

*Planning Commission Caucus - 7:03 P.M. - Wednesday, February 18, 2009.*  
Present: Mayor Robert A. Stefanik, Victor Bull, Vice Chairman/Council Representative to Planning Commission Don Willey, Mike McCarthy, Rito Alvarez, Building Commissioner, Mark Schmitzer, P.E., City Engineer, Tom Kelly, Law Director, Council Ward Five Larry Antoskiewicz, Nick Cinquepalmi, Stormwater Supervisor, Ed Swim, Recreation Director and Brenda L. Fashempour, Secretary.

Regular Meeting

Call to order.

Roll call.

Pledge of Allegiance.

Approval of minutes - November 12, 2008. Motion to approve the minutes of November 12, 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.

ManorCare Health Services, Inc. - tabled. No action. Ms. Fashempour stated she is requesting an 120 day time extension from Council.

Motion, second, roll call.

New Business

City of North Royalton, Akins Road, PPN 483-28-003, General Industrial Zoning. Roadway Access Approval to the City of North Royalton's expanding Recreational Baseball Park System located at 14875 York Road Ms. Fashempour stated notices had been sent out with the site plan attached. Ms. Fashempour noted that she had not received any inquiries. Mr. Schmitzer, Mr. Antoskiewicz and Mayor Stefanik stated that there had been inquiries through emails. One email asked for a brief example of times. Mr. Schmitzer stated one concern was lighting. Mr. Schmitzer stated that it will be stadium lighting, lights shine 10' beyond the pole. Mr. Schmitzer stated another concern was once the width of the drive is cut, more lights will shine, there be more noise from the Turnpike, they will see more. Mr. Bull asked if a Police Study was conducted for the new drive out onto Akins and the impact of the area. Mr. Schmitzer stated he looked at the traffic and the site doesn't warrant additional signage or road widening. There will be a stop bar painted on the drive and a stop sign placed.

Miscellaneous

None.

Adjournment

*Planning Commission Caucus adjourned at 7:10 P.M.*

**The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, February 18, 2009 in regular session. The Planning Commission Meeting was called to order by Vice Chairman Donald R. Willey at 7:35 P.M.**

Vice Chairman Willey stated he would like to call the a Regular Order of, Regular Meeting of the Planning Commission, Ms. Fashempour please call the roll.

**Present:** 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.

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

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

**Approval of minutes: November 12, 2008.** Ms. Fashempour stated under Approval of minutes, November 12<sup>th</sup>, 2008 if you so choose. So moved Vice Chairman Willey. Second Mr. Bull. Roll call: Yeas: Four - Bull, McCarthy, Mayor Stefanik, Willey. Nays: None. Motion carried.

#### **Old Business**

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

Ms. Fashempour stated Timberlane Estates Phase V, it is tabled, no action.

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

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

**ManorCare Health Services, Inc.,** PPN 482-05-002, R1A Zoning, Sprague Road. Parking Lot Expansion Plan approval. Tabled.

**Ms. Fashempour stated ManorCare Health Services, Inc., it is tabled, there will be no action, however she is going to request Planning Commission request from Council 120 day time extension. So moved Mayor Stefanik. Second Vice Chairman Willey. Roll call: Yeas: Four - Mayor Stefanik, Willey, Bull, McCarthy. Nays: None. Motion carried.**

#### **New Business**

**City of North Royalton, Akins Road, PPN 483-28-003, General Industrial Zoning. Roadway Access Approval to the City of North Royalton's expanding Recreational Baseball Park System located at 14875 York Road.**

Vice Chairman Willey stated is there anyone who a, would like to be heard regarding this Ordinance, this proposal, Mr. Zaccardelli, come right up yes Sir, name address and the City you are from, no, no we know you are from North Royalton.

My name is Gino Zaccardelli and he lives at 8781 Akins Road, across the street from the proposed facility. Mr. Zaccardelli stated he lived at, he lived on the property directly east of the property of the County for 25 years and he had horses back there, by looking at this drawing, is there anybody here from the Engineering Department okay, a you want to put a parking lot on the east side of the property and bring the driveway down towards the west and then exit Akins Road which, he doesn't got no problem with none of that, but he has to let you know that when he was living there, you know there's a, a drainage ditch on the east side of the property, along the fence line, there is a drainage ditch, then it runs west towards Masavage's house an empties into the creek so the driveway that you have going east and west if you disturb that drainage ditch, the people that own Stay A While now, they probably don't know it but they are going to get flooded like there is no tomorrow. Mr. Zaccardelli stated and what happen when he owned the property every two or three years he would call the County up and they would get a gradall back there dig out that drainage ditch going north and south and then continue going west towards Masavage house so, he just wanted you all to be aware of that, that the driveway, if you don't have a culvert pipe you know catching that water going into Masavage's you know the creek by Masavage's you are going to cause a big problem

for the people that own Stay A While, he doesn't know but it is very, very critical that, that drainage ditch remains you know the way it is, so that's all he wanted to say, he doesn't know if those people are here or not and he doesn't know if they know but a believe me when he tells you, his barn used to get flooded, he would call the County up and they used to take care of him because we were good neighbors you know, he just wanted you all to be aware of that, the drainage ditch has to be you know continued and.

Mr. Schmitzer stated we have looked at that and, and we will take care of that he knows the biggest concern for everybody is that drainage is not increased, runoff is not increased because of this development we are going to take every measure, were actually going to have some special measures that he will discuss later on in the meeting that we are going to use on this project to address runoff on the parking lot.

Mr. Zaccardelli stated yeah, that's, that, like he said the County was a great neighbor for him you know and, and the believe him when he tells you the water used to come like a foot up inside his barn, he would call the County up and they would get that gradall and they were great neighbors so, he just wanted you all to be aware of that.

Vice Chairman Willey stated Thank You Mr. Zaccardelli.

Mr. Zaccardelli stated excuse me.

Vice Chairman Willey stated no, he said Thank, Thank You, laughs.

Mr. Zaccardelli stated oh, okay.

Vice Chairman Willey stated anyone else regarding this issue.

Vice Chairman Willey stated yes Sir, come up the usual, name and address and a.

My name is Bill Mastronicolas, 3680 Edgerton Road, North Royalton. Mr. Mastronicolas stated we have the property right adjacent to the ball diamonds, the home run fence basically. Mr. Mastronicolas stated a couple concerns he doesn't, he doesn't see a fence on their side of the property is, was that done on purpose or there, there is a fence on the Jamison side but there is no fence on our side, he doesn't know if that was overlooked or not.

Mr. Schmitzer stated were, were willing to look that, into that, he knows there was a direct concern with the Jamison property and a request on that but.

Mr. Mastronicolas stated that is just something that doesn't have to be done, he means, to keep the kids out of our yard.

Mr. Schmitzer stated he believes there is an existing chain link fence.

Mr. Mastronicolas stated that runs east and west.

Mr. Schmitzer stated east and west yes.

Mr. Mastronicolas stated but not north and south on the new proposed parcel.

Mr. Schmitzer stated north and south, a the.

Mr. Mastronicolas stated that, that abuts our parcel.

Mr. Schmitzer stated okay a.

Mr. Schmitzer stated we will, we will have some sort of measure, yeah, we don't want people just running around going in to the adjacent properties so.

Mr. Mastronicolas stated and then he doesn't know in all the other plans, Phase 3 was the small diamond as well is that, is that not happening now or because it was Phase 3 was the parking lot, drive and the, and the small diamond is, what's the status of the small diamond.

Mr. Schmitzer stated at this point the small diamond is, is not in our plans to move forward with that.

Mr. Mastronicolas stated okay.

Mr. Mastronicolas stated you know, he doesn't know, he probably should have, probably should have mentioned this a little sooner, he means that's going up for those, those long, those long balls, those home runs, it's, it's 300' it is exactly 330' from home plate to our and he means these kids are getting hold of those balls and there, there going, is there any provisions or anything that we can look at maybe even down the road if it becomes an issue a.

Mr. Schmitzer stated if it becomes an issue he is sure that the City's, is, we don't want.

Mr. Mastronicolas stated he has a nephew that's hitting 418' for Walsh Jesuit you know and, and that's only when, when the stars are lined up right but 350, he is getting all the time and he parks trucks all along the back of, the back of that line and it could, it could be an issue and but it might not, this is a high school diamond correct.

Mr. Schmitzer stated he believes it is going to be used as a high school.

Mr. Mastronicolas stated will see, play ball man, it's spring.

Vice Chairman Willey stated Thanks, you ought to send your nephew out to Arizona you know.

Mr. Mastronicolas stated yeah, well, only when the stars are right, he kidded his brother about that yesterday.

Vice Chairman Willey stated right, right, laughs.

Mr. Mastronicolas stated okay, Thank You.

Vice Chairman Willey stated Thank You.

Vice Chairman Willey stated anyone else from either a residents, members of the City.

Resident stated he has some.

Vice Chairman Willey stated yes Sir.

Resident stated Good Evening everyone.

Vice Chairman Willey stated Good Evening.

Resident stated his name is Tom Stross, he lives at 8821 Akins, directly across from that, on this access road to the ball fields there is existing trees, there, is most of it going to be salvage or is the whole lot going to be wiped clean.

Mr. Schmitzer stated most of those will be salvage, we are only going to clear what is necessary, the 20' roadway.

Mr. Stross stated right.

Mr. Schmitzer stated is what we need.

Mr. Stross stated right.

Mr. Schmitzer stated he would image based, without getting into detail probably 10' on both sides so 40'.

Mr. Stross stated well that's, so the majority of the trees will be.

Mr. Schmitzer stated a, we don't want to spend any more money than we have too.

Mr. Stross stated good, good and one more thing on, you do have mounds running along side his property and his neighbors, now we were thinking about what kind of trees that we would like there and are you open to any type of suggestions on trees.

Mr. Schmitzer stated yes, we, we do have Ordinances in place though that we are only allow certain types of trees.

Mr. Stross stated do you have a list of trees.

Mr. Schmitzer stated he has got that list, he can provide that with you.

Mr. Stross stated oh that would be great and.

Mr. Schmitzer stated we are looking along the, the evergreen type of trees you know maybe some grasses that sort of thing and we are not exactly sure how long it's going to be, the, the mounds and everything, at the time that he prepared this he didn't have the full existing topo detailed for that drive area.

Mr. Stross right because we do have sidewalks.

Mr. Schmitzer stated there, there are sidewalk and there are some other larger trees in that general area so we want to look at that with the headlights and how everything is going to play together so.

Mr. Stross stated excellent good, Thank You.

Vice Chairman Willey stated Thank You Sir.

Vice Chairman Willey stated anyone else, fellow in the back raise his hand, oh sorry.

Vice Chairman Willey stated any other discussion, any comments from the a, the Commission, the Commissioners.

Mr. McCarthy stated Mr. Chairman.

Vice Chairman Willey stated Mike.

Mr. McCarthy stated a just to follow up, Mr. Stross comments on the trees, who will ultimately have maintenance responsibilities for those.

Vice Chairman Willey stated he would assume if there, there on City property the City would, will that be on the City property, it will not be.

Mr. Schmitzer stated as, as far as we are proposing it right now it is going to be on the private property.

Vice Chairman Willey stated okay.

Mr. Schmitzer stated the City, we can not plant trees within our own right of way in mass groupings a, we can work out, he hasn't discussed this with Law but he is sure that under the maintenance bond of the contractor performing this work at least a two year period making sure that the bushes and trees take, would be taken care of under that, after that it would be the responsibility of the, the homeowners.

Mr. Kelly stated Mr. Chairman.

Vice Chairman Willey stated a, yes Sir Mr., a.

Mr. Kelly stated Jones.

Vice Chairman Willey stated Kelly, Kelly.

Mr. Kelly stated Smith.

Vice Chairman Willey laughs.

Mr. Kelly stated Mr. Chairman he has had.

Vice Chairman Willey stated yes Sir.

Mr. Kelly stated he had some conversations with Mr. Stross before on the telephone some months ago, some weeks ago maybe, or a couple months ago and indicated to him that you know the City was going to make every effort to try to screen the a headlights coming from the driveway from his property and his neighbor's property but the understanding was then he believes and is now that in fact once these improvements are made they, they fall back to the homeowners for purposes of ownership and maintenance, this is simply an effort on the City's part to try to meet some of their concerns with regards to the traffic that's going to be existing the a, the park property.

Vice Chairman Willey stated Thank You Mr. Chairman.

Mr. Bull stated Mr. Chairman.

Vice Chairman Willey stated yes Sir.

Mr. Bull stated to the City Engineer, you have addressed the traffic issues that we have now talked about.

Mr. Schmitzer stated yes, there was some discussions on whether or not there would be increase in the traffic in the area due to putting in a parking lot and people parking there and then leaving all at one time a in his brief review of the traffic impact in the times that they are coming in and leaving, it did not warrant any additional increase in the, in the roadway on Akins Road nor did it warrant any kind of any

warning signs to say that cars may be stopping to make a turn into a new driveway that no one is aware of a, we feel that the roadway is adequate we are going to make sure there is adequate site distance coming out of the driveway as well so that everything is safely maintained and people can enter and exit safely.

Mr. Bull stated Thank You.

Vice Chairman Willey stated Thank You Mr. Bull, Mr. Schmitzer, anyone else.

Vice Chairman Willey stated yes Sir Mr. Antoskiewicz.

Mr. Antoskiewicz stated a.

Vice Chairman Willey stated would you like to come up to the microphone, Thank You.

Mr. Antoskiewicz stated he just wanted to, because he knows Mark just mentioned, Mr. Zaccardelli, about the the drainage issues and he didn't know when he wanted to address that but this might be as good as time as any because he knows there is a concern not only for them but some of the residents that aren't here that live west of, of that driveway and everything is exactly how that water you know is going, is going to be maintained so if you wouldn't mind addressing that.

Vice Chairman Willey stated Thank You Mr.

Mr. Schmitzer stated not, not all all.

Mr. Schmitzer stated a, the if you do have a site plan in front of you, the main parking lot area will drain from the east side of the parking lot to the west side basically towards the proposed ball field, there is an existing storm sewer that we have already installed in-between that proposed parking lot and the ball field the, the water, the water will shed off of that parking lot into a drainage swale, now that will go into the storm sewer, that storm sewer flows north to an existing storm sewer that goes into the large creek that is culverted on the County property so the parking lot drainage will be going basically north and then west into the existing creek up there. Mr. Schmitzer stated that access driveway you head out of the parking lot and go west and then south onto Akins, that land generally drains towards the northwest the parking lot and the, and the, he is sorry the driveway will probably be slightly below the existing grade there to allow the drainage to go across that roadway towards the diamond in the northwest direction we will have drainage ditches along there with infiltration trenches and those are basically large stone trenches with an under drain in them they will flow via gravity under high velocity conditions to allow the water to drain out via gravity but under normal rain conditions the water will go into these trenches and it will actually slow down the rate that it leaves the site and enters into the ditch on Akins and or ultimately the stream west of the proposed development.

Resident asked if this road is going to be used all year.

Mr. Schmitzer stated as long as the ball fields are open he thinks we, he is not sure what the Recreation Department plans on doing whether they plan on putting a small chain up across there to keep people out during parts of the year, he doesn't have an answer for that.

Vice Chairman Willey stated for the record would you state your name and address.

Resident stated she is sorry, Diane Stross, 8821 Akins Road, right across the street.

Vice Chairman Willey stated okay, Thank You.

Vice Chairman Willey stated anything else, anyone else.

Mayor Stefanik stated Mr. Chairman.

Vice Chairman Willey stated yes Mr. Mayor.

Mayor Stefanik stated if he could just ask, to the residents in attendance tonight, our Recreation Director is here this evening and also the City's Stormwater Supervisor, if you have any additional questions afterwards they would be glad to answer those questions, talk to you about the lighting or the drainage issues in detail, Thanks for your patience, we appreciate it.

Vice Chairman Willey stated Thanks Mr. Mayor.

**Vice Chairman Willey stated does he have a motion to approve a the City of North Royalton Akins Road, Permanent Parcel 483-28-003 for a roadway access approval for the City of North Royalton's expanding Recreational Baseball Field.**

**So moved Mr. Bull.**

**Second Mr. McCarthy.**

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

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

#### **Miscellaneous**

Ms. Fashempour stated she has nothing under Miscellaneous.

#### **Adjournment**

**Mr. Bull stated motion to adjourn.**

**Mayor Stefanik stated second.**

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

Ms. Fashempour stated Thank You.

Vice Chairman Willey stated Thank You, Thank You all for coming.

*Planning Commission Meeting for Wednesday, February 18, 2009 adjourned at 7:50 P.M.*

**Approved: Donald R. Willey, Vice Chairman  
City of North Royalton Planning Commission**

**Attest : Brenda Lynn Fashempour, Secretary  
City of North Royalton Planning Commission**

**Date : March 4, 2009**