put it right on that a, on the side of the screen there.

Mr. Harala stated the green metal roof will remain, we are going to use that as one of the accent colors. Mr. Harala stated all the fluted, this is the again, this is the Tops store, and this is the elevation of, actually faces Sprague Road. Mr. Harala stated all these split face fluted block will be painted, we are introducing stone, additional stucco banding to break up the elevation and after looking at the rendering we will probably be introducing some additional landscaping in that area. Mr. Harala stated again this will be developed a little bit more before the Architectural Review Board, we just wanted to give you

an overview of what's going on. Mr. Harala stated where, we had in the large gable areas we are putting those into a more classical form and using a large crown mold at the top and then he thinks the biggest change is the colors, everything will be painted, everything will have either a new stucco facing on it and decorative stone on all the columns.

Mr. Harala stated what you see here is building b and this elevation, this is really an overview of what we are proposing.

Don Willey stated Mr. Chairman he.

Chairman Sandora stated you dressed that up fairly well.

Don Willey stated yeah, so the a, a, concept on the right, that, that's the building that actually goes east and west so as you, you come in you past the entrance of a, of the store.

Mr. Harala stated right.

Don Willey stated and then you hook a right.

Mr. Harala stated you have another entrance over here off the street, that's this elevation here.

Don Willey stated but that's, the, the one on the bottom on the left is the side facing a Sprague Road correct.

Mr. Harala stated yes it is.

Don Willey stated so that, that's actually the side of the supermarket.

Mr. Harala stated right.

Don Willey stated correct, now the one next to it.

Mr. Harala stated here.

Don Willey stated a yes, is that the, or on top, is, is that the a, the rest of the plaza.

Mr. Harala stated no, that's the front of this individual building over here.

Don Willey stated okay, all right.

Mr. Harala stated again these, what we found out in doing this model here is we repeat it over here.

Don Willey stated he sees.

Mr. Harala stated so that's going to look very much like that.

Don Willey stated um, uh, the rest of it, the whole theme will be, he sees, gotcha.

Mr. Harala stated and actually this model too, will very much look like that.

Don Willey stated he sees, okay, Thanks.

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

Don Willey stated Mr. Chairman the only other comment can you guarantee that the sky will always be blue and without clouds.

Mr. Harala stated always blue and pretty.

Don Willey stated okay, all right.

Laughs.

Mr. Harala stated act, actually we had a question about these trees but they do exist behind that building there, were showing them.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Stefanik stated to the Applicant, would you be able to come up to the ARB meeting on.

Chairman Sandora stated they have to, on the 14<sup>th</sup>.

Mayor Stefanik stated this is just a, preliminary, you are just giving us a little overview tonight, this isn't a.

Mr. Harala stated yes that's correct.

Mayor Stefanik stated he means just to.

Mr. Harala stated we are scheduled for the 14, where we will have the actual samples.

Ms. Fashempour stated right, yeah, they submitted plans, they submitted plans, ARB has them already, they will be on their agenda.

Mayor Stefanik stated okay, so the plans are more than just this.

Mr. Harala stated oh yeah.

Mayor Stefanik stated okay.

Mayor Stefanik stated all right Thank You.

Mr. Harala stated when you say more then this, he is.

Mayor Stefanik stated well this is just a concept, to him this is a pretty vague right now, what is it you are going to show ARB at that meeting.

Mr. Harala stated we had added just one more building out in the front here to show and then.

Chairman Sandora stated where the video store is and the old a Real Estate Company was.

Mr. Harala stated right and we will have the actual paint samples and we will have materials.

Mayor Stefanik stated okay.

Chairman Sandora stated okay.

Mr. Harlora stated as far as the design concept.

Chairman Sandora stated that's it.

Mayor Stefanik stated Thank You.

Mr. O'Donnell stated Mr. Chairman.

Chairman Sandora stated Mr. O'Donnell.

Mr. O'Donnell stated yeah he, he just wants to be clear it, as the Mayor and he were listening to your presentation and discussions, some parts sound a little bit vague, it sounded like well maybe there is going to be landscaping here, maybe these columns are going to go all the way up to the roof.

Mr. Harala stated well the columns will be as they are, the only thing that's vague right now is the landscaping treatment along this side.

Mr. O'Donnell stated okay so when your, outside of what ARB might ask you to do with the color schemes and things like that, this is what you intend to produce when you are done with the project.

Mr. Harala stated yes.

Mr. O'Donnell stated the way it, okay, so what you are asking the Planning Commission and you are asking for approval tonight to approve essentially the way the roof line is going to look and, and how different that is going to be from the way it originally is and the columns and and the general appearance and ARB will do the more fine aesthetic decisions.

Mr. Harala stated right.

Chairman Sandora stated Mr. O'Donnell we are not approving anything tonight, he, he just brought this up to give us heads up of what they are asking us to do, or what they are asking to do.

Mr. O'Donnell stated all right, he misunderstood.

Mr. O'Donnell stated okay.

Mr. Harala stated apparently since it's a cosmetic re-facing, we are doing this tonight to give everybody a look at it tonight and let you know what we are going to be presenting to the ARB.

Mr. O'Donnell stated okay.

Chairman Sandora stated okay, well we appreciate you coming forward and and bringing this to us, to us.

Chairman Sandora stated anybody else on the Board have any questions.

Chairman Sandora stated anybody in the audience.

Chairman Sandora stated a lot of Council people here tonight.

Someone stated likes the colors.

Chairman Sandora stated it's up to the ARB.

Someone stated okay.

Mr. Harala stated Thank You much.

Mayor Stefanik stated Thank You.

Chairman Sandora stated Thank You Sir.

Ms. Fashempour stated she has nothing else under Miscellaneous.

#### **Adjournment**

**Don Willey stated motion to adjourn.**

**Mayor Stefanik stated second.**

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

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

*Chairman Sandora stated we are adjourned.*

Chairman Sandora stated and he apologizes, he would like to welcome Mike McCarthy to the Board.

***Planning Commission Meeting for Wednesday, January 2, 2008 adjourned at 9:44 P.M.***

**Approved: Tony Sandora  
Chairman - Planning Commission**

**Attest : Brenda Lynn Fashempour  
Secretary - Planning Commission**

**Date : January 16, 2008**