

Planning Commission Caucus - 7:07 P.M. - Wednesday, April 22, 2009.

Present: Mayor Robert A. Stefanik, Chairman Tony Sandora, Victor Bull, Vice Chairman/Council Representative to Planning Commission Don Willey, Michael McCarthy, Rito Alvarez, Building Commissioner, Mark Schmitzer, P.E., City Engineer, Tom Kelly, Law Director, Brenda L. Fashempour, Secretary, Pat Jones, Shawn Stacey, Larry Antoskiewicz
Planning Commission Agenda Reviewed.

Regular Meeting

Call to order.

Roll call.

Pledge of Allegiance.

Approval of minutes - April 1, 2009. Motion to approve the minutes of April 1, 2009, second, roll call.

Old Business

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

ManorCare Health Services, Inc. - tabled. No action.

Taco Bell Restaurant with Drive-Thru - tabled. No action.

New Business

Utility Plan Request

Columbia Gas of Ohio - Utility Work 82 and West 130th Street.

Mr. Schmitzer to give presentation. Comments from Board Members and Department Heads. Motion to approve, second, roll call.

Miscellaneous

The Crystal Keg Bar & Grill, 7936 York Road, Local Business Zoning. Patio and Fence Approval. Applicant to make presentation. Comments from Board Members and Department Heads. Motion to approve, second, roll call.

None.

Adjournment

Planning Commission Caucus adjourned at 7:08 P.M.

Good Evening everyone, welcome to the North Royalton Planning Commission Meeting for April 22nd.

The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, April 22, 2009 in Regular Session. The Planning Commission Regular Meeting was called to order by Chairman Sandora at 7:30 P.M.

Chairman Sandora stated Ms. Fashempour please call the roll.

Present: Mayor Robert Stefanik, Chairman Tony Sandora, 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.

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

Approval of minutes: April 1, 2009. Ms. Fashempour stated Approval of Minutes, April 1, 2009 if you so choose. So moved Mr. Bull.

Second Mr. Willey. Chairman Sandora stated it's been moved and seconded to approve the minutes of April 1st, Ms. Fashempour please call the roll. Roll call: Yeas: Five - Willey, Bull, McCarthy, Mayor Stefanik, Chairman Sandora. Nays: None. Motion carried.

Old Business

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

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

Taco Bell Restaurant with Drive-Thru, 6447 Royalton Road, PPN 487-05-009, TCD-1 Zoning. Site Plan Approval. **Tabled.**

Ms. Fashempour stated Taco Bell Restaurant with Drive-Thru, tabled, no action.

New Business

Utility Plan Request

Columbia Gas of Ohio is proposing to re-locate approximately 2375' of 4", 6" and 8" plastic distribution main on Royalton Road and West 130th Street, **Approval.**

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

Mr. Schmitzer stated a we, we requested that Columbia Gas place this on the Planning Commission Agenda as has been standard throughout the City when we have new facilities being located or put in the ground by that entity as well as any other utility that will be going underground so that we can ensure that any or our utilities and other utilities are protected, they did submit a plan to us there are a couple of comments a some may or may not apply, he did actually go out in the field to investigate where they have this staked for the 130/82 intersection improvement plans have looked in detail for the, at the plans prepared by the County for this and he doesn't see any issues that will arise during the construction of these new gas lines for the relocation of that intersection.

Chairman Sandora stated Thank You Mr. Schmitzer, there will be no open cutting.

Mr. Schmitzer stated there may be some open cutting but the roadway is going to be rehabbed all the way through from a pass 130th in both directions and 82 in both directions so if they, he thinks they plan on boring everything but if they did have to open cut for some reason he thinks it would be minimal and he doesn't think it will have any net effect on the final roadway.

Chairman Sandora stated okay, Thank You Mr. Schmitzer, anybody in the audience have anything, anybody on the Board have anything.

Chairman Sandora stated motion to approve utility for Columbia Gas.

So moved Mr. Willey.

Second Mr. McCarthy.

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

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

Chairman Sandora stated yes, the plan has been approved.

Miscellaneous

The Crystal Keg Bar & Grill, 7936 York Road, Local Business Zoning. Patio and Fence Approval.

Ms. Fashempour stated the Applicant is here.

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

Shawn Stacey, 9207 Root Road, North Ridgeville. Mr. Stacey stated he is the owner of the Crystal Keg. Mr. Stacey stated we want to put a fence out of our back door, he doesn't know if everybody has the plan.

Chairman Sandora stated we have the copies.

Mr. Stacey stated out the back door, excuse me, 5' high black aluminum fence that goes out the backdoor down the side of the building which is a concrete walkway into the front of the parking lot facing York Road about 30' or so along York Road and then back to the building. Mr. Stacey stated 3 tables out there with a you know big umbrellas plus four chairs per table and mostly for dining for lunch and dinners so they can sit outside when it's nice, that's pretty much it.

Chairman Sandora stated and you have read the Police Department, or the Fire Department's Report on the a fence and how they would a.

Mr. Stacey stated yes he did, well, he, he, he read that and a, the he looked at Scorcher's today before he came here and it's actually pretty much the same, he means, the only thing is ours is going to be anchored, they are 4 x 4 posts, are going to be anchored to the concrete and then, and the asphalt and in front of that are going to be the 8" parking blocks so no car can come through there, you know in front of that fence. Mr. Stacey stated nobody can park there but that's where they will be so you know any car that does inadvertently come in there straight ahead you know will get stopped by that any way but nobody ever comes in, he means anything is possible they will usually come in and turn and back in to the spots that are there.

Chairman Sandora stated right.

Mr. Stacey stated so that won't be you know, in the way, he just doesn't understand if they want, if they want it concrete into the ground he means, they are going to be anchored in, the poles will so he, he, he, unless.

Chairman Sandora stated well they are requesting a more substantial barrier from the vehicles to protect and you know pedestrians that are out and around there.

Mr. Stacey stated he looked at Scorchers like he said and it is identical to what he has on the plan with the concrete blocks and the, the fence, everything is the same pretty much except Scorchers he thinks is 4'.

Chairman Sandora stated how are the, how are the concrete blocks going to be anchored.

Mr. Stacey stated with rebar, 18" rebar into the.

Chairman Sandora stated into the asphalt.

Mr. Stacey stated into the asphalt yes.

Mr. Stacey stated there should be 2 holes on the concrete you know, just like out in the parking lot the same, and it gets drilled and it get anchored in.

Chairman Sandora stated um.

Chairman Sandora stated Mr. Alvarez do you have a.

Mr. Alvarez stated Thank You Mr. Chairman, a, the applicants latest plan addresses really what he asked for, originally a, the, he needed to know basically the occupant load and just doing some simple calculations that's well below the maximum allowed so that's fine, then the height of the fence is 5'.

Mr. Stacey stated 5' yes.

Mr. Alvarez stated which is less than what's allowed in a business area, district so, he is fine with this plan.

Chairman Sandora stated and your, your okay with this, suffice with the fence the way it's going to be anchored and everything.

Mr. Alvarez stated you said that the posts are, will be cemented into the ground.

Mr. Stacey stated the posts are going to be anchored in, the bottom of the posts he believes is a, either a 6 x 6 or 8 x 8 flange that will be anchored in to the concrete where the sidewalk is.

Mr. Alvarez stated okay.

Mr. Stacey stated and then the asphalt where it comes out into the front.

Mr. Alvarez stated okay.

Mr. Stacey stated and then the concrete stoppers in front of that.

Mr. Alvarez stated well he just, again, like the Applicant said, there, anything is possible but he thinks that's as secure as you are going to get there so he really doesn't have any objections.

Chairman Sandora stated okay Thank You Mr. Alvarez.

Chairman Sandora stated Mr. Schmitzer do you have anything.

Mr. Schmitzer stated he has no comments.

Chairman Sandora stated anybody on the Board have anything.

Mr. Willey stated just as a point of clarification a, where the a, a, bumper curbs are going to be by the fence now so, if a car comes up there they are going to hit the, there tires are going to hit the bumper curb right.

Mr. Stacey stated yes.

Mr. Willey stated will the front of their car hit the fence.

Mr. Stacey stated before it hits the fence.

Mr. Willey stated before, so it will be away from the barrier.

Mr. Stacey stated yes, it's going to be probably say, at least 3' away from the fence.

Mr. Willey stated okay, all right.

Mr. Stacey stated to where, you know, so that way, at least they will know that they hit it.

Mr. Willey stated right, right, it gives people time to jump out of the way then, uh, okay, Thank You.

Mr. Stacey stated sure.

Chairman Sandora stated anyone else on the Board have anything, anybody in the audience have anything on this.

Chairman Sandora stated can be have a motion to approve a patio and fence for Crystal Keg.

So moved Mr. Willey.

Second Mr. Bull.

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 you are approved, you have to go before the Architectural Review Board and that will be 6 o'clock here Monday on the 27th.

Mr. Stacey stated okay, Thank You.

Chairman Sandora stated Thank You.

Ms. Fashempour stated she has nothing else under Miscellaneous.

Adjournment

Mr. Willey stated motion to adjourn.

Mayor Stefanik stated second.

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 we are adjourned.

Planning Commission Meeting for Wednesday, April 22, 2009 adjourned at 7:38 P.M.

Approved: Tony Sandora, Chairman - Planning Commission

Attest : Brenda Lynn Fashempour, Secretary - Planning Commission

Date : May 13, 2009