

Planning Commission Caucus - 7:05 P.M. - Wednesday, September 9, 2009.
Present: Mayor Robert A. Stefanik, Chairman Tony Sandora, Victor Bull, Michael McCarthy, Rito Alvarez, Building Commissioner, Tom Jordan, Community Development Director, Mr. and Mrs. Halsak, at&t Representative Joe Kilcoyne, Architect Ted Macosko and Members of the Southwest Unitarian Universalist Church and Brenda L. Fashempour, Secretary.
Planning Commission Agenda Reviewed.
Public Hearing
Call to order.
Roll call.
Pledge of Allegiance.
Public Hearing - Southwest Unitarian Universalist Church, no inquiries at Service Center. Presentation by Architect. Audience input. Motion to refer to the Regular Order of Business, second, roll call.
Adjournment.
Regular Meeting
Call to order.
Roll call.
Approval of minutes - July 15, 2009. Motion to approve the minutes of July 15, 2009, second, roll call.
Old Business
Woodcroft Glen, Ext. of Woodcroft Trace, Final Plat 2, tabled. No action.
New Business
Property Split/Consolidation
Terrence F. Halsak/Eugene Palfy - Lot Split/Consolidation. Ms. Fashempour explain it is backyard property. Discussion, motion to approve, second, roll call.
Site Plan Approval
Southwest Unitarian Universalist Church, Site Plan Approval. Discussion, motion to approve, second, roll call.
May Industries of Ohio, Inc. - Site Plan Approval - Variances needed, before BZA on the 28th, discussion, motion to table, second, roll call.
Utility Plan Request
at&t Ridge and 82 stub mounted pole. Discussion, motion to approve, second, roll call.
Miscellaneous
AJ Development LLC - Landscape Approval. Discussion, motion to approve, second, roll call.
Adjournment
Motion to adjourn. Second. Roll call.
Planning Commission Caucus adjourned at 7:10 P.M.

Good Evening Ladies and Gentleman, welcome to the North Royalton Planning Commission Meeting for September 9th, 2009, this is the Public Hearing Portion of that Meeting.

The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, September 9th, 2009 to Conduct a Public Hearing. The Planning Commission Public Hearing 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, Victor Bull, Mike McCarthy, Rito Alvarez, Building Commissioner, Mark Schmitzer, P.E., City Engineer, Thomas A. Kelly, Law Director and Brenda L. Fashempour, Secretary.

Absent : Don Willey. Ms. Fashempour stated can she get a motion to excuse Mr. Willey for cause. So moved Victor Bull. Second Mayor Stefanik. Chairman Sandora stated it's been moved and seconded to excuse Mr. Willey, Ms. Fashempour please call the Roll. Roll call: Yeas: Four - Bull, McCarthy, Mayor Stefanik, 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.

Public Hearing - Southwest Unitarian Universalist Church - Applicant, Edwin S. Griffiths Temple Co. - Property Owner, 6320 Royalton Road, PPN 488-06-032, Public Facility Zoning. Site Plan Approval for an Addition.

Ms. Fashempour read the Public Hearing Notice. Public Hearing Notice posted at the City's Public Posting places and mailed to Property Owners.

Chairman Sandora stated Thank You Ms. Fashempour.

Chairman Sandora stated is the applicant here, step forward and give us a little presentation of what you would like to do there.

My name is Ted Macosko of T. S. Macosko Architects, Inc. Mr. Macosko stated he is a member of the Church and also the Architect representing the project here, for the past, oh quite some time now, the Southwest Unitarian Universalists have been looking for a permanent home and they think they found it, we think we have found it at 6320 Royalton Road. Mr. Macosko stated we have recently entered into a purchase agreement with, well currently it's the Masonic, the home of the a, it's the Masonic Temple home of the Masons there and but recently we have entered into a purchase agreement with them to buy the building pending approval by the City, the building of course is perfect in practically every way for us, it's zoned correctly, it's not a change of use so it won't require anything on that, in that department, structurally it's very, very sound, it's, it's exactly the right size and of course very beautiful, it's probably one of the more iconic church looking buildings in, in the entire area, the only thing that it does lack though is accessibility and that's what we would like to do is provide a, a new entry lobby way at the grade level and a, and an elevator in that space to access the upper floor which is approximately 3 or 4' above grade and the lower floor which is about 10' below grade and a new toilet room and that is our initial a project for the building that we are asking permission for through, at the Planning Commission tonight there will be other improvements down the road, windows, hopefully reinvigorate the building, its our intention to bring this building back to life, make it much, hopefully the things that we do will improve the value so that it will be usable for a long time in the future regardless of what happens to the Unitarian Universalists and you have the drawing of course. Mr. Macosko stated the addition will take place in the southwest corner of the build, of the building right now, it will not affect the parking, it, it complies with all the zoning setbacks a the, here is the addition right here it's, it's, it's, this block right here on the, this is the south elevation, the street elevation, this is the west elevation right here and this is the east elevation so this would be primarily, again

just an open lobby here, he will show it to you in plan also, it would be this, this block right here, there would be a porch entry, enter to a grade level entry right here, a new set of stairs going up to the upper floor and a new set of stairs going to the lower floor, right now there stairs are pretty much unacceptable there are four, it's switchback four, four flights of switchback style stairs very crowded very low, low overhead, not very inviting because the lower space here is also a great community room that's, has a wonderful kitchen that we can just basically move into so two sets of stairs and a elevator off of this lobby that will go up to the upper floor and down to the, down to the community room we also have a, a plan to renovate the existing bathroom and get ADA accessible from the first floor, there are existing bathrooms that we have no intention at the moment to make ADA accessible though in the future that, that might come up also the, as he said the, the addition does not require any variances at this time and a it doesn't affect the existing parking and we feel that the addition is in keeping with the spirit of the building in it's architecture and he certainly entertains any questions that you have.

Chairman Sandora stated okay, Thank You Sir at this time.

Chairman Sandora stated at this time we are going to open up the floor to anybody, this is the public meeting, anybody that would like to say anything about this is welcome to come up, we ask you to step up to the microphone, give your name, your address and address any questions or anything you would like to say to the Board. Chairman Sandora stated so at this time is there anybody in the audience that would like to participate.

Chairman Sandora stated Mr. Jordan.

Mr. Jordan stated Thank You Mr. Chairman, his name is Tom Jordan, he is the Development Director for the City of North Royalton, the City actually examined the building when we were notified that the temple was going to sell it and a, actually the City was even contemplating and was requested by the Temple to look into possible ownership, the actual church and use is actually the best option for that site, we appreciate the Southwest Unitarian Universalist Church willingness to work with the City, to make that site into something more than what it is today, the current temple site has made significant alterations to the building that actually the Universalists are going to reverse and return it to the Church like setting that it was designed for, yes the build, the site is under parked but every church built before 1950 is under parked and if you add up the number of churches that are built before 1950 to the ones that are post 1950 you will find that the majority are built before 1950 a, a lot more people used to walk to their churches, of course with cars they don't. Mr. Jordan stated they have not diminished the number of parking spaces with the addition, they intend to return the exterior to the original use, the City's neighboring use with the Cemetery, we fully support the actual aesthetic value to which they will return that building too. Mr. Jordan stated the, the list of improvements that they are contemplating over time are, are very significant and far in excess to what the purchase price will be so the City is, is very appreciative of the churches right off the bat, our anticipation was a worst case scenario that the Masons would vacate the site and that it would be unused for a number of years as are many of the Mason Halls throughout Northeast Ohio so the fact that they were actually able to find a buyer, the buyer is a church, they are going to restore the architectural integrity of the building and make a

significant investment that is something that the City does appreciate especially as it's neighboring property owner, so we a, ask the Board to support their application on their site plans, he did mention that there is a number of further improvements, however the improvements that they are contemplating to his knowledge beyond this addition will not affect the site so this should be it as far as Planning Commission's review, the remainder would really, about compliance of Building Code and the architectural integrity of the TCD which it probably would be before ARB on so this should be it, the City is assisting on a storefront application with them we hope that they will receive a position outcome on that application.

Chairman Sandora stated Thank You Mr. Jordan.

Chairman Sandora stated anyone else in the audience, no one.

Chairman Sandora stated can he have a motion to refer this to the Regular Order of Business.

So moved Mayor Stefanik.

Second Mr. McCarthy.

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

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

Adjournment

Chairman Sandora stated can he have a motion to adjourn the Public Hearing.

So moved Mr. Bull.

Second Mayor Stefanik.

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

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

Chairman Sandora stated yes, we are adjourned.

Planning Commission Public Hearing for Wednesday, September 9, 2009 adjourned at 7:40 P.M.

Chairman Sandora stated at this time he would like to call the Regular Order of the North Royalton Planning Commission for Wednesday, September 9th, 2009 to order.

The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, September 9th, 2009 in Regular Session. The Planning Commission Meeting was called to order by Chairman Sandora at 7:40 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.

Absent : Don Willey. Ms. Fashempour stated may she have a motion to excuse Don Willey for cause. So moved Mr. Bull. Second Mr. McCarthy. Chairman Sandora stated moved and second to excuse Don Willey, Ms. Fashempour please call the roll. Roll call: Yeas: Four - Bull, McCarthy, Mayor Stefanik, Chairman Sandora. Nays: None. Motion carried.

Approval of minutes: July 15, 2009. Ms. Fashempour stated Approval of Minutes, July 15th, 2009 if you so choose. So moved Mr. Bull. Second Mayor Stefanik. Chairman Sandora stated moved and second to approve the minutes of July 15th, Ms. Fashempour please call the roll. Roll call: Yeas: Four - McCarthy, Mayor Stefanik, Bull, 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.

New Business

Property Split/Consolidation

Terrence F. Halsak/Eugene Palfy, Vista Drive, PPN 489-24-003 and PPN 489-24-004, R1-A Zoning. **Lot Split and Consolidation.**

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

My name is Terrence Halsak, he lives at 9676 Vista Drive and what he is attempting to do is just to complete the depth of his lot, there was a, a 10' easement behind him that is no longer necessary so he has talked to the owner and a we have agreed that he could take possession of it if he does all the paperwork, pretty much that's it.

Chairman Sandora stated all right Thank You, a, Mr. Alvarez do you have anything.

Mr. Alvarez stated Thank You Mr. Chairman, no, he doesn't have any comments.

Chairman Sandora stated comments Mr. Schmitzer.

Mr. Schmitzer stated Thank You Mr. Chairman, we have reviewed the application and the proposed lot split and consolidation does conform with our Code and does create lots that are in compliance with our Code.

Chairman Sandora stated Thank You Mr. Schmitzer.

Chairman Sandora stated anybody else on the Board have anything on this.

Chairman Sandora stated anybody here in the audience on this.

Chairman Sandora stated any questions, please step forward, no one, can he have a motion to approve a lot split for a a Mr. Halsak.

So moved Mayor Stefanik.

Second Mr. McCarthy.

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

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

Chairman Sandora stated it's approved, Good Luck.

Site Plan Approval

Southwest Unitarian Universalist Church - Applicant - Edwin S. Griffiths Temple Co. - Property Owner, 6320 Royalton Road, PPN 488-06-032, Public Facility Zoning. Site Plan Approval for an Addition.

Mr. Bull stated Mr. Chairman.

Chairman Sandora stated Mr. Bull.

Mr. Bull stated he has to be recused from this deliberation; he is a member of Edwin S. Griffiths Lodge.

Chairman Sandora stated Thank You, as noted.

Chairman Sandora stated will the Applicant please step forward again, is there anything you would like to add to this at this time.

Mr. Masocko stated no, he thinks you have heard our, heard our proposal and.

Chairman Sandora stated okay, at this time Mr. Alvarez, do you, you have some concerns.

Mr. Alvarez stated other than upon approval, four sets of complete construction plans.

Mr. Masocko stated of course.

Mr. Alvarez stated architectural, structural, mechanical and electrical be submitted to the Building Department for review.

Mr. Masocko stated right.

Mr. Alvarez stated under the Ohio Building Code, no further comments.

Chairman Sandora stated Thank You Mr. Alvarez, Mr. Schmitzer.

Mr. Schmitzer stated Thank You Mr. Chairman, a Engineering Department has reviewed the plans, he believes you have seen the commentary we had.

Mr. Masocko stated seen your review yes.

Mr. Schmitzer stated a, we, we just need a little bit more information.

Mr. Masocko stated absolutely.

Mr. Schmitzer stated we, we, we would love to work with you to, to make sure that we can get something that a, that we can.

Mr. Masocko stated there is an Engineer engaged already on the job, a again, he is used, at the Planning Commission he is used to a generic, more or less a generic plan, he read your comments and he feels very confident that we can comply with everything that was on there and, and of course he anticipates most of the things, he was unaware of the setback, that's a good, good call, we will talk about that, he assumes that we would all, we would take that up at the time of construction, or our construction documents.

Mr. Schmitzer stated and he would be, that would be sufficient for the Engineering Department.

Chairman Sandora stated what about the, the variance would be required if the Applicant desires to keep the shown parking stalls.

Mr. Schmitzer stated he guessed that is something that we could discuss at this point he is not sure if they are required, the parking spaces or something they want.

Mr. Masocko stated the west parking is the one were planning on this phase and that does not, he thinks, we, we, he can make the adjustments to accommodate all the comments that were required, that were addressed on the, on the west side, the east side is future, right now it exists as a gravel parking area and he pretty much showed that to show that there is a possibility for that number of spaces a as parking might be one of the issues on this job he wanted to show what could be the maximum potential parking on this job, now if we apply for that maybe it would require a variance and we would go for it at that time, he will let you know that we do have a signed agreement with Key Bank which is one parcel to the west there, there are 30 additional spaces a, that we have an agreement that to, for them to let us use them on the Sundays when we, when we meet that would be a time when they are not meeting so and he thinks that the Masons have this agreement right now and it has served them and it will serve us also so he fundamentally from a zoning issue, he means it's not a change of use we haven't added any numbers to what the building would require right now, the use is the same so he, he thinks it's kind of a wash in terms of numbers and all that but how we finally pave that area yes, he understands that it might require a variance at that time and we can make the adjustments to, as that were on your comment sheet for what we are going to do and he is sure that we can work that out.

Chairman Sandora stated well he guessed a question to the Law Department then, a would that be.

Mr. Kelly stated Mr. Chairman, he supposed he better get his head around it, the, he is not changing any of the existing parking so the, the, he is taking, taking what's there.

Mr. Masocko stated correct.

Mr. Kelly stated they are going to make some improvement on the west side.

Mr. Masocko stated the parking exists on the west side and so we are just paving that parking.

Mr. Kelly stated okay.

Mr. Masocko stated and we would comply with all the requirements of the Engineer of course to, to make those improvements but the parking spaces exist.

Chairman Sandora stated the question comes in on the east side.

Mr. Kelly stated which is, which is an unpaved area.

Chairman Sandora stated which is an unpaved area if they decide to use it down the line a variance may, unless they can work that out somehow.

Mr. Kelly stated if, he thinks Mr. Masocko's point is, is well taken if they were to make improvements to the east side, they would have to come back into building with the appropriate plans, they would go to Engineering, and he doesn't know who gets them first, one or, one or the other, the determination would then be made as to whether or not there lay out would be sufficient and meet the Code, if it didn't then they would be kicked to to BZA.

Mr. Masocko stated he thinks we could address it in the future, the west.

Mr. Kelly stated it would be no different, Mr. Chairman.

Mr. Masocko stated right.

Mr. Kelly stated he doesn't think, he means a little different obviously, but not much different than a homeowner who buys a home and then you know makes some improvements, later comes in and says well he wants to put a shed in the back and needs a variance so this is very similar to that, that kind of a situation so he doesn't believe that, that would be a problem at this, at this time.

Chairman Sandora stated okay, he just wanted it on the record then to make sure that you understand and the Board understands that if you do something in the future with that this is the route you will have to go.

Mr. Masocko stated he have to come back.

Chairman Sandora stated exactly.

Mr. Masocko stated and he understands that completely.

Chairman Sandora stated okay, now.

Mr. Masocko and a, this was again just a schematic to show what, what our future plans were and it says future right on there so he understands that if we decide to improve the east side we will return for that also.

Chairman Sandora stated there was another question about the 10' right of way has that been verified to your satisfaction to the a street, verified.

Mr. Masocko stated those numbers will be locked down once we get the, the absolute.

Mr. Schmitzer stated yeah, once the survey is completed on that, a the the, they will be able to lock those down because they will verify where the right of way is and where the building is to that.

Chairman Sandora stated okay and if it's not.

Mr. Schmitzer stated then they will have to change their proposed addition or go for a variance.

Mr. Masocko stated we will, will adjust our dimensions.

Chairman Sandora stated and you agree to that.

Mr. Masocko stated agree, absolutely, he knows what the setback is, we are not going, go one fraction.

Chairman Sandora stated again, you know this is, everything is on the record here, and we, everything is being recorded and we need be.

Mr. Masocko stated you bet.

Chairman Sandora stated you know, this is the way we operate here.

Mr. Masocko stated he understands.

Chairman Sandora stated are you satisfied with everything Mr. Schmitzer.

Mr. Schmitzer stated yes Mr. Chairman.

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

Chairman Sandora stated anyone in the audience have anything on this subject.

Chairman Sandora stated can he have a motion then, oh, one question, did you read the Fire Report, the Fire Report states that your kitchen, if you use that kitchen down there it has to have a fire suppression system in there.

Mr. Masocko stated he did read that report.

Chairman Sandora stated okay, so you are aware of that, if you are going to use the kitchen it has to have some sort of a fire suppression system in it.

Mr. Masocko stated we will comply with every requirement.

Chairman Sandora stated again yes.

Mr. Masocko stated yes, we will, we will comply with whatever is necessary.

Chairman Sandora stated okay.

Chairman Sandora stated okay, can he have a motion then, motion for approval for the site plan approval for an addition for the Southwest Unitarian Universalist Church on the condition that it meets all the requirements of the our Engineering Department and our Building Department and a, also any conditions and concerns of the Architectural Review Board.

So moved Mayor Stefanik.

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

Ms. Fashempour stated who seconded it.

Mr. McCarthy stated second.

Ms. Fashempour stated Thank You.

Chairman Sandra stated he is sorry, it's been moved and seconded, Ms. Fashempour please call the roll.

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

Chairman Sandora stated your approved and Good Luck to you, and welcome to the City.

Mr. Masocko stated Thank You very much, it's been a good experience so far.

Applause.

May Industries of Ohio, Inc., 9981 York-Theta Drive, PPN 488-12-006, General Industrial Zoning. Site Plan Approval.

Chairman Sandora stated is the Applicant here for May.

Ms. Fashempour stated yes, he is in the back.

Chairman Sandora stated Good Evening Sir, your name and address please.

Alan Hodge, 47161 State Route 558, New Waterford, Ohio.

Chairman Sandora stated and what would you like to do Sir.

Mr. Hodge stated we have submitted for he guessed it would be more or less a preliminary site plan approval to make sure that we are headed down the right direction and get any issues that may come up out on the table and we have received the review back from the Fire Department and the City Engineer and we are working on making sure those items are put into our final submittal for the meeting on the 7th. Mr. Hodge stated currently we have to have a couple variances so we are lined up for the,

the BZA Board on the 28th, we are already scheduled for that so pending approval of those variances then we would then move into the October 7th meeting for our final submittal or for, to try to get our final approval for their site plan.

Chairman Sandora stated okay, a would you like to tell us a little bit more about the building what exactly you would like to do.

Mr. Hodge stated this building is for May Industries they have been a tenant in the Industrial Park for many years, this is a building where they are actually expanding some operations, some storage it's going to be a masonry and steel building, they bought one of the vacant lots in the Industrial Park he thinks five or seven years ago and now they plan on actually developing this lot that they have already purchased, we have already issues, we have already done, issued the a contracts for the site engineering, we have already done the geo-tech investigations on the site so everything is pretty well underway and we actually plan on having our finalized site plan done probably within the next couple days and we will be submitting those to, to the City along with a the, rest of the items that we need to compile for our final, for our final site plan meeting.

Chairman Sandora stated okay, Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman.

Mr. Alvarez stated again upon approval submit four complete sets of building plans to the Building Department for plan review according to the Ohio Building Code, no further comments.

Chairman Sandora stated Thank You Mr. Alvarez.

Chairman Sandora stated Mr. Schmitzer.

Mr. Schmitzer stated Thank You Mr. Chairman, he has met with the property owner Mr. Dost on a few occasions regarding this property and worked with his Engineer and they have made a, a lot of compromises to get to the point where they are at here and he does appreciate that they do have a large natural ravine area in the rear of the property that has been a, an item that they have had to work around, we have been working with them for the last few months on, on what to do back and forth and a they have provided the information that he has requested and provided him enough information to make him comfortable in that, in that what they are doing meets all of our Code Requirements, the comments they do have are, are minimal more for a final engineering review, they are some of the items that we require at the Planning Commission level though.

Chairman Sandora stated right.

Mr. Schmitzer but overall they have, they have met the requirements he has had up to this point so he, he is very pleased with what they are doing, a just a couple tweaks and he thinks that we'll, we'll be there with this project.

Chairman Sandora stated okay, will they be able to meet the a, the Fire Department's request.

Mr. Schmitzer stated he has not talked with the Fire Department regarding that, he did see their comment, he is not sure if a if they will be able to meet that or not.

Chairman Sandora stated okay, so you are aware of that, the Fire Department's comments and.

Mr. Hodge stated yes and that's, that's, that is something very, that we are going to have somehow work out, we, we have already actually shrunk the building done from what we actually needed as far as this area, one of the comments was a 20' drive out, we actually do have 20' along our property line and on top of the 20' along our property line the neighboring property is meeting his side, his, his side yard setback is at 10' so we actually have 30' between the two buildings so he thinks that the, the one comment about the 20' he thinks that that can be resolved.

Chairman Sandora stated so you can make the 20' if you need it.

Mr. Hodge stated yes and he is not clear, he is not clear if we actually need a 20' paved or hard surface or if there needs to be a 20' actual cleared distance, he was under the impression that it was more along the clear distance which you know we do have. Mr. Hodge stated as far as the which, we, we.

Chairman Sandora stated does 20 need to be hard surface.

Mr. Schmitzer stated he doesn't know if it needs to be a hard surface, a he thinks there are and, and don't quote him there are some instances where they do allow a, the grass pavers, that sort of material to be utilized but the Fire Chief would be better suited to speak on that.

Mr. Hodge stated we are actually proposing, a paved, because our dumpsters are going to be in the rear of the building out of sight, in an enclosure at the rear of the property, we are actually going to have a paved, there is going to be a paved road going down along the side of the building it's just whether we need to have a 20' paved road and we do have 20' you know on our own property and the 10' on the adjoining property, the, the issue that will be a concern that is going to be a legitimate issue that, he is not sure how it's going to be dealt with because of, of the, of the ravine in the rear of the property as Mr. Schmitzer was mentioning it drops off he thinks almost 30' in a matter of 15' so every foot that we have to extend to the rear of their property is expeditious on the cost because of how fast the property drops off so that, one of the comments was you know a turning radius for a fire apparatus we need to clarify that because we do not really have the option from a financial standpoint to be extending a retaining system further back onto the back of the lots so we we plan on getting with, meeting with the Fire Chief and just seeing what can be done about that, that second comment.

Chairman Sandora stated well it's probably something that's going to have to be, it's going to have to be addressed and it's going probably, your going to probably want that so he would, work very diligent on that, so.

Chairman Sandora stated anybody else have anything else on this Board, any other questions.

Chairman Sandora stated well, he will make a motion then to table.

Chairman Sandora stated is there anybody here in the audience on this, that has anything, any comments they would like to add, Mr. Jordan.

Mr. Jordan stated a, Mr., Mr. Leonard May and his CFO Matthias Dost and he have met over the last year concerning the retention of their operations here in North Royalton, they are one of our top ten employers in the City of North Royalton in addition Mr. Dost and Mr. May are both homeowners and residents within the City of North Royalton, he is one of the first developers of the site within North Royalton at the Industrial Park, York Theta Drive is one of the older sections, developed in the 60's and 70's, we realize that the site is a particularly difficult, we hope to receive a favorable opinion from BZA relative to the location of the site, he does believe they will be respective to the, that, essentially that ravine makes the building move forward also the setbacks along that driveway are, have not been totally observed under the current zoning strictly and he does believe there are extenuating issues that will allow and he hopes BZA will agree to move it forward, that's the biggest issue you are correct Mr. Chairman that the fire issues and the notes and comments currently are our biggest concern, we will work with the Fire Marshal to make sure that this building is constructed and built safely, but he does want to emphasize that while this May Industries currently is noncontiguous to this parcel it is vital for their continued operations here in North Royalton for them to have a facility within their employees range of operation which is one parcel over for them to continue to operate there they don't have any ownership of contiguous property the only property nearby is a vacant lot which he currently owns and we hope he is able to develop. Mr. Jordan stated they have compromised on the size of the facility and in order to observe our riparian and our setback issues with that ravine and we appreciate their diligence on that issue, we also appreciate they are trying to get this under construction this year, so we are trying to be accommodating relative to our meeting schedule. Mr. Jordan stated but again we will be back before the Board after BZA, hopefully they will receive a positive response and we will work with the applicant relative to those Fire comments. Mr. Jordan stated and again appreciate May Industries investment in North Royalton.

Chairman Sandora stated Thank You Mr. Jordan and he thinks everybody on this Board appreciates May Industries also.

Chairman Sandora stated anybody else have anything on the Board.

Chairman Sandora stated he will make a motion to table this.

Mayor Stefanik stated so moved.

Mr. Bull stated second.

Chairman Sandora stated moved and second to table May Industries, Ms. Fashempour please call the roll.

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

Chairman Sandora stated tabled, Good Luck.

Utility Plan Request

at&t is requesting permission to place a **small stub mounted pole**, with a power switch, control box, and meter to provide service to the previously installed manhole pump at Ridge Road and Royalton Road Intersection - **Approval.**

Chairman Sandora stated the Applicant is here, state your name, address and what you would like to do over there.

Good Evening, Joe Kilcoyne, 13540 Old Pleasant Valley Road, Middleburg Heights. Mr. Kilcoyne stated and this is an issue that we have addressed here before, and the issue is, we have a manhole at the corner of Route 3 and 82 that's been there for at least 50 years, and it collects water every time it rains, and that's not so much of a problem but it feeds into our central office a little bit down the hill and gravity doing what it does all that water comes through and into the central office and he knows that we have tried different things to plug the holes but we haven't got it water tight, so every time there is a good rain, we take on water in that central office and it has caused outages for the residents in North Royalton enough so that the Public Utilities Commission has said that we need to find a solution and our solution is to have installed a pump to pump the water out in that manhole into the storm sewers and that's been through this Board and it's been approved, prior to coming through this Board we sent our plans to CEI to power the pump and they had approved it and then we sent it to this Board and it was approved, between that time and now there is a new management at CEI that has said that they are not going to hook up the power to that pump where it is right now on one of their poles at the corner of Route 82 and 3. Mr. Kilcoyne stated and we are not exactly sure why. Mr. Kilcoyne stated we know that's there are poles that we own outright, there are poles that they own outright and there is the vast majority that we share, that's a pole that they own outright and so if they tell us they don't want us there we have to pay attention and, and get off their pole, so the proposal is to place a, one of our own telephone poles, but this would be a stub pole very close to the existing light pole that is there we thought that it might be acceptable to build an h frame and have it a few feet away from the existing telephone pole where it is right now, not telephone pole, the light pole, where it is right now but we thought that it might aesthetically look better with a, having it attached to a stub pole.

Chairman Sandora stated what is the reason that CEI gave for this, do you have any idea.

Mr. Kilcoyne stated yes they said that a, having that power supply and the globe and everything, the meter and everything, that made it impossible to climb the telephone pole, if a lineman needed to climb it.

Chairman Sandora stated they use lineman anymore, don't they use bucket trucks.

Mr. Kilcoyne stated well they especially use bucket trucks on the street side and he, he, he looked at the pole and it didn't have, he started out as a lineman himself with Bell and it doesn't have any of the marks in it a, we were, we, we fought their ruling but a you know how the Utility Companies can be.

Chairman Sandora stated oh yeah.

Laughs.

Mayor Stefanik stated well put.

Chairman Sandora stated Mr. Schmitzer.

Mr. Schmitzer stated Mr. Chairman, um, the, the previous plan that was brought before this Board has been implemented except for the power source, they have done everything that they said they would, the work was done satisfactorily they came to him and presented the dilemma that they had with the power company and he suggested that they in discussions with Mr. Kelly that, and the Mayor that they bring this before the Planning Commission being a highly visible corner in our City and the aesthetics that would be presented he, he wanted it brought before this, this Board there is really not much engineering involved with what they have to do, no, it more electrical engineering but it's, it's more of an aesthetic issue that he wanted it brought before the Board.

Chairman Sandora stated that is quite an aesthetic issue.

Mr. Kilcoyne stated and he knows that we could top off that pole.

Chairman Sandora stated how high would this pole have to be.

Mr. Kilcoyne stated the pole would have to as high as the globe and he believes that, that, he just went out and looked at it just know and it looks like it's about his height, it looks like it is around the 6' high so he doesn't believe it has to be any, any taller than that.

Chairman Sandora stated so then the meter would hang on that pole then to power the pump.

Mr. Kilcoyne stated right.

Chairman Sandora stated so at 6' though the.

Mr. Kilcoyne stated there is a meter and a, and a on off switch and then there is a control panel underneath and he has to be honest he doesn't know what that's about.

Chairman Sandora stated um uh.

Mr. Kilcoyne stated but a, he is sure it is there for a reason.

Chairman Sandora stated but at the 6' point would there, that be a problem with, with vandalism with people bumping into it with, with something sticking out, he means is it going.

Mr. Kilcoyne stated he didn't see the plan, to tell you the truth he is filling in for Mr. Saylor who had a family emergency today, but he does know that there is definitely a way to, to set it up so that it is situated in the same direction that it is now, where it's, it's not a, it's not close to the sidewalk, it is not overhanging over anything and it's, it's not a safety issue to anybody.

Chairman Sandora stated so will you.

Mr. Kilcoyne stated there isn't an abundance of room there but a there is enough.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mr., a Mayor.

Mayor Stefanik stated before we get to far into this maybe we should give CEI a call as a City, table it tonight see if we can get somewhere with.

Chairman Sandora stated well yeah, he just doesn't understand really.

Mayor Stefanik stated it doesn't make any sense and if maybe, maybe if coming from the City we were telling them that we don't want another eye sore out there besides the one, ones they have already created.

Mr. Kilcoyne stated yeah.

Mayor Stefanik stated any, maybe we can table it you can come back next week or you can give us your phone number here.

Mr. Kilcoyne stated it's, he knows it's a street light pole, it doesn't, it looks as if it doesn't feed anything else accept for a street light so he knows that, that information would be helpful in discussing with them.

Mayor Stefanik stated you can have somebody contact our City Engineer, give him something else to do throughout the week and maybe some time next week.

Mr. Kilcoyne stated okay, yeah, he will tell you any, we would like to see it resolved, that's for sure.

Chairman Sandora stated is the PUCO giving you any time limit or any.

Mr. Kilcoyne stated oh yeah, there is, he doesn't know, you know he doesn't know because like he said he is filling in tonight and so he doesn't know all the particulars but he does know that there is, there, he thinks, they always give a time and a, and a fine schedule in accordance with that time table.

Chairman Sandora stated uh um, okay.

Mr. Kilcoyne stated but, we want to do things right too, he means he lives around here to.

Chairman Sandora stated well as, as a City we do too.

Mr. Kilcoyne stated right.

Chairman Sandora stated you know the aesthetics of it, the safety of it.

Mr. Kilcoyne stated sure.

Chairman Sandora stated he means if there is a pole there already he, he can not understand why CEI would not let you co-locate on that pole.

Mr. Kilcoyne stated yeah, now he does know that, the, the pole is a small one in diameter and those are hard to climb if anyone needed to climb it and with that equipment in the back it would make, it would make it darn tough so they do have a point, and as a former lineman he knows what they are talking about but boy, that, that is right street side maybe they feel that if there is ever a problem there they don't want to put a truck there and shut the street right down at that intersection, he is not sure exactly what their rationale is there.

Mr. Kilcoyne stated but your right if the City, we would gladly, we would be glad to have the City in our corner.

Chairman Sandora stated would at&t, have they considered just maybe replacing that pole that CEI has and moving their light onto your pole and mount your equipment on that pole and then just having one pole there, a bigger pole.

Mr. Kilcoyne stated he supposed it is possible, usually CEI doesn't go for that they, if they have a pole there they, they don't, they don't see any need to.

Chairman Sandora stated well maybe that's something that between the Engineering Department and a whoever we talk to at CEI can you know convey the point that you know, if they got to put the pole there anyway why don't we just put one bigger pole there and mount the, the street light on that pole along with their equipment and get rid of one pole, he means if they don't want it on there and they don't want to do nothing about it then they should at least let them put a new pole in the ground and replace there's.

Mr. Kilcoyne stated or buy the one that's, or purchase interest in the one that's existing.

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mayor.

Mayor Stefanik stated if you could get us a contact information from CEI or First Energy and.

Mr. Kilcoyne stated for sure, oh yeah.

Mayor Stefanik stated get it to our City Engineer and we will try later this week, early next week.

Mr. Kilcoyne stated well that would be great.

Mayor Stefanik stated see where we get.

Mr. Kilcoyne stated he knows, he sure appreciates it.

Chairman Sandora stated okay so your, your satisfied, will, will table this then you can come back next a, at our next meeting.

Mr. Kilcoyne stated very good.

Ms. Fashempour stated the 23rd.

Mr. Kilcoyne stated the 23rd okay.

Chairman Sandora stated okay.

Mr. Kilcoyne stated well Thanks for your consideration.

Chairman Sandora stated Thank You Sir, can he have a motion to table this.

So moved Mayor Stefanik.

Chairman Sandora stated second.

Mr. McCarthy stated second.

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

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

Mr. Kilcoyne stated Thank You.

Chairman Sandora stated Thank You Sir.

Miscellaneous

AJ Development LLC, 8700 Akins Road, General Industrial Zoning. Landscape Approval.

Chairman Sandora stated last but not least, welcome.

Applicant stated oh yes, he is filling in for his son, he is coaching his soccer team.

Chairman Sandora stated your name and address for the record Sir.

My name is Joe Krist and he lives on 5215 Cheyney Lane in Brunswick.

Chairman Sandora stated and what would you like to do.

Mr. Krist stated and he is part owner of AJ Development of that building. Mr. Krist stated he doesn't know if you have that sketch, all we want to do is put 15 or even if if they need more 15 staggered evergreens in front so the people can't see the a trucks parked there and is, a landscaper is, is occupying the space and it doesn't look that great so we were told if we could do trees staggered so, 6' high so the people couldn't see everything back there, that's all it is actually.

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

Mr. Alvarez stated Mr. Chairman, he recommends approval.

Chairman Sandora stated Mr. Schmitzer do you have anything.

Mr. Schmitzer stated Mr. Chairman he also recommends approval.

Chairman Sandora stated you know you have to go before the Architectural Review Board on this also.

Mr. Krist stated Architectural Review Board.

Chairman Sandora stated and that will on the, at 6 o'clock here at City Hall, Monday, on the 28th just for there, the landscaping is part of it but he doesn't think that anybody on this Board would have a problem approving this on a condition of it meeting all the conditions of the Architectural, all they are going to do is ask to see the plan anyway.

Mr. Krist stated yes, right.

Chairman Sandora stated anybody on the Board have any questions or concerns.

Chairman Sandora stated anybody in the audience.

Chairman Sandora stated he will make a motion to a approve the landscaping plan on the condition that it meets all of the conditions of the Architectural Review Board.

Mayor Stefanik stated second.

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

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

Mr. Krist stated okay, so what date is that again.

Chairman Sandora stated just show, Monday the 28th, September 28th, here, right here in this room at 6 o'clock, it's a Monday.

Mr. Krist stated okay, all right.

Chairman Sandora stated just go present your plan to them and they will look at it.

Mr. Krist stated all right Thanks.

Chairman Sandora stated Thank You Sir.

Ms. Fashempour stated she has nothing else under Miscellaneous.

Chairman Sandora stated nothing.

Ms. Fashempour stated no.

Adjournment

Chairman Sandora stated motion to adjourn.

So moved Mayor Stefanik.

Mr. Bull stated second.

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

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

Chairman Sandora stated we are adjourned.

Planning Commission Meeting for Wednesday, September 9, 2009 adjourned at 8:15 P.M.

Approved: Tony Sandora - Chairman Planning Commission

Attest : Brenda Lynn Fashempour - Secretary Planning Commission

Date : September 23, 2009