

Planning Commission Caucus - 7:05 P.M. - Wednesday, October 15, 2008.

Present: Mayor Robert A. Stefanik, Chairman Tony Sandora, Victor Bull, Thomas J. Kelly, Law Director, Vice Chairman/Council Representative to Planning Commission Don Willey, Mike McCarthy, Rito Alvarez, Building Commissioner, Tom Kelly, Law Director, Fred LoSchiavo, Tom Jordan, Economic Development Director, Council Ward Five Larry Antoskiewicz, Pat Jones, and Brenda L. Fashempour, Secretary.

Regular Meeting

Call to order.

Roll call.

Pledge of Allegiance.

Approval of minutes - October 1, 2008. Motion to approve the minutes of October 1, 2008, second, roll call.

Old Business

Planning Commission Agenda Reviewed.

Timberlane Estates Phase V - tabled. No action.

Woodcroft Glen, Ext. of Woodcroft Trace, Final Plat 2, tabled. No action.

Conditional Use Permit - T Mobile USA, Inc. - BZA - tabled. BZA denied, letter on file from Applicant, remove from the table and agenda.

Motion, second, roll call.

OSWGI, Ltd. Partnership - Applicant has applied to BZA, tabled. No action.

Worthington Phase II, Revised Preliminary Plat Approval, tabled.

Applicant requested to be left tabled. Discussion held about the recreation land verses the money, the walking paths, the drive, concrete sidewalk and the applicant speaking to the President of Cinnamon Lakes Homeowners Association about the connection of the stub street to Villas of Worthington for emergency protection. Cinnamon Lakes not interested in the connection, Applicant is going to meet with the Mayor and Fire Chief in regards to the connection and gate, chains for accessibility to the subdivisions.

New Business

Site Plan Approval

Tony Maloney's, 9387 Sprague Road, General Business Zoning. Site Plan Approval for Patio. Applicant present, applicant to make presentation, discussion from Department Heads, Members, motion to approve, second, roll call.

Towne Tavern, 11300 State Road, Local Business Zoning. Site Plan Approval for Patio. Applicant present, applicant to make presentation, discussion from Department Heads, Members, motion to approve, second, roll call.

Miscellaneous

Motion to add Susan D. Miller, 10156 Royalton Road, General Industrial Zoning. 152' of 6' chain link fence, second, roll call. Applicant to make presentation, discussion from Department Heads, Members, motion to approve, second, roll call. Ms. Fashempour stated Applicant would like to install fence to protect property of renters of the building.

Adjournment

Ms. Fashempour stated that she had received a call from the Engineer for ManorCare in Parma. ManorCare in Parma would like to add additional parking to their exiting parking lot that is located in North Royalton. Ms. Fashempour explained that the last time they were before the Planning Commission, the City took a conservation easement to maintain the trees for the residents in Timber Ridge Subdivision. Ms. Fashempour wanted to know if the Commission would like the residents notified about the new parking area, yes, also applicant request a special meeting, no special meeting, Planning Commission asked what percentage was the parking lot of the entire parcel, do they need a permit from Parma, do they pay taxes. Applicant to make submittal on Friday, Ms. Fashempour to notify residents.

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

Good Evening Ladies and Gentleman, welcome to the North Royalton Planning Commission Meeting for October 15th, 2008.

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

The **Planning Commission** of the **City of North Royalton** met in the North Royalton Council Chambers, 13834 Ridge Road on **Wednesday, October 15, 2008 in regular session. The Planning Commission Meeting was called to order by Chairman Tony Sandora at 7:35 P.M.**

Chairman Sandora stated Ms. Fashempour please call the roll.

Present: Chairman Tony Sandora, Mayor Robert Stefanik, Don Willey, Council Representative-Vice Chairman, Victor Bull, Michael McCarthy, Rito Alvarez, Building Commissioner, Mark Schmitzer, P.E., City Engineer, Thomas A. Kelly, Law Director and Brenda L. Fashempour, Secretary.

Approval of minutes: October 1, 2008. Ms. Fashempour stated approval of minutes October 1st, 2008 if you so choose. So moved Mr. Bull. Second Mr. Willey. Chairman Sandora stated it's been moved and second, Ms. Fashempour please call the roll. Roll call: Yeas: Five - Willey, Bull, McCarthy, Mayor Stefanik, Chairman Sandora. Nays: None. Motion carried.

Old Business

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

Ms. Fashempour stated under Old Business, Number 1, Timberlane Estates Phase, tabled. No action.

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

Ms. Fashempour stated Number 2, Woodcroft Glen, it is tabled, no action.

Conditional Use Permit for T Mobile USA, Inc. - Applicant John Sindyla, Property Owner, Albion Auto Center/Dejan's Continental Auto, 12950 Albion Road, PPN 481-05-030/481-05-031, Commercial Service Zoning. T Mobile USA, Inc., is proposing the installation of a 120' high flag pole tower within a 30' x 45' fenced compound. Tabled.

Ms. Fashempour stated they did appear before the Board of Zoning Appeals at a special meeting on Thursday and were denied, she has a letter on file from the applicant, she needs a motion to remove it from the table and agenda please.

So moved Mr. Willey.

Second Mr. Bull.

Chairman Sandora stated it's been moved and second to withdraw from the table and the agenda, the Conditional Use Permit for T Mobile, Ms. Fashempour please call the roll. Roll call: Yeas: Five - Bull, McCarthy, Mayor Stefanik, Willey, Chairman Sandora. Nays: None. Motion carried.

Chairman Sandora stated it is removed.

OSWGI, Ltd. Partnership, PPN 488-06-008, Ridge Road, TCD-4 Zoning. Site Plan Approval for two (2) 180 foot radio towers associated communications equipment. **Tabled.**

Ms. Fashempour stated OSWGI Ltd., Partnership, it is tabled, there is no action.

Worthington Phase II, Revised Preliminary Plan Approval. **Tabled.**

Ms. Fashempour stated Worthington Phase II, it is tabled, no action.

New Business

Site Plan Approval

Tony Maloney's, 9387 Sprague Road, General Business Zoning. **Site Plan Approval for Patio.**

Ms. Fashempour stated the Applicant is here.

Chairman Sandora stated the Applicant here.

Mr. LoSchiavo stated yes.

Chairman Sandora stated please step forward, state your name and address and what you would like to do.

My name is Fred LoSchiavo, he is looking to put up a patio on the outside of our, our bar that used to be the Blue Moose and a, you know we are hoping that you guys will pass it, it's going to be a nice addition to the center.

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

Mr. Alvarez stated Thank You Mr. Chairman, a couple notes that he made mentioned.

Chairman Sandora stated Mr. LoSchiavo, you can stay by the mic.

Mr. LoSchiavo stated okay.

Mr. Alvarez stated Mr. Fred, he can call you Fred.

Mr. LoSchiavo stated yes.

Mr. Alvarez stated just, made a few comments, your new patio is taking up approximately how many parking spaces.

Mr. LoSchiavo stated 4 spaces.

Mr. Alvarez stated 4 spaces, you feel you have enough parking even though you took up four spaces.

Mr. LoSchiavo stated yes, he was there before the meeting and there was 98 parking spaces just in that building and there was at this time of the day, there's just a few parking spaces that are taken up so we should have more than enough parking.

Mr. Alvarez stated okay, a the only other comments he had because of, it's open to the public that a, on your drawings you show the door to that that be handicap accessible for the restrooms to come in and out of the area.

Mr. LoSchiavo stated correct.

Mr. Alvarez stated and a have your design professional submit construction drawings for your, your, trash bin, the walls for the container.

Mr. LoSchiavo stated okay.

Mr. Alvarez stated and that's, other than that he will recommend approval Mr. Chairman for this project.

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

Mr. Schmitzer stated Mr. Chairman in looking at it, he kind of reiterated what Mr. Alvarez said, just have your, you know design professional provide some grades so that we can ensure that it's ADA accessible that we do have positive flow away from the building.

Mr. LoSchiavo stated sure, okay.

Mr. Schmitzer stated other than that he thinks it a good thing and he would recommend approval.

Mr. LoSchiavo stated Thank You.

Chairman Sandora stated Thank You.

Chairman Sandora stated he has one question Mr. LoSchiavo, where the dumpster is, where are you planning on locating it in that corner by York Road there.

Mr. LoSchiavo stated correct.

Chairman Sandora stated the dumpster before was behind the back of the building is he right or wrong.

Mr. LoSchiavo stated it is actually on the side of the building and we are just going to relocate it and put the parking spaces back where, where we are going to take, you know, where it's going to be relocated.

Chairman Sandora stated okay so then the dumpster is going to be right in that far corner with the back towards York Road.

Mr. LoSchiavo stated correct, you will have three sides and it will open to the east.

Chairman Sandora stated okay so when the truck comes in, how is the truck going to pick it up.

Mr. LoSchiavo stated it's going to swing in, it's going to probably swing in back up, or just swing in and grab it.

Chairman Sandora stated does it come from the rear parking lot or from the parking lot off of York Road have to make a right go in there and pick it up that way or are they going to have to come from behind the back of the building and pick it up.

Mr. LoSchiavo stated he will have to swing in, you know come around and just pull in, pull it out and then back out.

Chairman Sandora stated what is the reason that you wanted to, to change that parking.

Mr. LoSchiavo stated we felt that a garbage dumpster was just too close to the patio and we wanted to keep it far enough away so that if there was any odors the customers wouldn't smell it when there sitting there.

Chairman Sandora stated okay, you are going to have the six foot masonry wall around there like they used to.

Mr. LoSchiavo stated absolutely, as a matter of fact the landlord is paying so you know, Scott, is the one that's in charge of it so, you know, it will all, it will all be set properly.

Chairman Sandora stated okay, it still seems like it's fairly close to that area that's what his, you know, he was just wondering if it could have been pushed back someplace else or whatever.

Mr. LoSchiavo stated we were hoping we could have put it behind the building but.

Chairman Sandora stated right.

Mr. LoSchiavo stated there's a, there is only one single driveway that goes behind the building and it doesn't go all the way through because of the elevation so that was not an option for us unfortunately.

Chairman Sandora stated okay, that's the only thing he has, anybody on the Board have anything.

Chairman Sandora stated anybody in the audience have anything.

Chairman Sandora stated Mr. Jordan.

Mr. Chairman and the Board, Tom Jordan, Community Development Director for the City of North Royalton, we have been working with the property owner Mr. Petros who has invested about 2 million dollars in the exterior renovations of Timber Ridge Plaza, that was a direct result of a lease being entered into by Rego's, for the main vacant block we have two new owners coming in Anytime Fitness and also Tony Maloney's which is absorbing 5,000 square foot, they are adding a 20 x 40 patio tonight, they are making some minor changes to some parking but there estimated investment at the center is nearly a half million dollars so we appreciate their investment we have talked to the owner relative to some of the parking issues, etc., and also feel that everybody will be adequately taken care of. Mr. Jordan stated one of the other key parts of them taking the space is it was occupied by the Blue Moose, it was a similar use in the past, the parking needs of the Blue Moose as relative to Tony Maloney's are somewhat similar, he hopes you do better.

Mr. LoSchiavo stated Thanks.

Mr. Jordan stated a but a, they also are, they utilize that parking lot at times, it doesn't conflict with most of the major users in the parking lot so it really shouldn't be an issue with this expansion. Mr. Jordan stated they also are working with ARB relative to the exterior improvements.

Chairman Sandora stated Thank You Mr. Jordan, anybody else have anything.

Chairman Sandora stated can he have a motion to approve.

So moved Mr. Willey.

Second Mayor Stefanik.

Chairman Sandora stated it's been moved and seconded to approve the site plan for Tony Maloney's, Ms. Fashempour please call the roll.

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

Chairman Sandora stated okay, now you know you have to go back to the ARB right.

Mr. LoSchiavo stated correct.

Chairman Sandora stated okay.

Mr. LoSchiavo stated and we are in the process of making the changes.

Chairman Sandora stated there being made.

Mr. LoSchiavo stated there was some misunderstanding between him and his Architect that we are correcting now so, that is.

Ms. Fashempour stated October 27th.

Mr. LoSchiavo stated the 27th correct.

Ms. Fashempour stated 6 o'clock here.

Mr. LoSchiavo stated sounds good, are we all set, Thank You guys very much.

Ms. Fashempour stated okay.

Mr. Willey stated Thanks.

Chairman Sandora stated Thank You.

Towne Tavern, 11300 State Road, Local Business Zoning. Site Plan Approval for Patio.

Ms. Fashempour stated the Applicants are here.

Chairman Sandora stated step forward please, state your name and what you, address and what you would like to do.

Laura Scullin, Towne Tavern, 11300 State Road, seeking approval for a patio operation in front of building.

Chairman Sandora stated okay, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, we received some recent drawings, basically this is just a 4' high fence, around an existing sidewalk area and he believes that the dimensions will be 7' x 56.

Mrs. Scullin stated correct.

Mr. Alvarez stated and you are going to have two gates there about 3' wide.

Mrs. Scullin stated correct.

Mr. Alvarez stated okay and about approximately how many people you might have there just an idea.

Mrs. Scullin stated a, she would have say probably 20.

Mr. Alvarez stated 20.

Mrs. Scullin stated seating for smoking, approval by liquor to bring beverage outside, she drew 3 tables on there.

Mr. Alvarez stated okay, so a, that being said he means it's really not a difficult thing here, he recommends approval just a 4' high.

Chairman Sandora stated okay.

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

Mr. Schmitzer stated no, he has nothing at this time Mr. Chairman.

Chairman Sandora stated Thank You, anyone else on the Board have anything.

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

Chairman Sandora stated make a motion to approve Site Plan Approval for a Patio for Towne Tavern, does this have to go to ARB.

Ms. Fashempour stated they have been once, they are going back.

Chairman Sandora stated okay a motion then would be a, contingent on the Applicant meets all the conditions of the Architectural Review Board, Ms. Fashempour second.

Ms. Fashempour stated she needs a second.

Mr. Willey stated second, second.

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

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

Ms. Fashempour stated okay.

Chairman Sandora stated you are approved, you have to go before the ARB on the 27th.

Mrs. Scullin stated Thank You.

Miscellaneous

Ms. Fashempour stated she needs a motion to add Susan D. Miller, for a property at 10156 Royalton Road for a fence approval.

So moved Mr. Bull.

Second Mr. Willey

Chairman Sandora stated it's been moved and seconded to add a fence approval, Ms. Fashempour please call the roll.

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

Ms. Fashempour stated she believes Ms. Miller is here.

Susan D. Miller, 10156 Royalton Road, General Industrial Zoning. Requesting 1523' of 6' chain link fence, approval.

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

My name is Sue Miller and the building is 10156 Royalton Road, and she is installing a new driveway on the east side of the building, there is a gate on the west side of the building to keep trespassers from going into the back at night and she is requesting a fence and a gate to be installed after the new driveway is installed which will be starting next week and she is thinking that the fence will probably go up around the second week of November, the, she selected a chain link fence for 6' high for the reason of keeping trespassers out, we are having metal stealing problems in the City and she has two tenants that deal directly with metal and a the gate that we have, the, it's going to match the one on the other side it will be a cattle gate, it will be painted dark brown to match and a the fence will be green so it blends in.

Chairman Sandora stated okay, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, a, the height of the fence is okay per our Code, one thing though that he has to mention, Section 1270.014g dealing with fences in Industrial Areas and Districts and this particular section states such fences shall be solid in construction or constructed of standard fence material, a chain link fence shall be permitted provided it is equipped with inserted vision impaired slats in the chain link per the manufacturers instructions and as he goes up and down the, the a, Royalton Road the industrial areas they do have some solid fences over there and you can accomplish the same thing with the chain link fence, he means that's what the Code really states so.

Mrs. Miller stated okay, she, she had considered having a solid fence but the wind in the back is so bad she didn't want it to act as a snow fence and pile the snow up right in front of where those people would be driving and that's why she was hoping for an open fence, their neighbor to the east has an open chain link fence, but there is not any color it's just gray.

Mr. Alvarez stated well he would probably recommend like 50% impairment, something that the wind can go through, it's just, what the Code is stating is all he is saying, no further comments.

Chairman Sandora stated he is requesting the you put the slats in there to cover at least 50% of it for wind.

Mrs. Miller stated all right, she will make sure it matches the dark green so it blends in if it's okay.

Chairman Sandora stated he means.

Mr. Alvarez stated sure, that's fine.

Mrs. Miller stated she means, how, how would the 50% go, she means like every other one or is that what you mean.

Mr. Alvarez stated it is the thickness of the slat itself that they put in there.

Mrs. Miller stated okay.

Mr. Alvarez stated and the thicker it is or the dimension of the width, to give a percent, you know, a 100%, obviously you can't see anything it's just, it's just something that our Code requires that's.

Mrs. Miller stated all right, she will get with her fence company and see what they can do.

Mr. Alvarez stated and if they have any questions, please have them call me, because he will.

Mrs. Miller stated okay, okay.

Chairman Sandora stated Mr. Schmitzer do you have anything.

Mr. Schmitzer stated no comment Chairman.

Chairman Sandora stated anybody else on the Board have anything, anyone in the audience have anything, make a motion to approve a fence for Buckeye Heating, with the conditions that it meets the a approval of the Building Department with the 50% a screening.

Mr. Willey stated second.

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

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

Chairman Sandora stated it's approved, Good Luck to you.

Mrs. Miller stated Thank You.

Ms. Fashempour stated she has nothing else under Miscellaneous.

Mr. Willey stated Mr. Chairman.

Chairman Sandora stated Mr. Willey.

Mr. Willey stated there are some homeowners here that a may want to make some comments as you know in Caucus there was a lady there that had some comments, they, they came up to, because of the Worthington Phase II, Mr. Crawford did you want to say anything.

Mr. Crawford stated you want me to come up.

Mr. Willey stated yes, yeah, your name and.

Chairman Sandora stated come up to the microphone please and state your name and your address please for the record and what.

Wallace Crawford, 10026 Bentley Drive.

Chairman Sandora stated okay.

Mr. Crawford stated Worthington Estates. Mr. Crawford stated a just pertaining to the common property adjoining his house as far as abatements, they have not removed that silt fence and the garbage debris, taken care of the creek way, planted the grass like they said they would, so that it could be maintained properly, so he was wondering, he thought Ryan and the Pride One was going to be here tonight so he could address it with them but they are not here.

Chairman Sandora stated no, they asked to be tabled tonight, they will be here at our next meeting on the 12th, you are more than welcomed to come back, our Engineer is going to go over there and look that site over one day next week well Mr. Schmitzer.

Mr. Crawford stated they took care of one property part way up the street, they did not come down and do anything further down the road so he doesn't know what their plans are, nobody wants to return his calls you know so.

Chairman Sandora stated uh um, okay.

Mr. Schmitzer stated Sir, what's your address again.

Mr. Crawford stated 10026 Bentley, it's the property just to the right of his driveway.

Mr. Schmitzer stated okay, he is going to be out in that subdivision Friday meeting with another resident.

Mr. Crawford stated okay.

Mr. Schmitzer stated so if anyone is available you know.

Mr. Crawford stated approximately what time.

Mr. Schmitzer stated around 9 A.M.

Mrs. Crawford stated she will be there.

Mr. Crawford stated she will be there, yeah.

Mr. Schmitzer stated okay, he will stop by roughly, he will be at her house at 9 so, 9:15 or so he can stop by and take a look at it.

Mr. Crawford stated okay, okay, okay, Thanks.

Chairman Sandora stated okay.

Mr. Crawford stated inaudible, okay Thanks.

Mr. Willey stated Thanks Mr. Crawford.

Chairman Sandora stated Thank You Sir.

Mr. Willey stated Thank You Mr. Chairman.

Chairman Sandora stated Mr. Willey.

Chairman Sandora stated anybody else have anything.

Adjournment

Chairman Sandora stated motion to adjourn.

So moved Mr. Willey.

Second Mayor Stefanik.

Chairman Sandora stated it's been moved and second to adjourn our 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 we are adjourned.

Planning Commission Meeting for Wednesday, October 15th 2008 adjourned at 7:50 P.M.

Approved: Tony Sandora - Chairman

Attest : Brenda Lynn Fashempour, Secretary

Date : November 12, 2008