

Planning Commission Caucus - 7:15 P.M. - Wednesday, June 3, 2009.

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

Regular Meeting

Call to order.

Roll call.

Pledge of Allegiance.

Approval of minutes - May 13, 2009. Motion to approve the minutes of May 13, 2009, second, roll call.

Old Business

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

Taco Bell Restaurant with Drive-Thru - tabled. No action. Request for 120 day time extension, motion, second, roll call.

Miscellaneous

El Charro Restaurant, 13570 Ridge Road, TCD-1 Zoning. Patio Approval. Applicant to make presentation, discussion of Department Heads, Members of the Board, motion to approve, second, roll call.

Motion to add at&t - West 130th and 82, second, roll call. - at&t request to install conduit runs to a new electric pole installed. Motion to approve, second, roll call.

Adjournment

Motion to adjourn. Second. Roll call.

Planning Commission Caucus adjourned at 7:20 P.M.

Chairman Sandora stated Good Evening everyone, welcome to the North Royalton Planning Commission Meeting for June 3rd.

The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, June 3rd, 2009 in Regular Session. The Planning Commission Regular Meeting was called to order by Chairman Sandora at 7:32 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, Rito Alvarez, Building Commissioner, Mark Schmitzer, P.E., City Engineer, Thomas A. Kelly, Law Director and Brenda L. Fashempour, Secretary.

Absent: Michael McCarthy. Ms. Fashempour stated she needs a motion to excuse Mike McCarthy for cause. So moved Don Willey. Second, Victor Bull. Chairman Sandora stated it's been moved and seconded to excuse Mr. McCarthy, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Bull, Mayor Stefanik, Willey, Chairman Sandora. Nays: None. Motion carried. Chairman Sandora stated he is excused.

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

Approval of minutes: May 13, 2009. Ms. Fashempour stated Approval of Minutes, May 13, 2009 if you so choose. So moved Mr. Willey. Second Mayor Stefanik. Chairman Sandora stated it's been moved and seconded to approve the minutes of May 13th, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Mayor Stefanik, Willey, Bull, 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, it is 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 she is going to however, request a 120 day time extension from Council.

So moved Mayor Stefanik.

Don Willey stated second.

Chairman Sandora stated moved and second for 120 day time extension for Taco Bell, Ms. Fashempour please call the roll.

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

Miscellaneous

El Charro Restaurant, 13570 Ridge Road, TCD -1 Zoning. **Patio Approval.**

Ms. Fashempour stated and the Applicant is here.

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

I am Ron Borchert, his address is 4161 Everret Road, Richfield, Ohio.

Mr. Borchert stated what we would like to do is build an outdoor patio so we can have some outdoor seating in the front parking lot. Mr. Borchert stated that, the way the layout is we are loosing one parking spot, Rito, because there was 12 spots at that time that the building was built that were designated in the front there is actually 14 so were loosing one, other than that a 22 x 16 he thinks.

Chairman Sandora stated 19, 19 x 20.

Mr. Borchert stated 19.

Mr. Borchert stated yeah, it is going to have brick pillars that are close enough together where a car can't get between them, it's going to have either aluminum or wrought iron railing and a gate to get out, a we have a total of five tables, seating for about 20 people.

Chairman Sandora stated it's a nice design, he likes the columns there.

Mr. Willey stated uh um.

Chairman Sandora stated Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, a he just received a few minutes ago of a revised plan addressing some of his comments.

Chairman Sandora stated oh, okay.

Mr. Alvarez stated the first two items, he did show me a table layout which we like to see and it's possibly 20, an occupant load of 20 people out there and his second item regarding a gate, he, he is putting a gate on there as well along the north side of that particular wall there and he thinks that you and I formally discussed about a handicap parking space.

Mr. Borchert stated yes, we will take of that.

Mr. Alvarez stated yeah, okay, so we are.

Mr. Borchert stated absolutely.

Mr. Alvarez stated were requesting a handicap parking space out there and if, he is going to do that, that will be great for us as least for the customers anyway.

Chairman Sandora stated is that shown on the revised plan.

Mr. Alvarez stated no it isn't that why he makes mention of it now.

Chairman Sandora stated okay, okay.

Mr. Alvarez stated that there will be handicap parking space.

Mr. Borchert stated yeah there will be, we just haven't figured out where we should put it, close to the restaurant or at the other end.

Chairman Sandora stated sure.

Mr. Borchert stated it might be easier at the other end because a car could pull up to the other end and still get a ramp down onto the walkway which is raised or up, we are also going to a raise, a ramp to go on to, it might be good right at the far end, the north end of the building.

Mr. Willey stated you mean on the, excuse me Mr. Chairman, Mr. Borchert you mean at the end of the walk as you step down onto the driveway.

Mr. Borchert stated yeah.

Mr. Willey stated wouldn't that be dangerous though.

Mr. Borchert stated well there is already a step down onto the driveway but what he, he is thinking he has seen these vans, a matter of fact a friend of his had one and the ramp comes out of the side.

Mr. Willey stated okay.

Mr. Borchert stated most of them come out of the side, some come out the back, but they came out the side, they could pull up to that side, raised sidewalk and come right onto it or they could park right in that spot, and we will make a ramp right next to it.

Mr. Willey stated okay, gotcha, Thank You.

Mr. Borchert stated that's what he was, that was his thinking but he will talk to Rito about it.

Mr. Alvarez stated yes, he was just going to make mention, we do have details in the Building Code regarding the, the width of the parking spaces as well as the site section which you need for the handicap parking.

Mr. Borchert stated okay, that's good.

Mr. Alvarez stated a, as far as he was concerned he addressed all his comments, one thing we should recommend though it, probably aside from this if your tenant has a banner or something like that out there that they should at least apply at the Building Department because we do have restrictions on banners and how long you can have them out there and where you can put them we, we like to know these things so if you kindly convey the message to the tenant that a you know they are temporary, they are not there any time they want them to be out there.

Mr. Borchert stated yeah.

Mr. Alvarez stated and we do have restrictions and regulations on banners.

Mr. Borchert stated okay, he will do that.

Mr. Alvarez stated okay.

Chairman Sandora stated okay, Mr. Alvarez, Mr. Alvarez if handicap ramp is a put in over there a, do you feel that, that sidewalk is raised about 4" is he correct.

Mr. Borchert stated about 3.5.

Chairman Sandora stated about 3.5" so a, he would, about, at least 3' right for the ramp.

Mr. Borchert stated yeah it's one inch per square foot.

Mr. Alvarez stated yeah, there's, again details that we have already that will handle this.

Chairman Sandora stated right, what he is saying though is a, a you feel there will be any problem putting that ramp there.

Mr. Alvarez stated um.

Chairman Sandora stated could he go back into the, into the sidewalk itself to you know like take out one you know one square maybe and, and start dropping it back that way or something or would that cause another problem or.

Mr. Alvarez stated well typically when you have an existing sidewalk like you have right there now, what they typically do is they feather it out up to that existing, in other words they are going into the parking area like a ramp there.

Chairman Sandora stated but like what Mr. Willey said, he is in the driveway, okay so if he is going, has to come out 3' to make up for that 3'5" is that going to cause a problem being all the way out into that driveway or could he, will he be able to go back deeper into the sidewalk.

Mr. Borchert stated no the ramp, the ramp would come out into the parking lot.

Chairman Sandora stated into the parking lot.

Mr. Alvarez stated yeah.

Mr. Borchert stated the convenience of using it off the end of the driveway is just a matter of them pulling up.

Chairman Sandora stated so they are going to come up the ramp and turn to the left.

Mr. Borchert stated but, if they back up or pull into that parking spot, the ramp would be to the south of the car.

Chairman Sandora stated oh, okay.

Mr. Willey stated okay.

Mr. Borchert stated that's where he would put it.

Chairman Sandora stated okay.

Mr. Borchert stated the idea, the idea of cutting out the concrete and putting it in there that, that's a possibility but he thinks that may create a trip place for people being used to that all being one plane.

Chairman Sandora stated okay, no problem.

Chairman Sandora stated anything else Mr. Alvarez.

Mr. Alvarez stated no, that's pretty much it.

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

Mr. Schmitzer stated no, Mr. Chairman he has nothing.

Chairman Sandora stated anybody else on the Board have anything.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Stefanik stated if he could just ask Mr. Borchert, have you had an opportunity to speak with our Economic Development Director about this deck at all.

Mr. Borchert stated he has spoken with them, he hasn't, we haven't applied for, Mr. Jordan is it.

Mayor Stefanik stated yeah, with the storefront renovations monies.

Mr. Borchert stated yes.

Mayor Stefanik stated okay because you know there is a chance of getting.

Mr. Borchert stated no, he told me this.

Mayor Stefanik stated okay yeah, check with him, put some money back in your pocket maybe, spend it in the City if you do though.

Mr. Borchert stated we will.

Mayor Stefanik stated okay, good.

Laughs.

Chairman Sandora stated anyone else on the Board have anything.

Chairman Sandora stated he will make a motion to approve the patio approval for El Charro Restaurant on the condition that the handicap ramp meets everything with the Building Department.

Mr. Willey stated second.

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

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

Chairman Sandora stated approved.

Mr. Borchert stated all set, don't need me any more.

Ms. Fashempour stated yeah, no, you can go.

Mr. Borchert stated what's the next meeting, is next week.

Ms. Fashempour stated Architectural Review Board, Monday the 8th at 6 o'clock here.

Mr. Borchert stated okay.

Ms. Fashempour stated okay.

Mr. Borchert stated Thank You.

Ms. Fashempour stated Thank You.

Mr. Willey stated sure, Thanks.

Ms. Fashempour stated she has one add on, if she can get a motion to add at&t to the agenda.

Mr. Willey stated so moved.

Mr. Bull stated second.

Chairman Sandora stated moved and second to add at&t to the Agenda, Ms. Fashempour please call the roll.

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

at&t at West 130th and 82, we are advising of our intent to place conduit as follows from our existing conduit now terminated on 300013 to a newly placed pole 4' southwest (2) core drill six holes on the west side of our existing manhole in the tree lawn area and place 4'4" conduit to 90' to meet our existing 4 conduits going south along west 130th Street (3) place two 4" conduits from the same manhole northwest around the corner through what is now the mulched landscaped area to a new pole to be set by First Energy and they are looking for **approval**.

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

Mr. Schmitzer stated a, at&t has met all the requirements that the Engineering Department has in place, he would recommend approval at this point.

Chairman Sandora stated Thank You.

Chairman Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated he has no comment Mr. Chairman.

Chairman Sandora stated anything on the Board.

Mr. Willey stated a, a, you had mentioned about First Energy's poles, he doesn't know if anyone has noticed, he was down through there today and the, the poles, the new wooden poles they are putting in look like they are about 20' higher than the standard pole, is this, do you know anything about that Rito.

Mr. Alvarez stated nope.

Mr. Willey stated oh, he was, he was just curious why it would be so high, unless they are going to use it for a greasy pole for the holidays or something.

Chairman Sandora stated maybe they haven't pushed them in the hole deep enough yet.

Mr. Willey stated well it looks like they would be pushing those things down about 20' but, oh well.

Mr. Schmitzer stated he, he thinks that the poles are actually a little bit taller for future expansion, some poles before they go into the ground are 125' long and they go into the ground about 12.5 to 15' so they, his understanding is that there will be future expansion on those poles.

Mr. Willey stated okay.

Mr. Schmitzer stated so that's probably what they intended to do.

Chairman Sandora stated Thank You.

Mr. Willey stated Thank You.

Chairman Sandora stated anyone else have anything.

Mayor Stefanik stated motion to adjourn.

Ms. Fashempour stated no, she needs a motion to approve.

Mr. Willey stated no.

Chairman Sandora stated no, not until we have a motion, can he have a motion to approve at&t.

So moved Mr. Willey.

Mr. Bull stated second.

Chairman Sandora stated moved and seconded to approve at&t, Ms. Fashempour please call the roll.

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

Ms. Fashempour stated that's all she has under Miscellaneous.

Chairman Sandora stated Thank You.

Mr. Willey stated anything else Mr. Mayor.

Laughs.

Adjournment

Chairman Sandora stated motion to adjourn.

So moved Mr. Willey.

Second Mr. Bull.

Chairman Sandora stated moved and second to adjourn our meeting, Ms. Fashempour please call the roll.

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

Chairman Sandora stated we are adjourned.

Planning Commission Meeting for Wednesday, June 3, 2009 adjourned at 7:44 P.M.

Approved: Chairman Tony Sandora - Planning Commission

Attest : Brenda Lynn Fashempour, Secretary - Planning Commission

Date : June 17, 2009