

Planning Commission Caucus - 7:00 P.M. - Wednesday, March 12, 2008.

Present: Mayor Robert A. Stefanik, Chairman Tony Sandora, Victor Bull, Thomas J. Kelly, Law Director, Vice Chairman Don Willey, Mike McCarthy, Rito Alvarez, Building Commissioner, Pat Jones, Ken Tyrpak, P.E., City Engineer, Dan Kasaris, Council Ward Six, Greg Harris, and Brenda L. Fashempour, Secretary.

Public Hearing

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Ordinance No. 08-84 -

Public Hearing Notification, refer regular order of business, second, roll call.

Adjournment

Regular Meeting

Call to order.

Roll call.

Approval of minutes - February 20<sup>th</sup>, 2008. Motion to excuse Tony Sandora and Mike McCarthy for cause, second, vote. Motion to approve the minutes of February 20<sup>th</sup>, 2008, second, roll call.

Old Business

Tony D'Abramo - tabled - no action.

Tony D'Abramo - tabled - no action. Mr. Alvarez met with Mr. D'Abramo. Their discussion consisted of the proposed new building he wishes to build, the soil is poor and he is well aware of that. Mr. D'Abramo has been building for the last 20 or 30 years, it's fine. Mr. Alvarez stated that once approved, Building Department would need to see geotechnical data on the soils, it's required for foundations. No time line. Mayor Stefanik brought up the fact that 82 is going to be widened. Mr. Alvarez stated that Mr. D'Abramo has moved his retention facility to the rear of his property and will show that on the next submittal. Discussion held of acquiring right of way now instead of after improvements are in place. Mayor Stefanik stated that, that parcel is an eyesore with the mounds of dirt and equipment. Tony Sandora stated that we need to be aware of the culvert that is on the property pretty close to 82 and may be under 82 or in the right of way, large corrugated pipe, creek on western side of property, widening. Tony Sandora stated Chuck Althoff was City Engineer, maybe in files in Engineering Office. Nick and Rosa Carosielli - tabled. Applicant to be present. Motion to remove from table, second, roll call. Ms. Fashempour stated that the Applicant was before ARB last night, tabled. Discussion of variance 18' rear setback, no variance required for lot coverage, City Engineer's Report addressed, storm sewer connection and Applicant will be able to address the Fire Department's Report. Motion to approve, second, roll call.

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. 08-17 - Council Representative withdrew sponsorship.

Italgranite LLC - tabled, no action. BZA March 08.

New Business

Ordinance No. 08-43 - Change of sidewalk 6' to 5'. Motion to recommend to Council adoption, second, roll call.

Sign Approval

Rego's, Signs Approval. Ms. Fashempour explained that ARB approved the wall signs, Applicant withdrew ground signs. Ms. Fashempour stated that the Applicant will be withdrawing ground signs from Planning Commission this evening. Applicant presentation, discussion, Department Heads, motion to approve, second, roll call.

Miscellaneous

Ms. Fashempour stated that Mayor Stefanik had asked at&t to advise the Building Department as to how many more boxes. at&t advised the Building Commissioner of 1 more box, 3 indefinites. Mayor Stefanik stated that he had had a meeting with Kevin Lynch of at&t and he told the Mayor the same thing that the Secretary had told him today. Ms. Fashempour stated no submittals for 3-19-08 cancel meeting.  
Adjournment

Discussion held regarding the Rego's signs and TOPS signs. Tony Sandora stated that those signs were approved in 1999 and that the Planning Commission had given variations to the size and locations. Tony Sandora wondered if we were setting precedent approving these signs because the north elevation sign was oversized and it is in the Code about use being null and void after a certain period of time. Tom Kelly stated that he didn't think so, you are approving a replacement of the existing signs that Planning Commission had once approved. Mr. Alvarez stated that that was the way he was looking at the signs. Tony Sandora stated what about being challenged. Tom Kelly stated anyone could challenge anything, it is a grocery store just as this is a grocery store, no change of use, using same façade to place the signs, signs were there at one time, it's their discretion, he didn't have a problem with the signs.

Ordinance No. 08-43 discussion, change of sidewalk size from 5' to 6' on arterial roads, collector stays at 6', maybe that should change. Discussion held regarding State requirements. Mr. Kasaris present, Mr. Nickell and he proposed the changes. Mr. Kasaris stating they are looking at extending the sidewalk on State Road to the Library and thought the 5' sidewalk would be less expensive if an assessment project. Tony Sandora stated that when the Town Center District goes in, they are suppose to pay for that sidewalk to be extended, that's what was told. Mike McCarthy stated if the sidewalk is next to the road it's suppose to be 6', if there is right of way then there would need to be road, grass then sidewalk, sidewalk could be 5'. Planning Commission to have Public Hearing, refer to Regular Order of Business. Planning Commission will table. Mr. Kasaris stated he will take 08-43 to Streets Committee on Tuesday. Mike McCarthy stated he will provide information to Mr. Kasaris prior to the Streets Committee Meeting.  
Planning Commission Caucus ended at 7:25 P.M.

*Good Evening Ladies and Gentleman, welcome to the North Royalton Planning Commission Meeting for March 12<sup>th</sup>, this is the Public Hearing portion.*

**The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, March 12, 2008 to conduct a Public Hearing. The Public Hearing was called to order by Chairman Tony Sandora at 7:30 P.M.**

Chairman Sandora stated Ms. Fashempour please call the roll.

**Present:** Chairman Tony Sandora, Mayor Robert A. Stefanik, Vice Chairman Don Willey, Victor Bull, Mike McCarthy, Rito Alvarez, Building Commissioner, Thomas A. Kelly, Law Director, Kenneth A. Tyrpak, P.E., City Engineer and Brenda L. Fashempour, Secretary.

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

**Public Hearing - Ordinance No. 08-43**

**Ordinance No. 08-43 - An Ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1246 Design Standards, Section 1246.03 Schedule of Right-Of-Way Pavement, Curb and Sidewalk Dimensions and Types, and Declaring An Emergency.**

Secretary read the Public Hearing Notice. Public Hearing Notice posted at the Public Posting Places on February 22, 2008.

Chairman Sandora stated Thank You Ms. Fashempour.

Chairman Sandora stated there is no one here, the sponsors of this Ordinance tonight a, Mr. Willey would you like to talk on it.

Don Willey stated Mr. Chairman, Mr. Kasaris is one of the sponsors, Councilman Kasaris from Ward Six.

Chairman Sandora stated oh, I am sorry, he is sorry, Mr. Kasaris.

Yeah the a, the genesis of the request is a, a desire to place sidewalks on State Road and in doing so Councilman Nickell had the idea that why don't we instead of required sidewalks be 6' wide, require them to be 5, it is our understanding that we could if we wanted to, if we built a sidewalk on State Road as it exists today we could do it 5' regardless of our Ordinance because it is on a State Route, he thinks the thinking was it would be more affordable if a either as an assessment project or however it was done if a, if the a width was 6', he is sorry 5' as opposed to 6 and that's, that's the genesis of the Ordinance, that's why it was, it was drafted, he knows we spoke in Caucus and let some concerns regarding the proximity of the sidewalk to the curb with the street and a, there were some very good points made at, at the, in Caucus and he thinks the point is well taken to a discuss those concerns in Safety Committee next week and a, make any amendments we might need to make and then proceed onward after that.

Chairman Sandora stated Thank You Mr. Kasaris.

Mr. Kasaris stated Thank You Mr. Chairman.

Chairman Sandora stated anybody in the audience have anything on this Ordinance 08-43.

Chairman Sandora stated no one, Mr. McCarthy would like to state a few things that we talked about in Caucus on this.

Mike McCarthy stated yeah just as we talked about the a change in the width on the major arterials, consideration for the reasons stated by Mr. Kasaris from 6' to 5', the point was brought up that, that perhaps we should also look at the width classification for streets that are considered collectors as well which under the both the current Zoning Ordinance as well as the proposed change would have been at 6' and if we are going to do it, if we are going to consider changing the major arterial width to 5' we would also want to consider applying that to the collectors as well, reducing that from 6' to 5' provided that it falls within any project sponsor criteria that might override City criteria.

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

Chairman Sandora stated can he have a motion to refer this to the Regular Order of Business.

So moved Don Willey.

Second Victor Bull.

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

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

Adjournment

Ms. Fashempour stated she needs a motion to adjourn.

So moved Mayor Stefanik.

Second Don Willey.

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

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

*Planning Commission Public Hearing adjourned at 7:37 P.M.*

*Chairman Sandora stated he would like to call the Regular Meeting of the North Royalton Planning Commission for March 12<sup>th</sup> to order.*

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, March 12, 2008** in regular session. The meeting was called to order by Chairman Tony Sandora at 7:38 P.M.

Chairman Sandora stated Ms. Fashempour please call the roll.

**Present:** Chairman Tony Sandora, Mayor Robert A. Stefanik, Vice Chairman Don Willey, Victor Bull, Mike McCarthy, Rito Alvarez, Building Commissioner, Thomas A. Kelly, Law Director, Kenneth A. Tyrpak, P.E., City Engineer and Brenda L. Fashempour, Secretary.

**Approval of Minutes:** February 20, 2008. Ms. Fashempour stated Approval of minutes, February 20<sup>th</sup>, 2008, she needs a motion to excuse Chairman Sandora and Mike McCarthy for cause. So moved Victor Bull. Second Don Willey stated second. Chairman Sandora stated it's been moved and seconded to excuse himself and Mr. McCarthy, Ms. Fashempour please call the roll. Roll call: Yeas: Three - Willey, Bull, Mayor Stefanik. Nays: None. Motion carried. For Approval of Minutes see Page Number 8 between Carosiella and Timberlane Estates Phase V.

**Old Business:**

**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 #1 Tony D'Abramo, tabled, no action.

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

Ms. Fashempour stated #2 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, 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 it's been moved and second to remove this from the table, Ms. Fashempour please call the roll.**

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

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

My name is Randy Matejka with Design Wise, Nick and Rose are back there, the Owners are there, the address is 7085 Brecksville Road, Independence, Ohio.

Chairman Sandora stated Thank You.

Mr. Matejka stated he is the Architect and Contractor representing them here tonight.

Mr. Matejka stated we are here for approval of the a plan approval for an addition, replacement, slight expansion of the existing garage storage space that is in back on their facility, they were in front of the Board last year, there were a couple of items that needed to be addressed at that point, they have received a variance from the Board of Zoning Appeals for the 2' setback on the property line, the a other concern on that last submission which he was not involved with was that there was glass windows on the east or the west wall which per Code are not, you can not have those per Code so a, we plan on blocking that in, trying to make the, the end here, the blue is the new addition, here is the existing building, the pink is where the, this is the existing main building, this is the existing building that they want to take down, so as you can see it would connect to the back of the existing building there.

Mr. Matejka stated in regards to the elevation as he stated, these were scheduled to be glass or glass block previously, they will not be, they were at the Architectural Review Board last night and a we were tabled, we are going to reappear the next meeting in regards to what the finishes are, we did have some block, split face block here and some split face block up above that a was unacceptable so we are going to present back either with some quick brick or with some thin brick options so we are going to research those and that's what we will

present but in the, this is along the driveway area that is for the nursing home okay and that was a concern, the other concern that the Engineering Department had previously was how we were going to discharge the stormwater, there is a set, three sets, there is a continuous gutter on one end, it slopes to that end and then it has three downspouts that we will connect to an existing storm line that is present in this area here a, with a 6" six across to it connect in to there which is basically right now this is a hard surface which goes down to that drain when you have the roof here that the downspouts drop right down onto that so we are picking up the same area, not picking up any additional. Mr. Matejka stated and the last concern was the from the Fire Department, Fire Marshall and he had a concern that the rear, there is existing now, the back of the building, there are two exit doors, there is one here and one here, this is the same tenant, this is the same room, first of all you wouldn't need both exits just one would be what you would need, they still plan on having the exit door here, if required a we would remove that door or we could also put the exit door out the side which isn't a problem we have the egress for this space out, this door which would be per Code so, there, there is an option either way and he was informed of that this afternoon that why we weren't able to address it on the drawing but we can do that.

Chairman Sandora stated okay Thank You.

Mr. Matejka stated okay.

Don Willey stated a, Mr. Chairman, he has one question on the egress from the, from the addition there would only be one way in and out of there.

Mr. Matejka stated oh the addition.

Don Willey stated yes.

Mr. Matejka stated a, no, you would have, to get out here, the other area would be to get through.

Don Willey stated so you could come through the existing offices.

Mr. Matejka stated yes, you can come through the existing there.

Don Willey stated okay, all right, so there is really three.

Mr. Matejka stated exactly.

Don Willey stated as of it, as of that drawing.

Mr. Matejka stated yes, exactly because you have the two, you will have two doors here.

Don Willey stated Thanks, Thank You.

Chairman Sandora stated Thank You Mr. Willey.

Chairman Sandora stated Mr. Tyrpak do you have anything.

Mr. Tyrpak stated yeah, they, he answered the first question about the roof drains and draining into a storm sewer and we find it acceptable how you have that planned.

Mr. Matejka stated okay.

Mr. Tyrpak stated he does have another question about, do you have any other utility services from the outside you intend to bring into that area.

Mr. Matejka stated a, yes, that, you did have that and he apologizes, he didn't, didn't get to that, there is right now an existing electrical pole here which feeds overhead to the service to this portion of the building and it feeds overhead to a pole here which goes to another service here, what we planned on doing is having the service come from this pole and be mounted on the outside of this, we would take this meter that's here set the meter back here with a disconnect and then the service that is here, we have to increase this to a 400 amp service for Americopy, this is a 200 amp panel service that we will back feed from the main panel here and then this area here another 200 amp service so we be greatly, we would be increasing it a 400 amp and then back feeding with a separate service to the other, we would like to go over the building, the existing building to see if we can get, we have to check with the power company if they will be able to raise the lines to get the 8' clearance, if not we would basically set the, if they can raise it we don't need to change the meters but if we can't we would go ahead and put the meter on the back of the building here and feed it through to the other building which would mean you would have to have an additional disconnect, one here, one on the panel over there but that would be you know minimal cost.

Mr. Tyrpak stated you won't need any sanitary services for that will you.

Mr. Matejka stated no, there is no sanitary in here, there is no water in here.

Mr. Tyrpak stated okay.

Mr. Matejka stated and gas, we are putting two small 3 ton air conditioning and roof, heating units, the existing service isn't large enough to handle it.

Mr. Tyrpak stated and if you would just submit your electrical plan then when you get it finished to the Engineering Department for approval.

Mr. Matejka stated exactly, that's what we would do.

Mr. Tyrpak stated that's all Mr. Chairman.

Chairman Sandora stated Thank You Mr. Tyrpak.

Chairman Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated Thank You Mr. Chairman, he believes you answered the question he had the, the first time the project came up regarding the windows being due to the wall being so close to the property line and that's a building code requirement not a, zoning or anything else.

Mr. Matejka stated yeah the City's.

Mr. Alvarez stated so if that's been corrected, you stated correctly that you are not going to have windows there.

Mr. Matejka stated correct.

Mr. Alvarez stated okay.

Mr. Matejka stated nobody stated we can't ask.

Mr. Alvarez stated right, he just wanted to make that perfectly clear.

Mr. Alvarez stated that's really the only comment he had other than that a we will, you will need to submit upon approval 4 sets of plans for the Building Department complete sets, building mechanical, electrical.

Mr. Matejka stated site, the whole thing.

Mr. Alvarez stated topo and everything for our reviews.

Mr. Matejka stated yes, no problem.

Mr. Alvarez stated no further questions.

Chairman Sandora stated Thank You Mr. Alvarez.

Chairman Sandora stated anybody else on the Board have anything.

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

**Chairman Sandora stated seeing nobody, have a motion to approve the a site for Mr. and Mrs. Carosiella.**

**So moved Don Willey.**

**Second Mayor Stefanik.**

**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 you have to go back before the AR, Architectural Review Board that will be on the 24<sup>th</sup>.

Mr. Matejka stated correct.

Chairman Sandora stated Thank You, Good Luck to you Mr. and Mrs. Carosiella.

Mr. Matejka stated Than You, have a good evening.

**Ms. Fashempour stated it was brought to her attention that we excused two members from voting on the minutes but never approved the minutes. Ms. Fashempour stated so can she have a motion to approve the minutes of February 20<sup>th</sup>. So moved Don Willey. Second Victor Bull. Chairman Sandora stated it's been moved and seconded to approve the minutes, Ms. Fashempour please call the roll. Roll call: Yeas: Three- Mayor Stefanik, Willey, Bull. Nays: None. Motion carried.**

Ms. Fashempour stated Thank You.

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

Ms. Fashempour stated #4, Timberlane Estates Phase V, 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.

**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 #8, Ordinance 08-17, no longer exists, the sponsorship was withdrawn.

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

Ms. Fashempour stated Italgranite LLC, tabled, no action, they are before Board of Zoning Appeals at the end of the month.

## **New Business**

### **Ordinance**

**Ordinance No. 08-43** - An Ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1246 Design Standards, Section 1246.03 Schedule of Right-Of-Way Pavement, Curb and Sidewalk Dimensions and Types, and Declaring An Emergency.

**Chairman Sandora stated just make a motion that we table this tonight.**

**Second Victor Bull.**

**Chairman Sandora stated it has been moved and seconded to table Ordinance 08-43 to Committee, Ms. Fashempour please call the roll.**

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

## Sign Approval

**Rego's**, 9199 Sprague Road, General Business Zoning. **Signs Approval.**

Ms. Fashempour stated that the Applicant is here.

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

Mr. Harris stated Mr. Chairman, Greg Harris with Global Signs and Graphics, 10147 Royalton Road.

Mr. Harris stated he is here tonight to present the signage for Rego's in Timber Ridge but before doing so he would like to request that the portion of their application pertaining to the ground which we refer to as directional signage be withdrawn at this time from consideration, we were unable to reach agreement with the Architectural Board at the meeting last night so rather than drag out the approval of the building signage which Rego's feels is critical to their opening we went ahead and just withdrew that part of the application, we will work with the Architectural Board and the property owner to try to get those signs compliant with the overall plan for the shopping center renovation to the satisfaction of the ARB.

Chairman Sandora stated Thank You.

Mr. Harris stated so he didn't know if you want to make a motion to do, to remove that or what you have to do.

Chairman Sandora stated no, just go ahead.

Mr. Harris stated okay, then he will proceed, with regard to the Building signage, the building signage consists of two sets of channel letters, one on the west which is the basic front facing York Road although far removed from it and then the second is the north elevation facing Sprague, both are channel letters, the ones on the west elevation are stacked, the stacked format with Rego's on top, Supermarket underneath, the ones on the side are a lineal format with Rego's to the left, Supermarket to the right, both of these sets were approved by the Architectural Review Board last night and would like to point out that the frontage of the building on the west elevation which determines the allowable square footage is 270 feet under your Code, we would be allowed 270 square feet of signage, our total proposal for both elevation is 261 square feet, so he respectfully requests approval of the Planning Commission in accordance with that which was approved by the ARB.

Chairman Sandora stated okay and, and just for the record, you have submitted new drawings.

Mr. Harris stated yes Sir.

Chairman Sandora stated okay and the new drawings are the ones that are submitted tonight and dated.

Mr. Harris stated yes, the difference being the location of the letters, the letters were moved down because there was more horizontal space and it made more space and that was done at their suggestion.

Chairman Sandora stated okay, that's just for the record so.

Mr. Harris stated and that also was approved by the Landlord.

Chairman Sandora stated okay, Thank You Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, the Gentleman is correct, you are allowed a maximum allowable of 200 square feet for signage for the front which is on the, facing the west or York Road and they are proposing to put up 110 square foot sign there so, that's well below the maximum allowable so area wise he is fine with that, the sign on the Sprague side or north side again the sign is 112 square feet, the way we do now the a Code calculation is 20% of the frontage so 20% of 270 is 54 and that's what you are allowed on that sign however knowing that this was a Supermarket previously TOPS and now you are another, Rego's is a supermarket as well and this is a replacement sign same installation so and this sign is also less than the TOPS sign that was there so he is viewing this as a replacement and a again he will recommend approval for the signage, the wall signs.

Chairman Sandora stated Thank You Mr. Alvarez.

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

Mr. Tyrpak stated no comment Sir.

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

**Chairman Sandora stated he will make a motion that we approve the sign for Rego's for the wall mounted signs only on the north side and western side of the building, the Applicant has met the approval of the Architectural Review Board, they will be going back to the Architectural Review Board for their ground signs.**

**Don Willey stated second.**

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

**Ms. Fashempour stated can she just have a statement in there that the ground signs have been withdrawn at this time.**

**Chairman Sandora stated ground signs have been withdrawn.**

**Don Willey stated second.**

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

Mr. Harris stated Thank You, appreciate it.

Chairman Sandora stated Good Luck.

**Miscellaneous**

Chairman Sandora stated under Miscellaneous the only thing we have is the next meeting which would be next Planning Commission Meeting which would be March 19<sup>th</sup> has been cancelled due to the lack of no new business.

Someone stated interest.

Ms. Fashempour stated applications.

Chairman Sandora stated no applications.

**Adjournment**

Chairman Sandora stated can he have a motion to adjourn.

**So moved Don Willey.**

**Second Mayor Stefanik.**

**Chairman Sandora stated it's been moved and second to adjourn the meeting, 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.

*Planning Commission Meeting for Wednesday, March 12<sup>th</sup>, 2008 adjourned at 7:50 P.M.*

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

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

**Date : April 23, 2008**