

Planning Commission Caucus - 7:18 P.M. - Wednesday, February 20, 2008.  
Present: Mayor Robert A. Stefanik, Victor Bull, Donna Vozar, 2<sup>nd</sup>  
Assistant Prosecutor, Don Willey, Rito Alvarez, Building Commissioner,  
Pat Jones, Ken Tyrpak, P.E., City Engineer, Greg Harris, Pat Rakoci,  
and Brenda L. Fashempour, Secretary.

Call to order.

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

Opening Ceremony - Pledge of Allegiance.

Approval of minutes - February 6, 2008. Motion to approve, roll call.  
Ms. Fashempour stated that she had sent out 5 letters asking the Old  
Business Applicants intentions before Planning Commission.

Old Business

C & C Management Group - Carlo Chiuchiarelli, tabled. Received a letter  
back requesting to be removed from the Agenda, would like no fee when  
they re-apply. Motion to remove from table and agenda, second, roll  
call.

Tony D'Abramo - tabled - no action.

Tony D'Abramo - tabled - no action. Mayor Stefanik asked that the  
Applicant meet with the Building Commissioner and City Engineer to  
discuss the project and the fill on the property.

Nick and Rosa Carosielli - tabled. Applicant resubmitting plan for 3-  
12-08 meeting. No action.

Timberlane Estates Phase V - tabled. Mr. Hayes is working with Army  
Corps of Engineers, probably an additional six to nine months. No  
action.

Ordinance No. 07-73 - tabled. No response from Mr. Nottrodt. No  
action.

Michael and Alice Walsh, tabled. Applicants in Florida, back in April.  
No action.

Woodcroft Glen, Ext of Woodcroft Trace, Final Plat 2, tabled. Mr.  
Updegraff working on plans to put water main/hydrants in. Needs to have  
road installed prior to action on this submittal, figures September.  
No action.

Ordinance No. 07-103 - Sign Ordinance, tabled. Motion to remove from  
table, second, roll call. Received amendments in Ordinance form from  
the Law Director which came out of Building and Building Codes.  
Received an amendment in Ordinance form that came from a work of the  
Building Commissioner and 2<sup>nd</sup> Assistant Prosecutor. Motion to amend  
Ordinance 07-103 with amendments of Law Director, Building and Building  
Codes, Building Commissioner and 2<sup>nd</sup> Assistant Prosecutor. Second. Roll  
call. Motion to recommend to Council adoption of Ordinance No. 07-103  
as amended. Second. Roll call.

Pride One - Patricia Rakoci - Villas of Worthington Phase 1. Lot Splits.  
Tabled. Motion to remove from table, second, roll call. Mrs. Rakoci  
present, plans have been resubmitted with corrections. Motion to  
approve, second. Roll call.

New Business

Sign Approval

Buckeye Super Wash - Signs Approval. Applicant present. Presentation.  
Discussion from Department Heads, Board. Motion to approve, second,  
roll call.

BP - Signs Approval/Decal. Presentation. Discussion from Department  
Heads, Board. Motion to approve, second, roll call.

Italgranite LLC - Signs Approval. Presentation. Discussion from  
Department Heads, Board. Motion, second, roll call.

Utility Plan Request

at&t - 7425 Glenmont. Presentation. Discussion from Department Heads,  
Board. Motion to approve, second, roll call.

at&t - 8300 Royalton Road. Presentation. Discussion from Department  
Heads, Board. Motion to approve, second, roll call.

Miscellaneous

Adjournment

Planning Commission Caucus ended at 7:25 P.M.

Don Willey asked about the drive from the property next to the Wastewater Drive and if that was still waiting permits or if the permit had been issued.

*Vice Chairman Willey stated Good Evening everybody, being the 7<sup>th</sup> and half hour after P.M., would like to call the Regular Meeting 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, February 20<sup>th</sup>, 2008** in regular session. The meeting was called to order by Vice Chairman Don Willey at 7:30 P.M.

**Present:** Vice Chairman Don Willey, Mayor Robert Stefanik, Victor Bull, Rito Alvarez, Building Commissioner, Donna Vozar, 2<sup>nd</sup> Assistant Prosecutor, Kenneth Tyrpak, P.E., City Engineer and Brenda Lynn Fashempour, Secretary.

**Absent :** Chairman Tony Sandora, Mike McCarthy. Ms. Fashempour asked for a motion to excuse Chairman Sandora and Mike McCarthy for cause. So moved Vice Chairman Willey. Second Victor Bull. Roll call: Yeas: Three - Vice Chairman Willey, Bull, Mayor Stefanik. Nays: None. Motion carried.

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

**Approval of Minutes:** February 6, 2008. Ms. Fashempour stated under Approval of Minutes, February 6<sup>th</sup>, 2008 if you so choose. So moved Vice Chairman Willey. Second Mayor Stefanik. Roll call: Yeas: Three - Bull, Vice Chairman Willey, Mayor Stefanik. 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 she received a letter today from the Applicant requesting to be removed from the Agenda so if she can get a motion to remove it from the table and the agenda and with the stipulation when the Applicant comes back there will be no fee charged.

So moved Vice Chairman Willey.

Second Mayor Stefanik.

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

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

Ms. Fashempour stated Tony D'Abramo, 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 Estates Sign Approval. Tabled.

Ms. Fashempour stated Tony D'Abramo, tabled, no action.

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

Ms. Fashempour stated Nick and Rosa Carosiella, tabled, no action, however she is going to request a ninety day time extension.

So moved Vice Chairman Willey.

Second Mayor Stefanik.

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

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

Ms. Fashempour stated Harry Hayes, 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 Michael 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, she is going to request a ninety day time extension from Council please.

So moved Vice Chairman Willey.

Second Mayor Stefanik.

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

**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 is tabled, she needs a motion to remove it from the table.

**Vice Chairman Willey stated so moved.**

**Victor Bull stated second.**

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

Vice Chairman Willey stated yes, is there any discussion regarding Ordinance No. 07-103, from either the City Officials or anyone in the audience, this legislation is to remove a, a basically to simplify our Sign Ordinances somewhat and a, a make, it would not be a requirements for people wanting signs to come to the Planning Commission since 90% of the time they are referred to the Architectural Review Board it also extends the authority to the Building Commissioner to approve temporary signs such as temporary real estate signs, new businesses and so forth so it's, it's intention is to make it easier for businesses to you know get their life, get their life moving, get their businesses going and so forth so, okay being no.

Ms. Fashempour stated Mr. Vice Chairman she has a, different amendments to the Ordinances, the first amendment were the amendments provided to us by the Law Director which came out of Building and Building Codes and have since been incorporated into the amendments that were provided to us by the Assistant Prosecutor and Mr. Alvarez our Building Commissioner so if we so choose she would need a motion to approve those amendments.

**Vice Chairman Willey stated so moved, has everybody on the Planning Commission had an opportunity to review the suggested amendments.**

**Mayor Stefanik stated yes.**

**Vice Chairman Willey stated any, any questions, additions, deletions, ok so move to accept the amendments as presented.**

**Victor Bull stated second.**

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

**Ms. Fashempour stated and then she can she get a motion to recommend to Council adoption of Ordinance 07-103 as amended.**

**So moved Vice Chairman Willey.**

**Second Victor Bull.**

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

Ms. Fashempour stated Thank You.

**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. Tabled.**

Ms. Fashempour stated Ordinance No. 08-17, tabled no action.

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

**Ms. Fashempour stated Patricia Rakoci, it is tabled, the Applicant is here this evening, if you so choose she needs a motion to remove it from the table.**

**So moved Vice Chairman Willey.**

**Second Victor Bull.**

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

Vice Chairman Willey stated step forward, please give your name, address.

Patricia Rakoci, 387 Medina Road, Medina, 44256. Ms. Rakoci stated she just wanted to address a couple items here from the Engineer's comments, she did just previously speak with your City Engineer and did confirm with that on her revised lot split plat which was submitted a couple weeks ago to Brenda, did have the distance of 218.35 and that is correct, she understands that once these are recorded with the Cuyahoga County Recorder's Office she will need to give you recorded copies a, regarding the two invoices that we owe you, we do owe you these two amounts, that particular phase we had some, we were over budget on some items for various reasons and our loan it was, is pretty much down to zero and a what happens then is that as we sell our lots and in this particular case it's to Ryan Homes, we take some of the dollars we get for the sublots, we pay down the loan and then we get to keep some of it well because the lot sales are going much slower than originally anticipated the dollars aren't coming in as quickly as we would like and she told um Clark a few weeks prior to him leaving that the CFO was working with our Bank to see if we couldn't get additional funds for that loan, she also asked him that you know we had waited a number of, we were almost at 2 years on our phase 2 approval and that we wanted to move forward with that sooner and could she perhaps delay the payment until phase 2 loan and he said that he thought that would be all right but that interest would continue to be generated on that amount so that's, that's where we are.

Vice Chairman Willey stated how, how much are the invoices.

Mrs. Rakoci stated one is for 7,237 dollars and the other one is for 1600.

Vice Chairman Willey stated to the Engineer.

Mr. Tyrpak stated she has answered all the questions on his comments, yes.

Vice Chairman Willey stated so is the lot split as presented to us within conformity of all of our necessary requirements.

Mr. Tyrpak stated yes it is.

Vice Chairman Willey stated do we have any problems to the Law Director in a delaying the receiving these invoices.

Mrs. Vozar stated well, her initial reaction would be yes. Mrs. Vozar stated she is looking at this and these are inspection services, bridge design review, these are costs that the City theoretically already expended in time and services and while she understands the dilemma that you are faced with a everyone has those same dilemmas, the City has a budget that it has to meet just like they do so she does think that it is problematic a, she doesn't know what the past practice has been as far as how much time they are given, she just thinks that it is unreasonable under the circumstances.

Vice Chairman Willey stated unreasonable to.

Mrs. Vozar stated to delay payment to the City a, she means obviously and again her recollection of this is that these when this was originally approved there were reasons why the lots were set up that way, you are asking in her opinion for a dramatic change from that and then also when she, when she noticed that it makes her concerned about a, what's been brought to this board.

Vice Chairman Willey stated would not paying it delay the project, he means is there, do we have a, if she doesn't write us a check tonight does that delay work tomorrow to move forward with the lot split and plats and so forth.

Mrs. Vozar stated she doesn't think it delays it as far as or has really any application and your review of this application but it certainly something that obviously the City has and depending on how the administration decides clearly we can proceed and obviously take action on the amounts but a.

Mayor Stefanik stated Mr. Chairman.

Vice Chairman Willey stated Mr. Mayor.

Mayor Stefanik stated what would be the next step in the process maybe, to the Engineer or the Law Department if we were to grant this lot split this evening what, what would the applicant be coming back to us for next time.

Mrs. Vozar stated a let's see, well obviously the applicant is going to be expending considerable funds in doing the lot split because she believes you need to a, you need a new plat correct.

Mrs. Rakoci stated no, this would be what would be recorded.

Mrs. Vozar stated okay, this is what would be recorded okay so you don't need to re-plat the property all right a, they will just obviously move along through the process of wherever else, what else do you need to do on this, our, you on Phase 2 now.

Mrs. Rakoci stated she needs to get those plans approved before she can move forward they have been in Clark's office for close to two years.

Mrs. Vozar stated waiting for what.

Mrs. Rakoci stated a waiting for your City Approval, it's a, you know when you go through construction drawings, the Engineer submits, the City Engineer reviews them, they get their comments back, then it goes back to the Engineer, then they make those changes and then it goes back to the City Engineer and he reviews it again and makes more changes and then that process has been going on for as she said she believes it close to two years now, those plans are now back with them and they are ready to resubmit but she was waiting honestly until there was some changes made so that's where we are.

Mayor Stefanik stated Mr. Chairman.

Vice Chairman Willey stated yes Sir Mr. Mayor.

Mayor Stefanik stated if the, that would have gotten done sooner than this money would have been due sooner then is that also.

Mrs. Rakoci stated yes.

Mayor Stefanik stated so really it wasn't to your benefit for it to get done quickly.

Mrs. Rakoci stated oh if it would have done quicker then she probably would have been putting those lots in now and she would have had phase 2 loan and she would have had the dollars readily available to be able to pay these inspection fees, she was not even aware of these inspection fees until she is thinking it that we owed you, she thinks Clark mentioned it maybe three months ago, two months ago, she means it hasn't been a long time that she was aware that we needed to do that, we owed the City monies.

Mayor Stefanik stated well how many lots do you feel you would have to sell to satisfy this bill.

Mr. Rakoci stated she really don't know, she could find out and let you know, she doesn't want to misrepresent or miss speak.

Mayor Stefanik stated are we talking weeks or are we talking months.

Mrs. Rakoci stated she would hope we would be talking a few weeks, maybe another couple months.

Vice Chairman Willey stated a personally to the Law Director he thinks you know a we don't think they will escape town, he, he doesn't think that's unreasonable for us to do that if you are doing your very best to pay the City he doesn't think it should hold up the project personal that's his, that's where he is at, and we could always lean the property and go into the development business if you don't pay.

Mrs. Rakoci stated it's a little slow right now.

Vice Chairman Willey stated yeah, he knows.

Mr. Tyrpak stated Mr. Chairman.

Vice Chairman Willey stated yes Sir, Mr. Engineer.

Mr. Tyrpak stated will these lots now be able to be sold and so dwellings to be built on them, the two.

Mrs. Rakoci stated once, once, yes, yes it will be.

Mayor Stefanik stated Mr. Chairman.

Vice Chairman Willey stated Mr. Mayor.

Mayor Stefanik stated he is pretty sure she won't skip town either so.

Mrs. Rakoci stated she is entrenched.

Mayor Stefanik stated he thinks we might as well try to move this project along as quickly as possible and in doing this hopefully will help sell some of these lots a little quicker.

Vice Chairman Willey stated okay.

**Vice Chairman Willey stated that being the case, he makes a motion to approve this lot split plat.**

**Mayor Stefanik stated second.**

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

Mrs. Rakoci stated Thank You.

Vice Chairman Willey stated Thanks.

Mrs. Rakoci stated do you have the, she thinks she gave you the mylar.

Ms. Fashempour stated she has the mylar down at the office.

Mrs. Rakoci stated okay, all right.

Ms. Fashempour stated so if you want to stop by tomorrow she will sign it and you can pick it up and take it down to the County and have it recorded.

Mrs. Rakoci stated okay, Thank You very much.

Ms. Fashempour stated okay.

## **New Business**

### **Sign Approval**

**Buckeye Super Wash, 6165 Royalton Road, TCD-2 Zoning. Re-face Signs Approval.**

I am Greg Harris with Global Signs and Graphics here on behalf of Buckeye Super Wash which is taking over the ultimate wash on Royalton a, and they are replacing, proposing to replace the existing face from ultimate wash and the existing ground sign with a new face a with there name and a retaining the same area for changeable copy underneath and then replacing the a non-illuminated building sign with a light one.

Vice Chairman Willey stated Thank You, to the Building Commissioner.

Mr. Alvarez stated Thank You Mr. Chairman a, the ground sign, the area of the new face is 24 square foot and that fits right on, on to the ground sign so there is really essentially no change there, a the wall sign is 21 square feet and a, he computed the allowable area of 29 so it's obviously less than that so area wise both signs meet our Codes a, other than that, you mentioned changeable signs what.

Mr. Harris stated yes, there's, if you see it on the drawing there is a white strip.

Mr. Alvarez stated correct.

Mr. Harris stated that is where a there is a track on the upper end of that white strip and a track on the lower end where they can put, slide, those sliding letters in there to say you know special car wash 4.95 or whatever.

Mr. Alvarez stated okay.

Mr. Harris stated it's, it's on the existing sign as well so that again is just being retained, it's nothing new.

Mr. Alvarez stated that being said, he recommends approval.

Vice Chairman Willey stated Thank You anyone else on the Commission have any questions, comments.

**Vice Chairman Willey stated based on that and based on the Building Commissioner's recommendation he makes a move to approve the sign as submitted.**

**Mayor Stefanik stated second.**

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

Ms. Fashempour stated you do have to go before Architectural Review Board.

Mr. Harris stated right, 25<sup>th</sup> he believes it is.

Ms. Fashempour stated yes, Monday.

Mr. Harris stated Thank You.

Ms. Fashempour stated Thank You.

**BP, 14043 State Road, TCD-2 Zoning. Signs and Decal Approval.**

Hello, Anthony Calabro from Sign A Rama.

Vice Chairman Willey stated name, name and address.

Ms. Fashempour stated she didn't catch your name.

Anthony Calabro.

Ms. Fashempour stated okay.

Vice Chairman Willey stated go ahead Anthony.

Mr. Calabro stated BP wants to change their store that they have on the inside, they are going to replace, two outside signs or three outside signs and replace the green strip with a new color strip that's going up there.

Vice Chairman Willey stated to the Building Commissioner.

Mr. Alvarez stated Thank You Mr. Chairman.

Mr. Alvarez stated a looking again, the ground sign is just a name plate change, that's really not a problem Code wise. Mr. Alvarez stated you mentioned there was three signs on the building.

Mr. Calabro stated yeah, there are two that said Wild Bean Café, one is getting removed and one is getting replaced.

Mr. Alvarez stated okay.

Mr. Calabro stated and then the front store sign that said BP Connect is getting changed to say AM PM.

Mr. Alvarez stated so you are removing the two Wild Beans.

Mr. Calabro stated uh um and replacing one of them with a cabinet sign.

Mr. Alvarez stated okay, again he computed the allowable areas for the signage of 92 square feet and he totaled all the signage that they are going to put up which is only 65 so they are well within the limit of the signage requirements that being said, again he would recommend approval to the Board.

Vice Chairman Willey stated to the Applicant he has a question, is BP nationally changing their you know from the kelly green to the he guessed the orange blue and.

Mr. Calabro sated the orange and blue um.

Vice Chairman Willey stated are they doing that all over the, all their stations.

Mr. Calabro stated he doesn't know that actually.

Vice Chairman Willey stated pardon me.

Mr. Calabro stated he doesn't know actually.

Vice Chairman Willey stated okay.

Vice Chairman Willey stated well if we approve it you still need to go to the Architectural Review Board their next meeting is a maybe you are already aware of that.

Ms. Fashempour stated Monday.

Vice Chairman Willey stated and if that's a national trade mark you would want to let them know that so you would want to find that out before you go to that meeting.

Mr. Calabro stated um uh, he thinks that's already taken care of he just has to find out himself.

Vice Chairman Willey stated well, when you go there you want to have the answer.

Mr. Calabro stated oh yeah.

Vice Chairman Willey stated right.

Mr. Calabro stated uh um.

Vice Chairman Willey stated okay.

**Vice Chairman Willey stated motion to approve as submitted and a refer to the Architectural Review Board.**

**Mayor Stefanik stated second.**

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

Vice Chairman Willey stated Thank You Sir.

Mr. Calabro stated Thank You.

Ms. Fashempour stated can she get the spelling of your last name.

Mr. Calabro stated it's CALABRO.

Ms. Fashempour stated okay Thank You.

Vice Chairman Willey stated Thanks.

**Italgranite LLC, 11683 Royalton Road, GI Zoning. Signs Approval.**

Mrs. Lungociu stated her husband and her opened a Granite and Marble Shop.

Vice Chairman Willey stated would you, give your name and, name and address please.

Okay my name is Christina Lungociu, 11683 Royalton Road.

Vice Chairman Willey stated okay, Madam Secretary did you get that.

Ms. Fashempour stated yes.

Vice Chairman Willey stated go ahead.

Mrs. Lungociu stated we opened a Granite Shop in November, the end of November, no October and at the end of December we already put the sign in front, two in the front and one on the building and in January we got the letter from City of North Royalton even though we are not allowed, we need the approval of the sign before, we didn't know and as we go to the City of North Royalton and pay for the sign and the picture, everything so she is here for approval.

Vice Chairman Willey stated okay, Building Commissioner.

Mr. Alvarez stated Thank You Mr. Chairman.

Mr. Alvarez stated as just looking over the application, the area of the signs is a total square footage is 24 which is less than the maximum of 80, so the area is fine. Mr. Alvarez stated but the application really didn't tell him the height of the sign so just to let you know you can't be over 7' and he doesn't think it is, he drove by there, it doesn't look like a 7' high but it still should be stated in the application when you submit these things, one that, that also this Commission here has to approve any telephone numbers on your sign and you do have telephone numbers on there so, it's the Board has to approve that if you want telephone numbers on the signage, he thinks the big item that he has a problem with is there is already a sign out there that's Sportstown.

Mrs. Lungociu yeah.

Mr. Alvarez stated and by our Code you are only allowed one ground sign for.

Mrs. Lungociu stated that is on the other side, on the left side and we are on the right.

Mr. Alvarez stated he understands but your, but there two and you're the second one.

Mrs. Lungociu stated yeah.

Mr. Alvarez stated so you can go to Board of Zoning Appeals if you wish to do that and appeal it if you want that second sign up there maybe the Law Director can help him out on that, a little bit on that one, but that would be the, the recourse you would have if you want that sign, there is one already out there the Sportstown is on that property so that's one thing that you would have to consider.

Mr. Alvarez stated just to finish that up, the all sign, the area again it's 15.8 square feet which is well less than the maximum allowable of 58 which he computed so the wall sign he doesn't have a problem with, it's just the phone number that we will have to approve here and the fact that you have, there is another ground sign on that property and then you would have to go to BZA if you wish to continue.

Vice Chairman Willey stated question Mr. Alvarez as this ground sign as presented, it's already constructed is that on the Abbey Road side, that, not on 82 right.

Mr. Alvarez stated it's on 82, basically shown.

Mrs. Lungociu stated on 82 yeah.

Vice Chairman Willey stated right on 82.

Mr. Alvarez stated yeah, and they show it 25' from the edge of the road so this is what, she is fine with that.

Vice Chairman Willey stated okay.

Vice Chairman Willey stated so do you under, understand what the Building Commissioner mentioned about the ground sign and if you want to keep it you have to go to the Building, Board of Zoning and ask them for a variance that means that they could grant you a variation from what the current code is and so that's one choice, second choice is to take it down all together which he doesn't think you necessarily want to do and a you would also would they also have to go to the Architectural Rive Board as well.

Mr. Alvarez stated yes.

Vice Chairman Willey stated they, they have to look at the aesthetics of it so you would need to show them what color it is and so forth whereas they may require some landscaping and so forth and a so that, that would be it, a, in terms of a phone number on it personally he doesn't have any problem with it, does anybody else have any commentary on this.

Mrs. Lungociu stated and I'm allow a banner.

Vice Chairman Willey stated he is sorry please.

Mrs. Lungociu stated she ordered a big banner.

Vice Chairman Willey stated no.

Mrs. Lungociu stated on the building, no.

Vice Chairman Willey stated no she can't, is he correct, no banners.

Mr. Alvarez stated no, no, not yet.

Mrs. Lungociu stated no.

Vice Chairman Willey stated no not yet.

Laughs.

Mrs. Vozar stated Mr. Chairman.

Mrs. Lungociu stated because the building, it's not so close you know to the street so.

Vice Chairman Willey stated right, it's way, yeah it sits back, yeah, so Mrs. Vozar.

Mrs. Vozar stated just so that the Applicant understands a, right now she is assuming that you heard the Board a, and the City has been working been working to try and change the sign process, the sign permit process to make it easier for you, we are still are under the old

ordinance and so right now we still have to go through the same process and so that's hopefully changed shortly but one of the things is if you do want to keep up, keep that ground sign, you would need to go to the Board of Zoning Appeals and ask them to allow two ground signs to be on one lot what you can do is and the Board can table this and basically your signs stay the way they are, obviously the Building Department isn't going to do anything to have them remove them but it gives you time to go before the Board of Zoning Appeals to be heard and ask them if they would allow you to have that ground sign then you can come back before this Board at that time, assuming that it would be approved and go forward on your application and get your approval at that time if that is what you would like to do, if you just want to go forward tonight they couldn't approve that ground sign the way it is so it sounds like you want to have it since you put it in the ground and she is assuming you do want to have it that would be the better course for you to go.

Mrs. Lungociu stated okay.

Mrs. Vozar stated is that what you would like to do.

Vice Chairman Willey stated okay.

Mrs. Vozar stated okay.

Vice Chairman Willey stated make a motion to table this sign, sign request.

Mrs. Vozar stated Mr. Chairman.

Vice Chairman Willey stated second, Mrs. Vozar.

Mrs. Vozar stated she is sorry, just so the Applicant knows you will need to go to the Board of Zoning Appeals, she apologizes which is down at the Building Department if you want to talk after the meeting we can do that, she is sorry Mr. Chairman.

Vice Chairman Willey stated Thank You.

**Vice Chairman Willey stated does he hear a second on tabling this.**

**Victor Bull stated second.**

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

#### **Utility Plan Request**

**at&t requests permission to place an above ground cabinet in an easement near 7425 Glenmont Drive - Approval.**

Mike Williams representing at&t, 16515 Clare Avenue in Cleveland Ohio a here requesting permission to place an above ground cabinet in an easement near 7425 Glenmont Drive.

Vice Chairman Willey stated to the Engineer.

Mr. Tyrpak stated we will need a copy of a recorded easement on that, you submitted one for the Royalton Road one but you didn't give one of the Glenmont Drive one.

Mr. Williams stated okay.

Mr. Tyrpak stated and you will also as you know need a permit, plans by, stamped by a Registered Engineer, you will have to contact the City Engineering Department 72 hours before you start so they can have inspection on the site, all of the work that is to be done in the city right of way will be billed to the Applicant and all the disturbed areas will be required to be restored as of course, there will be no open cutting of the roadway pavements and a sidewalk replacement by full slabs only, videotape of the work area before a construction begins and a the City to receive a copy of the video and then all homeowners, homeowners should be given 48 hours notice before construction beings.

Mr. Williams stated agreed upon.

Vice Chairman Willey stated okay a.

Mayor Stefanik stated Mr. Chairman.

Vice Chairman Willey stated yeah, Mr. Mayor.

Mayor Stefanik stated how many more of these are going in through the City, do you have any idea, is there some kind of master plan we could work off of it seems like every meeting your coming up here with one or two of these and is there a plan for 10 or 20 more throughout the City.

Mr. Williams stated exactly how many he, he couldn't tell you right tonight but he probably provide that to you.

Mayor Stefanik stated is there somebody.

Mr. Williams stated oh within a couple days, give you a good idea of what, he means we know, we have distribution areas and every distribution area gets a cabinet and it's roughly could be anywhere from 200 to 700 subscribers.

Mayor Stefanik stated okay, if you would contact the Building Department with that information and the time line also when these might if they are coming in March or in June or in August so we have an idea some of the communities are just taking a master plan and approving it at one time and this might save you from coming up here week after week if, it just depends on the how the committee decides on how we want to approach it but you know the first, the most important thing is we want to make sure they, that they look good when they get in as far as the City is concerned and we are not very intrusive to the residents and the neighborhoods and he is sure you wouldn't, wouldn't want to come up here every other Wednesday and visit with us if you didn't have to.

Vice Chairman Willey stated it's his night out Mayor.

Mr. Williams stated it's been his home for two years.

Mayor Stefanik stated yeah a, so if you can get that information to the Building Department we can look it over and decide how we want to approach it then.

Mr. Williams stated sure, okay.

Mayor Stefanik stated all right Thank You.

Vice Chairman Willey stated Thank You.

**Vice Chairman Willey stated that being said he a, make a motion to approve the a cabinet as requested, 7425 Glenmont Drive predicated on the conditions as a Mr. Williams agreed with the City Engineer too.**

**Victor Bull stated second.**

**Roll call: Yeas: Three - Willey, Bull, Mayor Stefanik. Nays: None. Motion carried.**

**at&t requests permission to place an above ground cabinet in an easement near 8300 Royalton Road - Approval.**

Mike Williams again representing at&t.

Vice Chairman Willey stated to the Engineer.

Mr. Tyrpak stated we have the, we do have that easement for that one, the recorded easement, the requirements are going to be the same, you will need a permit, plans stamped by a Registered Engineer, all work performed will be in accordance with the City Codified Ordinances, contact the City Engineering Department 72 hours before beginning work, full time inspection will be required for all work performed, a it will be billed to the Applicant all areas that are disturbed will be required to be restored, no open cutting of roadway pavements allowed, sidewalk replacement by full slab only, videotaping of the work, work area required, prior to the work and the City is to be provided a copy of the video and the last item would be, that all homeowners along the installation shall be given 48 hours written notice of the work commencing.

Mr. Williams stated agreed upon.

Vice Chairman Willey stated okay, that being the case any comments from any of the other Commission Members.

**Vice Chairman Willey stated therefore, he makes a motion to approve the installation of the at&t utility box at 8300 Royalton Road predicated on the agreed to conditions as set forth by the City Engineer.**

**Victor Bull stated second.**

**Roll call: Yeas: Three - Willey, Bull, Mayor Stefanik. Nays: None. Motion carried.**

Vice Chairman Willey stated Thank You Mr. Williams.

Mr. Williams stated Thank You.

Vice Chairman Willey stated get that plan together you can join a bowling team.

Laughs.

**Miscellaneous.**

Ms. Fashempour stated under Miscellaneous she has nothing.

**Adjournment**

Vice Chairman Willey stated any motions.

**Mayor Stefanik stated motion to adjourn.**

**Victor Bull stated second.**

**Vice Chairman Willey stated please call the roll.**

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

Ms. Fashempour stated Thank You.

*Planning Commission Meeting for Wednesday, February 20, 2008 adjourned at 8:02 P.M.*

Vice Chairman Willey stated meeting adjourned.

**Approved: Chairman Tony Sandora  
Planning Commission**

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

**Date : March 12, 2008**