

Planning Commission Caucus - 7:03 P.M. - Wednesday, February 6, 2008.

Present: Mayor Robert A. Stefanik, Victor Bull, Nick Cinquepalmi, Donna Vozar, 2nd Assistant Prosecutor, Don Willey, Mike McCarthy, Rito Alvarez, Building Commissioner, Paula Recker, Pat Jones, Larry Antoskiewicz, Council Ward Five, Jim Blondin, Valerie Blondin, Dan Collins, P.E., Assistant City Engineer, Ken Tyrpak, P.E., City Engineer, Mr. Grossenbaugh and Brenda L. Fashempour, Secretary.

Public Hearing

Call to order.

Roll call. Motion to excuse Tony Sandora for cause, second, vote.

Opening Ceremony - Pledge of Allegiance.

Public Hearing Ordinance No. 08-17 - Applicant Jim Blondin and daughter present to make presentation, discussion that Applicant will need to go to BZA for a use variance, however that was determined at Building Building Codes Committee after the Planning Commission Public Hearing Notice was sent out, therefore, Planning Commission will go ahead with Public Hearing, refer to regular order of business, second, roll call.

Regular Meeting table.

Adjournment

Regular Meeting

Call to order.

Roll call. Motion to excuse Tony Sandora for cause, second, roll call.

Approval of minutes - February 6, 2008. 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 - tabled, 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, the amended copy of the legislation was ready on the 30th, Ms. Vozar didn't realize that it hadn't been distributed, distributed this evening, the amended Ordinance has been cleaned up in Building and Building Codes. Ms. Vozar will meet for Mr. Alvarez for more amendments for approval at the next Planning Commission Meeting - no action.

Stucco Inc., tabled, Applicant present, received variance, motion to remove from table, second, roll call. Discussion, motion to approve, second, roll call.

New Business

Ordinance

Ordinance No. 08-17 - motion to table, second, roll call.

Lot Split

Pride One- Patricia Rakoci - requested to be tabled, motion to table, second, roll call.

Sign Approval

Fahim Gemayel - Platinum Plaza - discussion, motion to approve, second, roll call.

Utility Plan Request

at&t - 18645 Ridge, discussion, motion to approve, second, roll call.

Miscellaneous

Adjournment

Mr. Blondin spoke regarding his rezoning and use variance, he explained that he would like to change the property from Research Office to R1A so that he can split a lot off for his daughter to build a handicap accessible home for her son who was diagnosed with Muscular Dystrophy. Mr. Blondin showed pictures of the lot, what the lot split would look like and understands that he has to go to the BZA for a use variance, if approved would have to come back with a lot split to Planning Commission. Mrs. Vozar wanted to make sure that Mr. Blondin knew that he would have to come back to Planning Commission for the lot split. Planning Commission Caucus ended at 7:10 P.M.

Vice Chairman Don Willey stated Good Evening Ladies and Gentlemen, welcome to the North Royalton Planning Commission, we begin the evening with a Public Hearing portion of the North Royalton Planning Commission, for Wednesday, February 6th, 2008.

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, February 6, 2008 to conduct a Public Hearing. The Public Hearing was called to order by Vice Chairman Don Willey at 7:30 P.M.**

Vice Chairman Willey stated Ms. Fashempour please call the roll.

Present: Mayor Robert A. Stefanik, Vice Chairman Don Willey, Victor Bull, Mike McCarthy, Ken Tyrpak, P.E. City Engineer, Rito Alvarez, Building Commissioner, Donna Vozar, 2nd Assistant Prosecutor and Brenda L. Fashempour, Secretary.

Absent : Chairman Tony Sandora. Ms. Fashempour stated she needs a motion to excuse Chairman Sandora for cause. So moved Vice Chairman Willey, second Victor Bull. Roll call: Yeas: Four - Vice Chairman Willey, Bull, McCarthy, Mayor Stefanik. Nays: None. Motion carried.

Opening Ceremony - Pledge of Allegiance. Vice Chairman Willey stated okay, please stand for the Pledge of Allegiance. Pledge of Allegiance recited.

Public Hearing - Ordinance

Ordinance No. 08-17 - An Ordinance amending the Official Zoning Map by changing the Zoning classification of Permanent Parcel No. 481-25-010 from its present Research Office (RO) Zoning Classification to Residential (R1A) Zoning Classification as requested by Property Owner Darlene Blondin, and Declaring An Emergency.

Ms. Fashempour stated that the Public Hearing Notice was posted at the City's Public Posting Places on January 17, 2008 and mailed to Property Owners within 500'.

Vice Chairman Willey stated Thank You. Vice Chairman Willey stated Ms. Vozar he believes you want to address this issue.

Mrs. Vozar stated yes, if she could, to any of the Residents that are here on this Public Hearing, she wanted to let you know that while you will have an opportunity to talk tonight and obviously view your, your opinions on this matter, the Applicant has decided that he is going to seek an alternative remedy to his situation by seeking a variance from the Board of Zoning Appeals. Ms. Vozar stated the Board of Zoning Appeals will have a hearing on that matter and that will be heard on February the 25th, at 7:30 will be the caucus and the meeting will begin at 8:00, it will be here obviously at City Hall, nevertheless this will be pending before Planning Commission until a decision is made by the Board of Zoning Appeals, so if for whatever reason the Applicants variance would be denied, the Applicant would have the opportunity to come back before Planning Commission to go forward and request that they approve the Ordinance that is submitted, which is why the Public Hearing is still going to go forward tonight so that you will have an opportunity to voice your opinions to this Board and let them hear, but she does urge you to attend the Board of Zoning Appeals Hearing on February 25th at 7:30, Mr. Chairman.

Vice Chairman Willey stated Thank You, Thank You.

Vice Chairman Willey stated okay at this time, we will recognize the Applicant, please step forward state your name, address and explain to us why you are looking to rezone your land.

Yeah, Good Evening, my name is Jim Blondin, he lives at 11893 West 130th Street, and what he is proposing is a, well he has been there for, since 1974, we have been there 34 years and in 1989 we purchased an additional 40' from their property to the north that way our lot is now 202', he purchased that and so in the future if we ever wanted to split or anything it would meet all the requirements of a residential lot, so now what's happen was a, in 2005 they changed the Zoning to Research Office, now by changing it to Research Office we are also, you know, we are allowed to stay there but we can't expand on it, can't split whatever, but a what he is proposing to split off a lot because a couple years ago we, his grandson was diagnosed with Muscular Dystrophy and he has to have a home that's handicapped accessible and everything else, there, they live in North Royalton now, his daughter lives in North Royalton it wouldn't be feasible for them to convert their house, it just can't be done, it's too high, to many steps so, what he proposed was a, split his lot, give them 100 by 300' lot that would meet the requirements of all the residential zoning, he has got a sketch here of his lot right now, where the house is located and where the proposed house would be, he is going to make it a minimum from the side yard of 10' minimum, he means a 50' setback so it's up in the northwest corner of the property, so it's out of the way, there is a vacant lot next to them and like he said it will meet the requirements, he has had a soil analysis of the property and it's feasible for a septic system, and he has had a preliminary, here is another sketch, an aerial view of their house and where the lot would actually be, he doesn't know if anybody is here about this but if they want to look over anything, they can look it over. Mr. Blondin stated he has had the feasibility done for the septic system and a septic system would be feasible, they, the County Board of Health, he went through them, he had a, he got an estimate on the septic systems and he had got a little sketch of the proposed septic system which determines the size of the lot, if he has to give them more property he would of, but they said 100 by 300 with the location of the house, it will fit a septic system also, there is the soil analysis, this is just a little sketch of the proposed house, it will be a ranch with about 2200 square feet, maybe 2300 square feet, the driveway will be right, it won't be a common drive or anything, the driveway will go right out to the street and a it will be all handicap feasible, the hallways, the doorways, the entrance and we are even thinking of putting a elevator for the basement but a, that's down the road a little bit, but that's what he is requesting that, that's the a, the gist of what he would like to do for his grandson, any questions or.

Vice Chairman Willey stated anybody from the Commission have any question for Mr. Blondin, comments.

Mr. Blondin stated Thank You.

Vice Chairman Willey stated Thanks Jim.

Vice Chairman Willey stated how about anyone from the audience wish to speak on this issue, no, okay, no one else wants to be heard, he would like to a, motion to for Ordinance 08-17 to be.

Mrs. Vozar stated Mr. Chairman, she is sorry to interrupt, she just wants to make sure that the audience is clear, this is the opportunity

that if you came to be heard on that matter, that this is the time you come up to the microphone and address the panel, she sees a few people looking at each other if they are not sure, but just so you understand, this would be the time to come forward, she is sorry Mr. Chairman.

Vice Chairman Willey stated that's all right.

Vice Chairman Willey stated like a motion to refer 08-17 to the Regular Ordinance of Business.

So moved Mayor Stefanik.

Victor Bull stated second.

Vice Chairman Willey stated all in favor, please take the roll.

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

Adjournment

Ms. Fashempour stated motion for adjournment.

So moved Victor Bull.

Vice Chairman Willey stated second.

Vice Chairman Willey stated meeting adjourned.

Ms. Fashempour stated can she call the roll please.

Vice Chairman Willey stated please call the roll.

Roll call: Yeas: Four - Bull, McCarthy, Mayor Stefanik, Vice Chairman Don Willey. Nays: None. Motion carried.

Vice Chairman Willey stated the Planning Commission Public Hearing is now adjourned.

Planning Commission Public Hearing adjourned at 7:39 P.M.

Vice Chairman Willey stated and at this time we would like to call the order of Regular Business North Royalton Planning Commission to order.

The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ride Road on Wednesday, February 6, 2008 in regular session. The meeting was call to order by Vice Chairman Don Willey at 7:40 P.M.

Vice Chairman Willey stated Ms. Fashempour please call the roll.

Present: Mayor Robert A. Stefanik, Vice Chairman Don Willey, Victor Bull, Mike McCarthy, Ken Tyrpak, P.E. City Engineer, Rito Alvarez, Building Commissioner, Donna Vozar, 2nd Assistant Prosecutor and Brenda L. Fashempour, Secretary.

Absent : Chairman Sandora. Ms. Fashempour stated can she get a motion to excuse Chairman Sandora for cause. So moved Vice Chairman Willey. Second Mayor Stefanik. Roll call: Yeas: Four - Vice Chairman Willey, Bull, McCarthy, Mayor Stefanik. Nays: None. Motion carried.

Approval of minutes: January 16, 2008. Ms. Fashempour stated Approval of Minutes, January 16, 2008 if you so choose. Vice Chairman Willey stated so moved. Second Victor Bull. Roll call: Yeas: Four - Bull, McCarthy, Mayor Stefanik, Vice Chairman Willey. 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 Number 1, no action.

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

Ms. Fashempour stated Number 2, no action.

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

Ms. Fashempour stated Number 3, no action.

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

Ms. Fashempour stated Number 4, no action.

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

Ms. Fashempour stated Number 5, 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 number 6, 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 number 7, no action.

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

Ms. Fashempour stated Number 8, 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, 1284.5, 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 Number 9, 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 it is tabled, the Applicants are here this evening, if you could step forward and Board Members she needs a motion to remove it from the table.

Vice Chairman Willey stated so moved.

Second Victor Bull.

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

Vice Chairman Willey stated go right ahead Don, give your pitch.

Mr. Grossenbaugh stated okay Mr. Chairman, Thank You. Mr. Grossenbaugh stated he was before the Planning Commission he believes in November, December last year and a.

Vice Chairman Willey stated a, he is sorry, would you give your name and address for the record.

Mr. Grossenbaugh stated oh, he knew he was suppose to do that, he is sorry, my name is Don Grossenbaugh, he is the project Architect for the Owner and his addresss 8537 Avery Road, Broadview Heights, Ohio.

Vice Chairman Willey stated Thank You.

Mr. Grossenbaugh stated as he mentioned earlier, he was here before this Commission he believes back in November/December however it was tabled at that time do to insufficient information on the site plan, since that time we have been approved by the Architectural Review Board and we received a variance from the Board of Variance, curb to the rear access drive to our new storage building, in the meantime we have located our detention basin as proposed behind the building, we are picking up runoff from, from this part of the site, everything ditches into the catch basin, yard basin going back to the detention basin, we are also picking up our two downspouts from the proposed building. Mr. Grossenbaugh stated this is under construction right now, it is about 80, this pad here is all forward, he is going to ask for a change that was proposed earlier that was originally approved by the Planning Commission back in, last year on this building, we had proposed four additional parking spots here, we would like to have those approved and moved to the back of this pad here which would incorporate all ten required for this office building, it just works better on the site.

Vice Chairman Willey stated okay, any comments, to the Building Commissioner.

Mr. Alvarez stated a, he doesn't have any comments Mr. Chairman.

Vice Chairman Willey stated okay, have you scaled out the parking, the substitute parking, will that work okay, if we are going to approve that moving, moving from, what would that be a, south side to the north side of the building.

Mr. Grossenbaugh stated yeah, the original one was proposed on the south side of this pad here, we are going to put it on the west side behind this, behind the building now, we have a loading zone there, which is

larger than dictated by zoning, we have, he believes, 25', excuse me, he doesn't have his glasses on at this point, he knows it's quite large to back up cars in and our first spot does start 20' off the property line, on the northerly side.

Vice Chairman Willey stated okay, to the Engineer.

Mr. Tyrpak now this was previously approved, review by the previous Engineer.

Vice Chairman Willey stated yes.

Mr. Tyrpak stated and a he has no other, no comments on it.

Vice Chairman Willey stated okay Thank You.

Mr. Grossenbaugh stated he did have one comment he noticed and we are doing underground electrical back to the storage building he believed.

Mr. Tyrpak stated he wanted that shown on the plan yeah.

Mr. Grossenbaugh what's that.

Mr. Trypak stated he wanted that shown on the plan.

Mr. Grossenbaugh stated it is shown on the plan, that was his last comment he just received in the mail the other day.

Vice Chairman Willey stated any comments from the Law Department.

Mrs. Vozar stated no comment.

Vice Chairman Willey stated Thank You.

Vice Chairman Willey stated any comments from the other Board Members.

Vice Chairman Willey stated can he have a motion to approve as submitted with the a let's see, he guess we, we need to recognize the, the moving of the parking spaces, that's the north side correct from the south side to the north side as originally approved.

Mr. Grossenbaugh stated south side to west side.

Vice Chairman Willey stated south side, south to west, or south to east.

Mr. Grossenbaugh stated this is the south.

Vice Chairman Willey stated right.

Mr. Grossenbaugh stated north is up, Sir.

Vice Chairman Willey stated right okay, good, good, okay.

Vice Chairman Willey stated motion to approve.

So moved Mike McCarthy.

Second Mayor Stefanik.

Vice Chairman Willey stated Ms. Fashempour please call the roll.

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

Ms. Fashempour stated okay.

Vice Chairman Willey stated okay.

Mr. Grossenbaugh stated Thank You Mr. Chairman, Thank You Board.

Vice Chairman Willey stated Thank You, Thank You.

New Business

Ordinance

Ordinance No. 08-17 - An Ordinance amending the Official Zoning Map by changing the Zoning Classification of Permanent Parcel No. 481-25-010 from its present Research Office (RO) Zoning Classification to Residential (R1A) Zoning Classification as requested by Property Owner Darlene Blondin, and Declaring an Emergency.

Ms. Fashempour stated it is her understanding that, that's going to be tabled, so if she can get a motion to table it.

Vice Chairman Willey stated motion to table.

Second Victor Bull.

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

Lot Split

Pride One - Patricia Rakoci - Villas of Worthington Phase 1, SL 3/ 4, SL 23/24, Bentley Drive, PUD Zoning. Lots Splits.

Ms. Fashempour stated she received a letter today requesting that it be tabled, so if she could get a motion to table.

Vice Chairman Willey stated so, so moved.

Victor Bull stated second.

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

Sign Approval

Fahim Gemayel, Platinum Plaza, 10167 Royalton Road, General Industrial Zoning. Sign Approval.

Ms. Fashempour stated the Applicant is here this evening, at least he was here this evening.

Vice Chairman Willey stated was that Mr. Gemeyal.

Ms. Fashempour stated yeah, he did walk in.

Vice Chairman Willey stated Mr. Koch is he there.

Mr. Koch stated yes.

Vice Chairman Willey stated okay, Thank You, could you re-read the a.

Ms. Fashempour stated sure, under Sign Approval.

Fahim Gemayel, Platinum Plaza, 10167 Royalton Road, General Industrial Zoning. Sign Approval.

Vice Chairman Willey stated okay, can the Applicant please step forward, state your name, address and what your, what your requesting.

Sorry, Fahim Gemayel, 915 Callendar Boulevard, Painesville Township, 44077.

Mr. Gemayel stated owner of Platinum Plaza. Mr. Gemayel stated we are here to approve sign and he understands that you want to see the color of the sign that it is going to be, the same as the building the white and the red, no difference.

Vice Chairman Willey stated Building Commissioner.

Mr. Alvarez stated Thank You Mr. Chairman.

Mr. Alvarez stated in reviewing this sign, a, in the site plan, the sign is according to the drawing is setback 25' which meets our Code requirements for the setback from the roadway, a, the area of the sign is approximately 48 square feet which is less than the allowable of 80 square feet so the sign area is okay, one little problem that we do have is that the overall height of the sign as shown on the drawing is a 8' 8 from the top of the sign to grade level and a the maximum allowable sign height is 7' for a ground sign so.

Mr. Gemayel stated because the grade level is up.

Mr. Alvarez stated pardon.

Mr. Gemayel stated the grade is up.

Mr. Alvarez stated well he, he is going by the, this drawing right here.

Mr. Gemayel stated yeah, well from here to here, you have to take the sign from here, so that is everything below grade.

Mr. Alvarez stated this is all below grade.

Mr. Gemayel stated correct, because this is the sign.

Mr. Alvarez stated okay well let me, just to make it perfectly clear, a, what you are saying is, a first of all the sign drawing is inadequate but you show a 2' dimension, that 2' dimension is below grade then.

Mr. Gemayel stated right, right, because you have to have footers you know for the sign.

Mr. Alvarez stated okay, right, so in that case then the overall height of the sign is 6'8.

Mr. Gemayel stated right which we are allowed 7'.

Mr. Alvarez stated right, we are allowed 7'.

Mr. Alvarez stated well he would suggest that the drawing be a little bit more clearer a, it wasn't clear to himself or the City Engineer when he looked at it as well.

Mr. Gemayel stated well that's the questions and he answered it.

Mr. Alvarez stated well he is looking at what, you know he looked, of reviewing this sign here, if the sign is 6'8 from the grade level as the gentleman stated then he will meet the allowable height so that's his, he would suggest that a better drawing be submitted eventually to the Building Department in regards to Building Codes for construction of the sign, the footer and a, that's what we will need to see a little bit better drawing than what you have here, for Building Code purposes and for issuing a permit, if it is 6'8 the height then it meets the, the allowable height requirement and he doesn't have any further questions or comments.

Vice Chairman Willey stated is that stipulation okay with you Mr. Gemayel.

Mr. Gemayel stated he has no problem.

Vice Chairman Willey stated okay Thank You.

Mr. Gemayel stated we will stay under the 7'.

Vice Chairman Willey stated okay, have you been to the Architectural Review Board yet?

Mr. Gemayel stated no, it's the 11th.

Vice Chairman Willey stated yes, 11th, okay.

Mayor Stefanik stated Mr. Chairman.

Vice Chairman Willey stated Mr. Mayor.

Mayor Stefanik stated a quick question, about the actual building the side of the building that faces east when you are coming west bound on Route 82, you have a pretty good view of it, are you putting anything else on the side of that building, it looks like cinder block right now.

Mr. Gemayel stated yeah, there is a lot of landscaping, we are just waiting for the spring to happen.

Mayor Stefanik stated okay, you mean the landscaping is going to hide the building or.

Mr. Gemayel stated not the building but he means, it's going to hide some of the building.

Mayor Stefanik stated okay, it, it just looks like cinder block to him and he knows that this was approved a while back.

Mr. Gemayel stated right.

Mayor Stefanik stated but, it's not a very attractive looking building right now is what he is trying to say in a nice way, it just a, well, he hits his head every time he looks at it, he was just wondering if there was any other plan to but another facing on that, that's the way it was approved.

Mr. Gemayel stated was inaudible.

Mayor Stefanik stated Thank You.

Mr. Gemayel stated your welcome.

Vice Chairman Willey stated Thank You Mr. Mayor.

Vice Chairman Willey stated anyone else on the Commission.

Vice Chairman Willey stated City Engineer any comment.

Mr. Tyrpak stated no, the only comment we had was that the, the height also, but that been answer.

Vice Chairman Willey stated that's been resolved, okay, Thank You.

Vice Chairman Willey stated Law Department.

Mrs. Vozar stated no comment.

Vice Chairman Willey stated no comment, okay, make a motion that we approve it as submitted and a, obviously with the stipulation that the Architectural Review Board approve the aesthetics, is there a second for that motion.

Mayor Stefanik stated second.

Vice Chairman Willey stated a, Ms. Fashempour please call the roll.

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

Ms. Fashempour stated okay, you are approved.

Mr. Gemayel stated Thank You.

Vice Chairman Willey stated Thank You Mr. Gemayel.

Mr. Gemayel stated Thank You very much inaudible.

Utility Plan Request

at&t requests permission to place an above ground cabinet in the road right of way near the side of 18645 Ridge Road on Cady Road - Approval.

Ms. Fashempour stated the Applicant is here.

Mike Williams representing at&t, 16515 Clare Avenue in Cleveland, here to request permission to place an above ground cabinet at the side of 18645 Ridge Road.

Vice Chairman Willey stated to the Building Commissioner any comments.

Mr. Alvarez stated no comment Mr. Chairman.

Vice Chairman Willey stated to the Engineer any comments.

Mr. Tyrpak stated yes there, there will be a permit required if this is approved and plans by a Registered Engineer stamped submitted. Mr. Tyrpak stated and all work must be performed according to the City's Codified Ordinance and they must contact the City Engineering Department 72 hours prior to starting work, full time inspection will be required and all work will be performed in the City right of way, there will be no open cut of pavement allowed and only full slabs of sidewalk will be a replaced, removed and replaced. Mr. Tyrpak stated and a videotaping of the work area will be required prior to the work with a copy of the video submitted to the City.

Mr. Williams stated agreed upon.

Vice Chairman Willey stated Thank You Mike.

Vice Chairman Willey stated any other comments from the Board Members or audience.

Mr. Hengenius stated that's a blank corner, we don't see nothing.

Vice Chairman Willey stated pardon, Larry, come up you state your name, name and address and make your comments.

Larry Hengenius, 18633 Ridge, house next to the corner, that's a bad corner, too many accidents down there, now they are going to put a big box up, block way your vision, he doesn't think so, it was suggested by the Homeowners to go up Cady Road to the first utility pole and then come back to the corner pole, why can't they do that, it's only a length of one pole and it would be probably 300' away from the intersection.

Mr. Williams showed the plan.

Vice Chairman Willey stated go ahead speak up Mike.

Mr. Williams explained that this is Cady here, Ridge, we are about 275' from the centerline of Ridge.

Mr. Hengenius stated yeah, okay, so where that stump was right there.

Mr. Williams stated it is going right by the stump yeah.

Mr. Hengenius stated oh, it's not on the corner.

Mr. Williams stated no.

Mr. Hengenius stated he pass, he apologizes.

Vice Chairman Willey stated okay, Larry, Thanks.

Vice Chairman Willey stated you are still vigilant anyways.

Mr. Hengenius stated we watch it.

Mr. Hengenius stated in fact the Lady that lives was hit and rolled over in the ditch.

Vice Chairman Willey stated oh yeah, that was a, yeah blue car.

Mr. Hengenius stated no, inaudible.

Vice Chairman Willey stated oh, there was one there about 3 months ago too.

Mr. Hengenius stated like he is telling you, we don't need a box up there.

Mr. Hengenius stated but that's cool, if you are doing that, that's cool.

Mrs. Hengenius stated yeah, we can't see.

Mr. Williams stated yeah, that's where it is going.

Vice Chairman Willey stated so Mr. Williams you agree to all the stipulations as proposed by the City Engineer and so forth.

Mr. Williams stated agreed upon.

Vice Chairman Willey stated okay, Thank You, a motion to approve as agreed upon and based on the requirements the City has put forth now, do we have a motion.

So moved Mayor Stefanik.

Second Victor Bull.

Vice Chairman Willey stated all in, Ms. Fashempour please call the roll.

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

Mr. Williams stated Thank You.

Vice Chairman Willey stated Thanks.

Miscellaneous

Ms. Fashempour stated she has nothing under Miscellaneous.

Vice Chairman Willey stated he, he has one question for the Building Commissioner or for, oh, he remembers what it was Rito, East Ohio Gas was surveying the properties from Wallings Road north to Sprague Road, they surveyed both sides of the road and remember he called you and asked you about that.

Mr. Alvarez stated about the pins.

Vice Chairman Willey stated yes, he, he understands from a memo that, that's going to, they are going to update the gas lines on both sides.

Mr. Alvarez stated okay.

Vice Chairman Willey stated that's, that's his understanding anyway, they will be required to a, come to get permission to do that is that correct.

Mr. Alvarez stated well that's governed by the PUCO.

Vice Chairman Willey stated okay.

Mr. Alvarez stated that's a utility and there gas lines.

Vice Chairman Willey stated well one of the residents, the reason why he is asking is one of the residents have a sprinkling system that's on the, right in that area so he must be over the gas line which is probably not copasetic but so if a, if you hear anything would you let us on Council know.

Mr. Alvarez stated yeah, if you don't mind get back to him so we can discuss that a little bit better and maybe get the actual location and that.

Vice Chairman Willey stated okay, Thank You.

Ms. Fashempour stated if, if she can just put some insight into that, yes, it is Columbia Gas that's surveying the right of way on Ridge, they are supposedly looking to upgrade their gas line on Ridge and a Columbia Gas has been very good about coming before Planning Commission for approval for that, they were looking to see just where the right of way was, where the gas line is and if they are going to have to get work easements from the residents because they may be over onto their properties so that's where that stands right now, we have not received anything into the Department for any kind of plans or anything like that, but they had to do their survey work first.

Vice Chairman Willey stated okay, Thank You very much.

Adjournment

Vice Chairman Willey stated are there any motions.

Mayor Stefanik stated motion to adjourn.

Second Victor Bull.

Vice Chairman Willey stated Ms. Fashempour please call the roll.

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

Ms. Fashempour stated Thank You.

Planning Commission Meeting for Wednesday, February 6th, 2008 adjourned at 7:55 P.M.

Approved: Vice Chairman Don Willey - Planning Commission

Attest : Secretary - Brenda Lynn Fashempour - Planning Commission

Date : February 20, 2008