

*Planning Commission Caucus - 7:05 P.M. - Wednesday, June 17, 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, Larry Antoskiewicz, Ward 5, Mr. Costa, Rino Costa, Steve Costa, George Hoffman, Tom Jordan, Community Development Director and Brenda L. Fashempour, Secretary.

Summer Casual Dress Code established, July - August.

Planning Commission Agenda Reviewed.

Regular Meeting

Call to order.

Roll call.

Pledge of Allegiance.

Approval of minutes - June 3, 2009. Motion to excuse Mike McCarthy for cause, second, roll call. Motion to approve the minutes of June 3, 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.

New Business

Costa Fieldhouse - Applicants present and will make presentation.

Discussion from Department Heads, discussion from Board Members. Motion to approve, second, roll call.

Miscellaneous

Ms. Fashempour stated she was going to request from Planning Commission a motion to recess August Meetings. Motion, second, roll call.

Next Meeting 7-15-09.

Discussion regarding the Planning Commission Meeting of 7-15-09, Public Hearings scheduled for Resolution 09-63 and also MCI-Verizon. Conflict of times with Utilities. Planning Commission can caucus in Council Chambers if need be. Planning Commission Caucus 7:00 P.M., Meeting 7:30 P.M.

Adjournment

Motion to adjourn. Second. Roll call.

*Planning Commission Caucus adjourned at 7:15 P.M.*

Chairman Sandora stated Good Evening Ladies and Gentlemen welcome to the North Royalton Planning Commission Meeting for June 17th.

**The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, June 17th, 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, Mike 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: June 3, 2009. Ms. Fashempour stated Approval of Minutes, June 3, 2009, she needs a motion to excuse Mike McCarthy for cause. So moved Mr. Willey. Second Mr. Bull. Chairman Sandora stated it's been moved and seconded to excuse Mr. McCarthy, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Mayor Stefanik, Willey, Bull, Chairman Sandora. Nays: None. Motion carried. Ms. Fashempour**

stated and now a motion to approve those minutes if you so choose. So moved Mayor Stefanik. Second Mr. Willey. Chairman Sandora stated moved and second to approve the minutes of June 3<sup>rd</sup>, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Willey, Bull, Mayor Stefanik, Chairman Sandora. Nays: None. Motion carried. Chairman Sandora stated they are approved.

#### 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 Taco Bell Restaurant with Drive-Thru, it is also tabled, no action.

#### New Business

**Costa Fieldhouse**, 10701 Royalton Road, General Industrial Zoning. **Site Plan Approval.**

Ms. Fashempour stated that the Applicant is here this evening.

Chairman Sandora stated Thank You.

Chairman Sandora stated the Applicant is here, step forward please and give us a little synopsis of what you would like to do over there.

Hi, I am, I am Steve Costa, a we intend on building a fieldhouse which is a large warehouse space that houses a turf field that can be used for soccer, baseball, lacrosse, any type of sport like that. Mr. Costa stated a portion of it will have an office area, possible meeting room and a little concession area for basically drinks or something like that and we plan on running clinics for baseball, soccer, lacrosse, practices and have games down there, that's briefly it.

Chairman Sandora stated okay, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, the applicant just answered his first item of concern in the use of the fieldhouse, he realizes that's a general term and it's basically for use of the, youth soccer is that.

Mr. Costa stated right.

Mr. Alvarez stated that's what you are doing, okay.

Mr. Alvarez stated the other two items or three items he thinks can be corrected, he thinks that we still had that issue with the 10' on the parking lot.

Mr. Costa stated he a, our Engineer is here, he thinks we have that figured out.

Mr. Alvarez stated oh, okay, and then the item 3, he, he refers to again, the landscaping plan he thinks that's one thing that we will eventually have to look at.

Mr. Costa stated okay, as far as landscaping goes, the new fieldhouse will be built approximately 15 to 1800 feet back from the street behind existing buildings, the front is already landscaped, it's been like that since 76, in the back due to the size of the building, parking area 10' off the City line we, there is only approximately a 10' strip that needs landscaping and in that area we plan on putting the 16 trees or whatever we owe the City for a clearing the land.

Mr. Alvarez stated okay, so there is some landscaping that you are going to be doing.

Mr. Costa stated right, yeah.

Mr. Alvarez stated okay.

Mr. Alvarez stated then again the lighting of course you know for the parking lot lighting.

Mr. Costa stated right.

Mr. Alvarez stated and his last issue of course is a, if it's approved then, the, submit the set of plans, your Architect or yourself to our Office and we will have it reviewed for the Building Code, the State Building Code.

Mr. Costa stated right.

Mr. Alvarez stated not necessarily the local stuff that we do here.

Mr. Costa stated right.

Mr. Alvarez stated be cognizant of that and a, that's, no other questions he has of the Applicant Mr. Chairman.

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

Mr. Schmitzer stated Mr. Chairman he has met with the Applicant and as well as the Building Commissioner, we have gone over this site plan they have made some changes to the site plan, he believes that all of his issues for the Planning Commission here have been addressed he was going to bring up the, the trees as part of the clearing permit that was issued last year, you brought that up, Thank You very much a they, he believes they have gone above and beyond for a Planning Commission submittal in his eyes and he would recommend approval.

Chairman Sandora stated Thank You.

Chairman Sandora stated anyone on the Commission have anything.

Chairman Sandora stated anyone in the audience have anything, Mr. Jordan.

Mr. Jordan stated were, he is here this evening as the Community Development Director, we are here to express our support for the development of, of the Costa Fieldhouse. Mr. Jordan stated we have met

with Mr. Costa over the last few months concerning the proposal and also in the context of the City's needs relative to recreation, as this Board is aware we do not currently offer a Rec Center here in the City of North Royalton the, they have been proposed in the past unfortunately due to the economy and for other reasons, the City does not have any proposals from it's side to build a public recreation center, this private essentially facility that will offer a rec amenity within the City of North Royalton is as we have talked to a number of the leagues and he believes that some of them are here this evening a necessary and needed facility to be offered here in North Royalton from the City standpoint for a private individual to offer this type of amenity is, is the best possible scenario, they will own, operate it and manage it in a private fashion and put it in proximity for our kids to be able to use as well as adults at really their expense and, and, and on private manners so, again North Royalton appreciates their investment here, the family is also a long time investor in the City of North Royalton on Royalton Road, they own the front property and the existing property and a we appreciate their continued investment here, Thank You.

Chairman Sandora stated Thank You Mr. Jordan.

Chairman Sandora stated anyone else on the Board have anything.

Chairman Sandora stated anyone in the audience have anything.

**Chairman Sandora stated can he have a motion to approve.**

**So moved Mr. Willey.**

**Mayor Stefanik stated second.**

**Chairman Sandora stated it's been moved and seconded to approve Site Plan for Costa Fieldhouse, Ms. Fashempour please call the roll.**

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

Chairman Sandora stated you will have to go before the Architectural Review Board on Monday, at 6 o'clock here, you should bring some sort of a landscaping plan with you and also a colors and things like that, that they will go over.

Ms. Fashempour stated elevations.

Chairman Sandora stated Thank You and Good Luck to yous.

Mr. Costa stated Thank You.

Mr. Willey stated Thanks, Good Luck.

The Costa's stated Thank You.

**Miscellaneous**

Ms. Fashempour stated under Miscellaneous she would like to request a motion to recess the Planning Commission Meetings for August.

So moved Mr. Willey.

Second Mr. Bull.

Chairman Sandora stated it's been moved and seconded to recess our meetings in August, Ms. Fashempour please call the roll. Roll call:  
Yeas: Five - Willey, Bull, McCarthy, Mayor Stefanik, Chairman Sandora.  
Nays: None. Motion carried.

*Ms. Fashempour stated and one other item, our next meeting will be July 15<sup>th</sup>, 2009 and she has nothing further.*

Mr. Willey stated Mr. Chairman

Chairman Sandora stated Mr. Willey.

Mr. Willey stated we have some students he assumes from North Royalton High School and a if you have any questions as to what went on and what this is all about, the, Chairman Mr. Sandora will be available after the meeting so Thank You very much for attending.

Chairman Sandora stated Thank You Mr. Willey.

Mr. Willey stated Thank You Mr. Chairman.

**Adjournment**

Chairman Sandora stated can he have a motion to adjourn.

So moved Mr. 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 - McCarthy, Mayor Stefanik, Willey, Bull, Chairman Sandora. Nays: None. Motion carried.

Chairman Sandora stated we are adjourned.

Ms. Fashempour stated Thank You.

Planning Commission Meeting for Wednesday, June 17, 2009 adjourned at 7:40 P.M.

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

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

**Date : July 15, 2009**