

Planning Commission Caucus - 7:02 P.M. - Wednesday, January 16, 2008.
Present: Mayor Robert A. Stefanik, Clark Merdes, P.E., City Engineer, Victor Bull, Brenda L. Fashempour, Secretary, Nick Cinquepalmi, Donna Vozar, 2nd Assistant Prosecutor, Don Willey, Mike McCarthy, Rito Alvarez, Building Commissioner, Paula Recker, Pat Jones, Chairman Sandora.

Regular Meeting

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Approval of minutes - January 16, 2008. Motion to approve, roll call.

Old Business

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

Tony D'Abramo - tabled, Applicant present, motion to remove from table, second, roll call, presentation, discussion, motion, second, roll call.

Tony D'Abramo - tabled, Applicant present, motion to remove from table, second, roll call, presentation, discussion, motion, second, roll call.

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, no action.

Georgios Pizza - tabled, Applicant present, remove from table, discussion, motion, roll call.

Maria Gardens Center, Inc. - tabled, Applicant present, remove from table, discussion, motion, roll call.

New Business

at&t - 10095 Foxwood. Applicant to make presentation. Residents, Department Heads, motion, roll call.

Adjournment

Rito Alvarez and Donna Vozar spoke about Maria Gardens, the fire wood on the site, the site itself, neighbors surrounding the site.

Planning Commission Caucus ended 7:20 P.M.

Chairman Sandora stated Good Evening Ladies and Gentlemen, welcome to the North Royalton Planning Commission Meeting for January 16th.

The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, January 16, 2008 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 A. Stefanik, Chairman Tony Sandora, Vice Chairman/Council Representative Don Willey, Victor Bull, Michael McCarthy, Clark Merdes, P.E., City Engineer, Rito Alvarez, Building Commissioner, Donna Vozar, 2nd Assistant Prosecutor and Brenda Lynn Fashempour, Secretary.

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

Approval of minutes: January 2, 2008. Ms. Fashempour stated Approval of Minutes, January 2, 2008 if you so choose. So moved Don Willey. Second Victor Bull. Chairman Sandora stated it's been moved and second, Ms. Fashempour please call the roll. Roll call: Yeas: Five - Willey, Bull, McCarthy, Mayor Stefanik, 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 Number 1, C & C Management, 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.

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 for the temporary real estate sign approval and site plan approval are tabled, the Applicant is here this evening, if you so choose, she needs a motion to remove them from the table.

So moved Victor Bull.

Don Willey stated second.

Chairman Sandora stated moved and seconded to remove from the table, Agenda Items 2 and 3, Ms. Fashempour please call the roll.

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

Chairman Sandora stated the Applicant is here, please step forward and tell us what you would like to do.

Chairman Sandora stated state you name, address for the record.

Tony D'Abramo, he lives on Wiltshire in North Royalton, he would like to build this building, a on this site on 82, Route 82, the sign plan if it doesn't get approved that's all right, on the, on the site plan a, he was asked to get a, in Clark's report, he wanted report soil testings and three days ago he got the notice for traffic study, so that's where we stand right now.

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

Mr. Alvarez stated a, Thank You Mr. Chairman, he was just looking at the resubmittal for the sign, a basically whoever drew the sign on this one site plan L-1 put the information necessary that he requested, really the problem he has is that when signs are submitted for review and approval, it's a little bit better than what was submitted here a given ARB the way they look at signs and things, he doesn't think this is going to fly to be perfectly honest with you and a, when you submit the plans to the Building Department he, you know, you are going to have to have a better plan than what's here for the sign.

Mr. D'Abramo stated an Architect will design that.

Mr. Alvarez stated yeah, and so a, that being the case, he doesn't have any further questions on the sign Mr. Chairman, the a, and he did indicate that the Applicant lacks basic information on the sign in

general, he wasn't going to go into specific with that other than it needs a much better sign than this but the overall setbacks and the overall heights are okay with our Code.

Chairman Sandora stated so your, your questioning then the, the information is correct but you want a site plan, a, a sketch showing the actual location and a complete description of the sign is normal.

Mr. Alvarez stated correct, correct because what, what he submitted now is not really adequate for a sign itself.

Chairman Sandora stated yes, okay.

Mr. Alvarez stated so he is requesting a much more.

Mr. D'Abramo stated you want a large plan, a large detail of what the signage is going to look like.

Mr. Alvarez stated right, exactly, a good, a good drawing of the sign.

Mr. D'Abramo stated okay, that's no problem.

Mr. Alvarez stated we would like to see but the overall information he has this on this plan.

Mr. Alvarez stated the second thing regarding the building again, the same.

Chairman Sandora stated a let's, Mr. Alvarez, let's do.

Mr. Alvarez stated okay.

Chairman Sandora stated let's do the sign first unless anybody wants to a, both of them, he thinks we should just do the sign first and then we will move on to the building.

Mr. Alvarez stated okay.

Chairman Sandora stated we will do number 2 first.

Mr. Alvarez stated that's pretty much all he has Sir.

Chairman Sandora stated okay, Thank You Mr. Alvarez.

Chairman Sandora stated Mr. Merdes, do you have anything on the sign.

Mr. Merdes stated Thank You Mr. Chairman, a, can this sign when it is erected be placed so that it is, at least 25' away from the adjacent property line.

Mr. D'Abramo stated it will be more than that.

Mr. Merdes stated it will be.

Mr. D'Abramo stated yes.

Mr. Merdes stated and a, the only.

Chairman Sandora stated 50' from the residential lot.

Mr. Merdes stated well, but, essentially you are putting it on here so you are away from the residential side.

Mr. D'Abramo stated we are yes.

Mr. Merdes stated okay.

Mr. Merdes stated a, and, a, the other comment he had was that the temporary signs, they usually have a date of expiration that's placed on the sign, that's determined by the Board.

Mr. D'Abramo stated one year is fair enough.

Mr. Merdes stated usually.

Mr. D'Abramo stated okay.

Mr. Merdes stated Mr. Chairman, those are all his comments on the sign.

Chairman Sandora stated Thank You Mr. Merdes, Mr. Willey you had your hand up.

Don Willey stated he just has a motion to a, it seems they should be tabled until Mr. D'Abramo brings in another, another sign that complies with the suggestions so far.

Chairman Sandora stated anybody else have any comments.

Ms. Fashempour stated she has a motion, she needs a second.

Victor Bull stated was that a motion.

Don Willy stated yes, he made a motion.

Victor Bull stated he will second that.

Chairman Sandora stated all right, it's been moved and seconded to a table the real estate temporary sign for Tony D'Abramo, 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.

Chairman Sandora stated a the second part of this, Mr. Merdes.

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

Chairman Sandora stated on the site plan.

Mr. Merdes stated a to the Applicant, you indicated that your probably going to revise this again.

Mr. D'Abramo stated revise the site plan.

Mr. Merdes stated yeah.

Mr. D'Abramo stated well he did more or less what we talked about.

Mr. Merdes stated uh um.

Mr. D'Abramo stated you tell me what else you want.

Mr. Merdes stated okay.

Mr. Merdes stated a but and you also got the Police Department's Report and the.

Mr. D'Abramo stated he got that 3 days ago.

Mr. Merdes stated you did and the Fire Department.

Mr. D'Abramo stated Fire Department told me a 10' driveway with, was sufficient and now he gets a letter that says they want 12, that's not a problem.

Mr. Merdes stated okay.

Mr. Merdes stated now your drawing, it doesn't, it appears from your drawing that, that, that room for the 12' driveway isn't, isn't there.

Mr. D'Abramo stated we have, he just have, push the building west a little bit.

Mr. Merdes stated okay, so the actual plan is going to be revised.

Mr. D'Abramo stated right, we will have to shift the building.

Mr. Merdes stated okay, what is the status of the property, it is still two properties, has it been consolidated.

Mr. D'Abramo stated you know the paper work was done to consolidate the lots five years ago but evidently his office didn't carry out because he has no record of it. Mr. D'Abramo stated he didn't, he didn't check here if there, if there are records here but he has none.

Mr. Merdes stated he thinks our records show that it is still two parcels also.

Mr. D'Abramo stated still two parcels, okay, we have to consolidate then.

Mr. Merdes stated a, could you maybe talk a little bit about a, he believes you wanted to address the, that the one, the one, the zoning changes on the one side of the property and it's a residential zoning abutting yours, there are places in the Code that, that call for some buffering and he believes that you added some, could you maybe discuss that a little bit.

Mr. D'Abramo stated well on the west side we go from industrial to residential so we have, we need a 20' buffer and we will put trees there, landscaping enough to satisfy everybody so it looks good.

Mr. Merdes stated okay, a, the a, some of the site plan it shows like a new, a new pavements and some of the walls, retaining walls are being

built on top of that a, that water course that's within the pipe a have you or do you, the, the condition of a, of the pipe that conveys the water through there the drainage.

Mr. D'Abramo stated he put the pipe in five years ago, we did all the reports, we did the wetland report so everything should be good but we will also make a report on the pipe.

Mr. Merdes stated okay, Thank You.

Mr. Merdes stated the a, the loading area a, you sort of showed it there on the, on the back of the building, the southwest side.

Mr. D'Abramo stated yes.

Mr. Merdes stated he don't know if if where you show it, that it meets the, the idea he thinks is, is that there is a like a 12 x 40 area where a truck would park and, and be loaded or off loaded, he is not quite certain that where you show that, that, that there, the way the, the other things are there that that's probably not going to work there, might there be another place that the loading area could be located.

Mr. D'Abramo stated well, he would like to keep, that's like a loading dock, he would like to keep it close to the building, but he is sure if you need another, we have two extra parking spaces, we can eliminate two parking spaces and make a you know a loading area.

Mr. Merdes stated okay, do you think that the building will have like a loading dock or, or.

Mr. D'Abramo stated we will have a loading dock on the west side.

Mr. Merdes stated it is going too.

Mr. D'Abramo stated yes.

Mr. Merdes stated okay.

Mr. Merdes stated a, a, did you give any thought to where the dumpster or a trash receptacle would a, would be located because there is also something in the Code that wants to keep that about 150' away from the residential side, he is not sure that was located yet on the drawing.

Mr. D'Abramo stated he thought that was located, he didn't pay attention to that.

Mr. Merdes stated a, if not, maybe you could should where your planning to put that.

Mr. D'Abramo stated okay.

Mr. Merdes stated and usually if it's away from the building or wherever it is it usually requires some type of screening.

Mr. D'Abramo stated sure.

Mr. D'Abramo stated a, we can put, well, he will show it, we will have to make out another site plan then, we will show it on the, on the east side of the, of the parking lot, which will be like 300, 400' from the residential.

Mr. Merdes stated okay.

Mr. Merdes stated a, he thinks you also need to give the a, where the a, water utility comes in, he thinks you are going to need to give that a little more room, do to the, the a Cleveland's, Cleveland's water standard vault that they, that they want is, is a little large then, then what's, what your are showing.

Mr. D'Abramo stated most of the time the a, right now he doesn't know how the Water Department would approve that, but he believes that we have been putting the check valves inside the buildings, so what we do is we just tap the line and bring the line in, the vault, the, the days of the vault are just about gone.

Mr. Merdes stated okay, so you think, your, so you more or less bring two lines to the building.

Mr. D'Abramo stated he thinks, a 6 and a 3 and it will go inside a 10 by 10 building.

Mr. Merdes stated an internal, yeah.

Mr. D'Abramo stated and the check valve will be inside there.

Mr. Merdes stated okay, yeah, that's, that's another way of doing it.

Mr. Merdes stated a, you may have mentioned this before but you say that when you put the a, the a, the stream and the culvert that, that had the proper permits and a, and, and there were, was there a wetlands survey done at that time.

Mr. D'Abramo stated yes.

Mr. Merdes stated so, you could maybe submit that paper work so that it is clear that there aren't wetlands on that site.

Mr. D'Abramo stated he will have to go back to the Army Corp but Flickinger handled the.

Mr. Merdes stated uh um.

Mr. D'Abramo stated wetlands so he is sure they keep that a better record then he does, okay.

Mr. Merdes stated um uh.

Mr. Merdes stated did you have, was that done with a permit from the City or.

Mr. D'Abramo stated well, that was, that was six years ago, we had some kind of permit to put the pipe there, the inspector was there every day.

Mr. Merdes stated how about any other landscaping that you are planning a, maybe you could talk a little bit about that, a, in particular up front.

Mr. D'Abramo stated well the front, because of the retention pond, we don't have much room for, for landscaping, the west side he would like to put three retaining walls a, bring it in every five foot, one

retaining wall, step in five foot, up one, over, so we can plant some trees and cover the whole west side.

Mr. Merdes stated uh um.

Mr. Merdes stated all right, a, he thinks he has moved through his comments and a.

Chairman Sandora stated you have a sidewalk issue.

Mr. Merdes stated he thinks you are showing the sidewalk now, you added the sidewalk.

Mr. D'Abramo stated you want sidewalk we will put the sidewalk in.

Mr. Merdes stated a, it's required by Code, you could seek a variance on it but you might show the sidewalk and as your plans get developed, at any time you could seek that variance to not have it.

Mr. D'Abramo stated no, no, no we can put it in except it doesn't go anywhere.

Chairman Sandora stated well that's why he is saying that, the Code requires this okay, but because there are no other sidewalks there, you know, that's, that's, going to be your option.

Mr. D'Abramo stated we will put it in, he has no problem with that.

Chairman Sandora stated so you just have to sign a bond that states that basically that if and when sidewalks come through there you will install yours.

Mr. D'Abramo stated no, no, we will put it in, we will put it in upfront.

Mr. Merdes stated okay, he had, he has also noted that you'll, when you are building you will encounter near the road there is a 12" storm sewer that a, is out there.

Mr. D'Abramo stated all right.

Mr. Merdes stated just so you are aware of it.

Mr. D'Abramo stated yeah, yeah, yeah he knows that, yes.

Mr. Merdes stated and a, it a, it would just have to be restored if it was ever disturbed.

Mr. D'Abramo stated if we, if we touch it, we will restore it.

Mr. Merdes stated okay, a, once you do get Planning Commission Approval then a, there is a the Storm Water Management but you are showing a basin so you will probably have a retention out in the front there, a, you may have to put in some water quality features that would, that would be determined later and a and all of that would just be in keeping with the Codes.

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

Chairman Sandora stated Thank You Mr. Merdes, anybody else on the Board.

Don Willey stated a Mr. Chairman, a so as a point of order then Mr. D'Abramo has got to do a lot split and consolidation correct with the two parcels.

Chairman Sandora stated yes.

Don Willey stated and a, a.

Chairman Sandora stated numerous things.

Don Willey stated pardon me.

Chairman Sandora stated a number of things.

Don Willey stated yeah so that, that would precede his submission of a site plan is that correct and then also the a, or a request for rezoning of the residential to commercial.

Mr. Merdes stated um Mr. Chairman.

Don Willey stated do, does he understand.

Mr. Merdes stated a, no.

Chairman Sandora stated no, Mr. Merdes, go ahead.

Mr. Merdes stated he doesn't need, he has, there are two parcels, they are both industrial zoned.

Don Willey stated okay.

Mr. Merdes stated it is only the adjoining parcel.

Don Willey stated okay.

Mr. Merdes stated which is zoned residential, it is actually developed already.

Don Willey stated okay, the apartments.

Mr. Merdes stated but his parcels are both zoned correctly for what he is proposing but he would, he does need to consolidate the two into one.

Don Willey stated okay, because he is building on them.

Mr. Merdes stated to place, to place all these features onto it.

Don Willey stated all right, okay, Thank You Sir.

Mr. Merdes stated your welcome.

Chairman Sandora stated Mr. McCarthy.

Mike McCarthy stated yeah, Mr. Chairman, a question for Mr. Merdes, a, regarding the wetlands and the streams, the permits that were probably

in place five or six years ago, have the regulations changed since then.

Mr. Merdes stated they changed, but if he did everything correctly when he did the a work, a, he, the area he shows on the site plan to be developed is already been culverted, there is no open watercourse for all the work that has been.

Mr. D'Abramo stated no there's not, he has, he have another drawing that showed the original small portion of the wetland that the Army Corp just say it's so small don't worry about it cover it up.

Mr. Merdes stated so, so you could submit those, a copy of those documents to the City.

Mr. D'Abramo stated no you don't have it, he would have you submit it to you.

Mr. Merdes stated you can do that though.

Mr. D'Abramo stated okay, sure.

Mr. Merdes stated Thank You.

Mike McCarthy stated yeah he would like to just amplify on that and and ask that the Consultant that did that work you said it was Flickinger.

Mr. D'Abramo stated yes.

Mike McCarthy stated that maybe they put a short statement and, and you bring that back next time to clarify that issue as you have said you would do.

Mike McCarthy stated Mr. Chairman another question about a, a traffic study you had mentioned was that a requirement that that the City Engineer brought up.

Chairman Sandora stated no the Police Department did.

Mike McCarthy stated Police Department.

Don Willey stated Police.

Chairman Sandora stated and he has requested that and he thinks that this Board is going to ask for you to do that for the site plan.

Mr. D'Abramo stated he just got that 3 days ago so.

Mike McCarthy stated right just to clarify that wasn't necessarily traffic study as looking at the stopping site distances.

Mr. D'Abramo stated so it is, it is necessary.

Mike McCarthy stated right.

Mr. D'Abramo stated okay.

Mike McCarthy stated and a, one, one other question some of the construction that, that abuts the adjacent properties on both sides and one side it's the 6" and 3" water lines but the retaining wall, will you be able to construct both the utilities on the one side and the retaining wall on the other side without getting an easement or traipsing on the property of the, the adjacent properties.

Mr. D'Abramo stated yes.

Mike McCarthy stated okay, because if the construction would go outside your property you would need to get some type of permission from the adjacent owner he believes.

Mr. D'Abramo stated no, we don't do that.

Mike McCarthy stated okay.

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

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Stefanik stated just a quick question, if and when Route 82 would be widen, how would you, this plan you have in front of today, how would that be impacted.

Mr. D'Abramo stated that he can not answer.

Mayor Stefanik stated is there room for expansion of Route 82 if we would eventually go to four lanes.

Mr. D'Abramo stated well there is room for at least one lane that he knows of, if not the retention pond would have to be moved in a little bit for two lanes.

Mayor Stefanik stated Thank You.

Chairman Sandora stated Thank You Mayor.

Chairman Sandora stated anybody else on the Board have anything.

Chairman Sandora stated anybody in the audience have anything.

Chairman Sandora stated well Mr. D'Abramo there, he is sorry, did you have something Donna.

Mrs. Vozar stated no.

Chairman Sandora stated oh, he his sorry, Mr. D'Abramo there is quite a few things that you are going to have to look into, get together so a, we are going to table this tonight, if you can get all that stuff together come back before us whenever, when ever you are ready and have everything and make sure you have all these reports, the wetland reports, you're a, the line of sight study, everything that has been asked of you tonight just bring forward.

Mr. D'Abramo stated very good.

Chairman Sandora stated anybody have anything else, can he have a motion to table.

So moved Don Willey.

Mayor Stefanik stated second.

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

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

Chairman Sandora stated Thank You Mr. D'Abramo.

Mr. D'Abramo stated Thank You.

Chairman Sandora stated Good Luck to you.

Nick and Rosa Carosielli, 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, 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 Mike and Alice Walsh, tabled, no action.

Woodcroft Glen, Royalton Road, GB and 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 Stucco Inc., tabled, no action.

Georgios Pizza, 10021 West 130th Street, Local Business Zoning. Signs Approval. Tabled.

Ms. Fashempour stated Georgios Pizza, 10021 West 130th Street, Local Business Zoning, Signs Approval, it is tabled, the Applicants are here this evening, she needs a motion to remove it from the table.

So moved Don Willey.

Second Victor Bull.

Chairman Sandora stated 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 the Applicant is here, step forward and present what you have please.

Applicant stated pardon.

Chairman Sandora stated just present to us what you would like to do.

Applicant stated okay, what they are proposing is a individual plastic letters on the front fascia, non illuminated, black in mounted.

Chairman Sandora stated you are talking about the wall now.

Applicant stated yes.

Applicant stated and then for the a, the a, the monument sign, Georgios and the other four tenants, it is a 5' x 7'9" and it will be landscaped and everything was approved Monday night at Architectural Review Board.

Chairman Sandora stated conditioned on this Board.

Applicant stated correct.

Chairman Sandora stated okay, Thank You.

Ms. Fashempour stated and just for the record, can she have your name please.

Applicant stated Gary Wilkes.

Chairman Sandora stated so Mr. Alvarez would you like to go first.

Mr. Alvarez stated a Thank You Mr. Chairman, the ground sign area is approximately 38.8 feet and that is less than the maximum allowable of 80 square feet, he was looking at this a, he is talking about the ground sign, because it's the first thing that he looked at, and a.

Mr. Wilkes stated yes.

Mr. Alvarez stated and a, he doesn't know if it is a significant thing that they are taking up a parking space or not but just make that a comment here, just to let you know a, the ground sign height, is it 7' overall.

Mr. Wilkes stated yes.

Mr. Alvarez stated okay, so it is 7' in height. Mr. Alvarez stated the supporting, he had indicated here the supporting base of an integral part of a sign resting totally on the ground or on two or more short poles or columns shall not exceed 25% of the total height of the sign for a ground sign of 7' that's, the dimension of 1'9 so he guessed what he is getting at, now looking at the one where you have all the landscaping that wasn't indicated that, clearly the height of that sign.

Mr. Wilkes stated it would actually be from grade the landscaping would be above that so you would actually have above the landscaping approximately 6' grade, 6' above the landscaping because it is going to be built up around that from the.

Mr. Alvarez stated he guessed his question is, where are you measuring the 7' from, grade level.

Mr. Wilkes stated from grade.

Mr. Alvarez stated okay, not from the.

Mr. Wilkes stated not from the landscaping.

Mr. Alvarez stated okay, good, that's the only questions he had on the ground sign Mr. Chairman.

Mr. Alvarez stated the proposed wall sign he thinks he had more of an issue than anything and he thinks the problem is, well first of all, one, you are over area, the area he has here is about 31.3 square feet.

Mr. Wilkes stated okay.

Mr. Alvarez stated which is greater than the maximum allowable of 28 square feet so you are a little bit over, about 3' approximately, square feet, he is sorry.

Mr. Wilkes stated we will reduce, we will reduce it down to where it's going to be within Code.

Mr. Alvarez stated right, you can do that or go to the Board of Zoning Appeals, whatever you choose to do.

Mr. Alvarez stated the second issue he had with that wall sign was that the sign should be designed and placed on the building to be compatible with, compliment the appearance of the building and that is section 1284.05(a), note the lettering of the wall signs on this building are italicized and are of the same font style and if you look at a some of the wall signs for the other tenants you know they are italicized again and they don't look like it, he doesn't know what this font is called here, that you are using.

Mr. Wilkes stated it's, it's, Georgios, that's there corporate letter style.

Mr. Alvarez stated okay.

Mr. Wilkes stated and, and actually the reason they tried laying it out with using the script font, the script font that they have on the rest of the building and the G in that, in that font looks like a Y, it doesn't look like Georgios.

Mr. Alvarez stated okay, well that, that may be the case and he is not going to dispute that, he does know that you know this is the section of the Code that says it should compliment, he knows it's going to be black but the style going, going to stick out a little but and he thinks that's something that this Board should take into consideration that we don't have the same font style and it's not italicized and all the rest of the signs on the Plaza are the same in terms of style and font.

Mr. Wilkes stated he means, he doesn't know, if you look at any Georgios in the City of Cleveland, and you look at that letter style, that is their corporate logo.

Mr. Alvarez stated understand, he understands exactly that you are saying.

Don Willey stated logo.

Mr. Wilkes stated and they have tried to to work with you know a keeping with what's on that building with the black individual plastic letters rather than go with a he means if they had what they wanted they would have went you know, tried to submit for a neon channel letters on a raceway which is what is, is at almost all their locations so they, he thinks they try to comply the best they can and stay, and stay with their corporate logo.

Mr. Alvarez stated sure, a, he guessed those are his concerns Mr. Chairman.

Chairman Sandora stated Thank You Mr. Alvarez.

Don Willey stated Mr. Chairman.

Chairman Sandora stated Mr., Mr. Willey.

Don Willey stated he is sorry, but the, the ARB was satisfied with the a, a installing that sign as it is with the corporate logo.

Mr. Wilkes stated yes.

Don Willey state and the black background and lettering.

Mr. Wilkes stated right, they, he kind of understood that you know, that letter style did not lend itself to Georgios, he means, it just, it didn't look like Georgios.

Don Willey stated okay, Thank You.

Don Willey stated Thank You Mr. Chairman

Chairman Sandora stated Thank You Mr. Willey.

Chairman Sandora stated Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman, a the Applicant's second submittal addressed all of his previous comments and he has no further comments, Thank You.

Chairman Sandora stated Thank You Mr. Merdes.

Chairman Sandora stated he has a question to the Applicant, well anybody else on the Board have any questions.

Chairman Sandora stated well he has a question, a couple questions. Chairman Sandora stated the, the sign that's going to into, into the parking lot okay.

Mr. Wilkes stated yes Sir.

Chairman Sandora stated how are you going to prevent any other cars from backing into that sign or a, is that, by putting that sign in the parking lot, is that going to reduce, how many parking spaces will that reduce, is that going to affect that building.

Mr. Wilkes stated one, one parking space.

Chairman Sandora stated one parking space.

Mr. Wilkes stated and, and it's, going to be landscaped all around it, so they will hit the landscaping before they ever hit the sign.

Chairman Sandora stated okay, and you are going to remove the asphalt from there.

Mr. Wilkes stated yes.

Chairman Sandora stated okay.

Chairman Sandora stated you are oversized on that side, on that sign, how, how do you plan on meeting that then, by reducing that sign, the size of the sign down, what exactly are you going to do to it.

Mr. Wilkes stated if, he means, if it takes going down to an overall 26" in height, that's what we will have to do, whatever would be to conform to your.

Mr. Alvarez stated right, the Code allows you a 28, whatever he just mentioned so.

Mr. Wilkes stated we will scale it down to meet the 28.

Chairman Sandora stated okay, what are the size of the letters on the other part of the building.

Mr. Wilkes stated he, he is not really sure.

Chairman Sandora stated or the other signs.

Mr. Wilkes stated he is not really sure the other, the size of the other letters, but they are all different.

Chairman Sandora stated because he does have a concern about that sign not matching the other letters on that building, everyone of those other stores, and there was another store that went in there, had, different type of letters on there, different color letters and they were made to remove them and replace them and and put it in just as to match the rest of that shopping center, okay, and that is a big concern to him.

Mr. Wilkes stated he understands it.

Chairman Sandora stated because we have this problem throughout the town and once we start doing this, you know we are going to open up a whole can of worms here throughout the entire City on this, now if this is what you know, people want to do that's, that's fine all right but right now that building is the way it is, now he would, he would really be a, if those letters that you want to put on this building now are a much bigger than the ones that are there.

Mr. Wilkes stated well there not, there actually not.

Chairman Sandora stated okay there, there are going to show quite a, quite a difference in itself okay.

Mr. Wilkes stated they are not bigger than the letters that are there.

Chairman Sandora stated the height and the width of those letters will remain the same.

Mr. Wilkes stated there, there actually smaller if you look, he doesn't know if, you've got pictures up there, take.

Chairman Sandora stated well then how do you, how do you plan on reducing this from the 31.3 to the 28, that's his question.

Mr. Wilkes stated he would scale it height and width to keep it proportionate to get it down within the 28 square feet.

Chairman Sandora stated not going smaller than the other, then the other signs that are there.

Mr. Wilkes stated no Sir.

Chairman Sandora stated and it won't be any bigger then the other signs that are there.

Mr. Wilkes stated no Sir.

Chairman Sandora stated that's his concern, that your sign will not be any bigger in height or width than any of the other letters on that building.

Mr. Wilkes stated no, actually he thinks, they are probably going to be a little bit smaller because Georgios has actually got two lines of copy, a, it says Georgios Oven Fresh Pizza he thinks so a, which is their name, it's not just Georgios.

Chairman Sandora stated how about if you remove the word pizza, just put oven fresh.

Laughs.

Mr. Wilkes stated it's pizza, it's Georgios Pizza. Mr. Wilkes stated it's their corporate identity, he, he doesn't know how to change that, he means, if, if you go any place in the City of Cleveland and even now he means there, they are branching out, there a, almost in all kind of places in Northeastern Ohio and that is their corporate logo. Mr. Wilkes stated it's registered, he doesn't know what to tell you.

Mr. Wilkes stated he means, he has tried to comply as best he can by keeping the same type of letters, the same mounded letters, the non-illuminated letters, a he just doesn't know what else they can do.

Chairman Sandora stated then why don't we just italicized it and keep your oven fresh pizza on there then it will match the other part of the building.

Mr. Wilkes stated well all he can say is that you are still going any way with Georgios letters style is Georgios he, it's, it's, at everyone of their locations.

Chairman Sandora stated but again it's a different sign that's on from the rest of, the rest of the signs on that building.

Mr. Wilkes stated but their, but their logo, correct, it is a little different.

Chairman Sandora stated he has gone around and he has seen Company's that have changed their logo to match the style of the buildings also, it's done with McDonald's, it's done with a lot of other things, they don't use some of their colors, they don't use so forth and so on.

Mr. Wilkes stated they are not using their colors here, but he means McDonald's logo, is McDonald's logo and, and a Shell or Marathon or, or all of them have their own, their own corporate identity.

Chairman Sandora stated anybody else on the Board have anything.

Mike McCarthy stated just a question Mr. Chairman.

Chairman Sandora stated Mr. McCarthy.

Mike McCarthy stated with a comment on the, on the lettering style apply to both signs, the one mounted on the building and the sign out front.

Chairman Sandora stated no, no, he would think not, just, his only concern was is because, it's on the building with the other, rest of the sign, the one that he is going to have on the street that could possibly be different, he doesn't have a problem with that.

Mike McCarthy stated that would be more consistent with the corporate logo and identity.

Chairman Sandora stated exactly.

Mike McCarthy stated and, and the color scheme as well.

Mr. Wilkes stated that is there, that is correct, yes.

Chairman Sandora stated yes.

Mike McCarthy stated but the sign affixed to the building, we would be looking to match.

Chairman Sandora stated right, would match.

Mike McCarthy stated so you would have the logo and identity out front where you would want it he thinks.

Mr. Wilkes stated he, well he begs the differ, that you look on the building, it's their corporate identity, you know you want this part to match this part, he means you can't take one sign and make it different from what's out here he means you are just changing their corporate identity, he, he doesn't know what.

Chairman Sandora stated but your corporate identity is on the sign that is on the street.

Mr. Wilkes stated what he is saying is their corporate identity is everywhere, every sign that they put up and he can't think of one, and he put up almost every one of Georgios, that is their letter style.

Chairman Sandora stated whatever you want, whatever you think you can, he is only one vote.

Mr. Wilkes stated well, that is all he can say, it is their corporate identity.

Chairman Sandora stated okay and your, on your, there is not going to be any changeable copy on this sign is he correct.

Mr. Wilkes stated no, none.

Chairman Sandora stated okay the other four slots that are shown on there, okay, that will be the tenant's spots, for tenants.

Mr. Wilkes stated for the other tenants, yes.

Chairman Sandora stated so Georgios Pizza will not have anything else on that, on that sign other than the top portion of it.

Mr. Wilkes stated correct.

Chairman Sandora stated and they made that part of the approval last Monday, that there could be nothing else from Georgios on there, not, Pizza 4.99 or anything like that, it would be strictly for the other tenants.

Chairman Sandora stated so you are not going to change the wall sign.

Mr. Wilkes stated he is sorry.

Don Willey stated Mr. Chairman.

Mr. Wilkes stated he doesn't have, he doesn't have the authority to change the wall sign.

Chairman Sandora stated oh, yes you do.

Mr. Wilkes stated no he don't.

Laughs.

Mr. Wilkes stated because he, he, he is not the one that owns Georgios.

Chairman Sandora stated you are getting the Georgios sign the way it is, your corporate, your corporate logos and everything at the street.

Mr. Wilkes stated Sir, all he can tell, he doesn't have that, he doesn't have that authority.

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

Chairman Sandora stated anybody else on the Board.

Don Willey stated a Mr. Chairman he thinks in light of the fact that a, a, the Gentleman went to the Architectural Review Board a, they seem to be very prudent in in terms of you know evaluating a both, both corporate and standards and so forth he, he thinks we should a, a, go with the recommendations of the Architectural Review Board and, and have them put it as is.

Chairman Sandora stated Mr. Willey he was at the Architectural Review Board and to be honest with you he is not sure if this Gentleman specifically brought that up because he was talking, he was making other comments at the time and he did not catch that, okay, he does not know for sure, he knows they talked quite a bit of the sign at that street all right but he is not sure if they got, if there were, sure of exactly what was going on that wall.

Mr. Wilkes stated yes they asked me, specifically that, why it was different and he explained to them at that time the same thing, it's, it's Georgios corporate identity, it's, it's Georgios sign, he, he means if you look any place else in the City of Cleveland.

Chairman Sandora stated he is not talking, he doesn't care about any place else in the City of Cleveland, he is only concerned about the City of North Royalton.

Mr. Wilkes stated he understands that, but if, if, Shell Oil.

Chairman Sandora stated he is not concerned with any other.

Mr. Wilkes stated all he is saying is that is a corporate, that's a corporate logo, he, he can't change it.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Stefanik stated he thinks he has to agree with Mr. Willey, the gentleman was before ARB and he was there that evening and he does remember them talking about it and he doesn't know the specifics of what they said but he does know they approved it at ARB and, and he does

understand where they are talking when they talk about a Company identity he knows it's important to businesses to have that Company identity and, and he thinks sometimes we overlook that, we need to start working with the businesses a little bit closer in the City and he thinks this is a good example, if this isn't a major drastic change and, and this is a operation, this is the Georgios that people are familiar with so a, he will probably be voting yes for this.

Chairman Sandora stated Thank You Mayor, anybody else on the Board have anything, do we have a motion.

Don Willey stated motion to approve.

Ms. Fashempour stated both signs.

Don Willey stated both signs, yes.

Chairman Sandora stated do we have a second.

Victor Bull stated second.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mr., Mayor.

Mayor Stefanik stated wasn't there also the, the size is a little bit too big, are you going to BZA or are you going to reduce it.

Mr. Wilkes stated no, he is going to reduce it yes.

Mayor Stefanik stated okay, he thinks we need to make that in the motion then.

Don Willey stated his motion should include to a reduce the 31 square feet on the front sign down to 28 the allowable size and he assumes that, that will be scaled proportionately down, so that is his motion as amended.

Victor Bull stated he will amend his second.

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

Roll call: Yeas: Four - McCarthy, Mayor Stefanik, Willey, Bull. Nays: One - Chairman Sandora. Motion carried.

Ms. Fashempour stated okay.

Mr. Wilkes stated Thank You.

Maria Gardens Center Inc., 10301 West 130th Street, Local Business Zoning. Site Plan Approval for a Hanging Basket Display. 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 Don Willey.

Chairman Sandora stated the applicant is here, please step forward.

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

Ms. Fashempour stated she didn't get the second.

Victor Bull stated second.

Ms. Fashempour stated Thank You.

Chairman Sandora stated Ms. Fashempour please call the roll.

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

Chairman Sandora stated the Gentleman is here, your name and address for the record.

Tim Stopper, 10301 West 130th, North Royalton.

Chairman Sandora stated and what would you like Mr. Stopper.

Mr. Stopper stated well he is trying to get, trying to get this hanging basket display approved.

Chairman Sandora stated okay, Thank You.

Chairman Sandora stated there was some discussions here at the last meeting had you have a chance to talk with the Building Department.

Mr. Stopper stated yes he has.

Chairman Sandora stated okay.

Mr. Stopper stated spoke with Rito here, this past week.

Chairman Sandora stated had you come to any sort of a understanding.

Mr. Stopper stated he believes we have, the a, he guessed there was some problem with some stuff being stored outside the storage area.

Chairman Sandora stated okay.

Mr. Stopper stated and a, the only time we do that really is in the spring for about six weeks you know when we are unloading a lot of trucks and a you know we unload the trucks in the parking lot, the stuff sits there for a while because a we are waiting to get it into storage, usually it's not to long it is usually a day or so.

Chairman Sandora stated well you have a pile of wood there now and this was brought up a, a, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, he knows we had a discussion regarding that aerial view and you, basically, that's basically what the conversation was about, but a, he typically goes around the City when he looks at sites, particularly when they come before this Board just to

see, he was just curious, a can you elaborate on the the pile, the stock pile of wood, wood, firewood that you have out there, he means, how long does that stay out there, is that temporary too or a do you know if there are any zoning violations when you put you know materials out there like that.

Mr. Stopper stated well he guessed that, he guessed that could fall under that storage.

Mr. Alvarez stated yeah, he would say so.

Mr. Stopper stated yeah.

Mr. Alvarez stated he knows that Assistant Law Director a, he will defer to her in terms of a if there was a zoning violation for storage out in the parking lot like that but a, he thinks you might have a problem with that as well.

Mr. Stopper stated yeah, we can remove that firewood out of there and in the future keep it beyond on the fence.

Mr. Alvarez stated let me, the second thing, do you have any problem with a, do you have adequate parking now if you were using that as a storage.

Mr. Stopper stated well the only time we use that parking is a in the spring when we are real busy for about six weeks, six weekends and other than that really, really don't need it as parking.

Mr. Alvarez stated he sees.

Mr. Stopper stated that's why we use it for storage he guessed, move the firewood pile.

Mr. Alvarez stated how long is the firewood going to be out there, do think.

Mr. Stopper stated well that usually comes in around September and it's usually gone in January, February.

Mr. Alvarez stated okay, he doesn't have any further questions.

Mrs. Vozar stated Mr. Chairman.

Chairman Sandora stated Mrs. Vozar.

Mrs. Vozar stated if she could, just so we can clarify, a obviously that is a violation, your site plan actually has that used as a parking area and that's really what it is for, so obviously you have indicated that you are willing to remove it, she thinks that was an impediment that the Board was looking at, so as long as you are willing to to remove that and make sure obviously that the parking is not used for any storage of of anything, she thinks that we can move forward and she thinks that Mr. Stopper has indicated that he is willing to do that, is that correct.

Mr. Stopper stated that's correct.

Mrs. Vozar stated great.

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

Chairman Sandora stated can he have a motion.

Don Willey stated motion to approve as a submitted with the stipulation that a, a he assumes that the parking area storage will be rectified within the next 30 days.

Mr. Stopper stated yes.

Don Willey stated no signs, sale, fire sale.

Laughs.

Mr. Stopper stated we will just move behind.

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

Chairman Sandora stated Thank You.

Mr. Stopper stated Thank You, Good Night.

Good Night.

Ms. Fashempour stated if she could get from Planning Commission to Council, she would like to request ninety day extension on number 1, 2, 3, 5, 6, 7 and 9.

So moved Don Willey.

Second Victor Bull.

Chairman Sandora stated it's been moved and second for a ninety day extension for 1, 2, 3, 5, 6, 7 and 9, Ms. Fashempour please call the roll.

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

New Business

Utility Plan Request

at&t requests permission to place an above ground cabinet within an easement near 10095 Foxwood Drive - Approval.

Ms. Fashempour stated the Applicant is present.

Mike Williams representing at&t, 16515 Clare Avenue in Cleveland, requesting permission to place an above ground cabinet in the easement near 10095 Foxwood Drive.

Chairman Sandora stated Thank You, Mr. Merdes.

Mr. Merdes stated Thank You Mr. Chairman. Mr. Merdes stated if the Board approves this installation, a permit is required, plans are by Registered Engineer are required for a 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 as full time inspection is required for all work performed within the City right of way and that's billable to the applicant, all areas of disturbance are required to be restored, no open cut of the roadway pavement is allowed, sidewalk replacements would be in full slabs, videotaping of the work area is required prior to doing the work and provide the City a copy of the video and all homeowners along the installation shall be given 48 hours written notice, submit a copy of that to the City, do you agree.

Mr. Williams stated agreed upon.

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

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

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

Chairman Sandora stated anybody on the Board have anything.

Don Willey stated Mr. Chairman, one question a, a, Mike there seems to be a question as to the location with the neighbors and so forth, was that rectified.

Mr. Williams stated a.

Don Willey stated do you have any.

Chairman Sandora stated he is going to.

Mrs. Colonie stated yes.

Don Willey stated Thanks.

Chairman Sandora stated he was going to ask, is there anybody in attendance that has anything on this, step forward, state your name and address for the record please and what you.

Yes, my name is Barb Colonie and we live at 10085 Foxwood, so we are right across the street from the boxes and before we began tonight she spoke to Mike asking that he does some landscaping to kind of conceal the fourth box and there extending the pad so we wanted something that would go further around towards the back, we ourselves put in our own landscaping several years ago because at&t at that time was not providing landscaping so now since they have agreed to provide it we are asking that they extend that landscaping to conceal the boxes a little bit more.

Chairman Sandora stated and you have talked and.

Mrs. Colonie stated she spoke to him and he has agreed and there is.

Chairman Sandora stated has, has agreed and you are satisfied.

Mrs. Colonie stated there is a dollar amount agreed on and all she would like is that maybe a letter of commitment to them, letting them know that you are going to do this and what the amount is so that we have it for our records.

Mike Williams stated sure.

Mrs. Colonie stated is that okay with you.

Mike Williams stated sure.

Mrs. Colonie stated and that's okay with us and as long as they notify us the 48 hours so that we know there is going to be work done he doesn't have the exact date yet do you, but you will let her know.

Mr. Williams stated no, no, but he will let her know.

Mrs. Colonie stated other than that we are satisfied; we know it's going to happen.

Chairman Sandora stated okay, so you will work all that out.

Mr. Williams stated yeah, yes.

Chairman Sandora stated with the Homeowner Association.

Mr. Williams stated yeah, what we will do is we will end up a they are going to have the Homeowners Association provide us with a quote and then we will reimburse them a check for it rather have our landscaper.

Chairman Sandora stated right.

Mr. Williams stated that we subcontract with and this way they get exactly what they want.

Mrs. Colonie stated we have a landscaper that does the work in the summer and her husband also works on it so between them.

Chairman Sandora stated as long as you are satisfied and you have worked it out amongst yourselves that's fine.

Mrs. Colonie stated we are, we are.

Chairman Sandora stated okay.

Mrs. Colonie stated okay.

Mrs. Colonie stated Thank You.

Chairman Sandora stated anybody else on the board have anything.

Mike McCarthy stated Mr. Chairman, just a question.

Chairman Sandora stated Mr. McCarthy.

Mike McCarthy stated who will be responsible for maintaining the landscaping.

Mrs. Colonie stated we have a landscaper that.

Mr. Colonie stated he does.

Mike McCarthy stated should it at some point present a hazard.

Mrs. Colonie stated no, no, because there are trees around there now, arborvitaes and the landscaper can work around them and cut the grass so we haven't had any problems, so we can certainly run it by them to make sure whenever they add those trees that there won't be any problems because he thinks it, it almost butts up to the creek back there, so in the woody area so there is really no grass cutting back there.

Mike McCarthy stated Thank You.

Chairman Sandora stated Thank You, anybody else in the audience have anything.

Chairman Sandora stated okay then he will make a motion to.

Mr. Colonie stated as, as, for maintaining it.

Chairman Sandora stated Sir, do you want to come up, you have to come up to the microphone, state your name, your address for the record.

My name is Rich Colonie, lives at 10085 Foxwood, as for maintaining it, he does take care of that now, he mulches it every year, clean up, he does all the spring clean up in the Foxwood Estates, all the common areas and that and he does the front area plus that, that bed there that he did so it, it will be mulched and maintained.

Mike McCarthy stated sounds good, okay, Thank You.

Chairman Sandora stated Thank You Sir.

Mr. Colonie stated Thank You.

Chairman Sandora stated anyone else anything.

Chairman Sandora stated he will make a motion to approve a, the placing an above ground cabinet at 10095 Foxwood Drive, on the condition that at&t, the representative and the Homeowner have agreed to additional landscaping and a, as to the cost.

Don Willey stated second.

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 Thank You.

Mr. Williams stated Thank You.

Miscellaneous

Ms. Fashempour stated she has nothing under Miscellaneous.

Adjournment

Chairman Sandora stated motion to adjourn.

Second Don Willey.

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 we are adjourned.

Planning Commission Meeting for Wednesday, January 16, 2008 adjourned at 8:25 P.M.

Approved: Don Willey, Vice Chairman
Planning Commission

Attest : Brenda Lynn Fashempour, Secretary
Planning Commission

Date : February 6, 2008

