

*Planning Commission Caucus - 7:08 P.M. - Wednesday, September 23, 2009.*  
Present: Mayor Robert A. Stefanik, Chairman Tony Sandora, Victor Bull, Michael McCarthy, Don Willey, Council Representative, Rito Alvarez, Building Commissioner, Mark Schmitzer, P.E., City Engineer, Tom Kelly, Law Director, Tom Jordan, Economic Development Director, Joe Lechko, Rick Metzker and Brenda L. Fashempour, Secretary.

Planning Commission Agenda Reviewed.

Call to order.

Roll call.

Opening Ceremony - Pledge of Allegiance.

Approval of minutes - September 9, 2009. Motion to approve the minutes of September 9, 2009 second, roll call.

Old Business

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

May Industries of Ohio, Inc. - Site Plan Approval - Variances needed, before BZA on the 28<sup>th</sup>, tabled, no action.

at&t Ridge and 82 stub mounted pole, tabled. Mark Schmitzer informed the Commission that an agreement had been made between at&t and First Energy. Motion to remove from the table and agenda, second, roll call.

New Business

Property Split/Consolidation

Winding River Development, LLC, Phase 5, Parcel 2 - Lot Split.

Applicant to make presentation, reports from Department Heads, discussion, motion to approve, second, roll call.

Subdivision Approval

Winding River Development, LLC - Timberlane Estates Phase 4A,

Preliminary Plan Approval. Applicant to make presentation, reports from Department Heads, discussion, motion to approve, second, roll call.

Site Plan Approval

James A. Surace, Surace Agencies - Building Addition. Applicant to make presentation, reports from Department Heads, discussion, motion to approve, second, roll call.

Cleveland Industrial Concrete - Fence and Site Plan Approval. Applicant to make presentation, reports from Department Heads, discussion, motion to approve, second, roll call.

Miscellaneous

None.

Adjournment

Motion to adjourn. Second. Roll call.

*Planning Commission Caucus adjourned at 7:12 P.M.*

Good Evening Ladies and Gentleman, welcome to the Planning Commission for the City of North Royalton, Wednesday, September 23<sup>rd</sup>.

**The Planning Commission of the City of North Royalton met in the North Royalton Council Chambers, 13834 Ridge Road on Wednesday, September 23rd, 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, 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, the Pledge of Allegiance. Pledge of Allegiance recited.**

Approval of minutes - September 9, 2009. Ms. Fashempour stated under Approval of Minutes, September 9, 2009 she needs a motion to excuse Mr. Willey for cause. So moved Mr. Bull. Second Mr. McCarthy. Chairman Sandora stated 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.

Ms. Fashempour stated and a motion to approve the September 9<sup>th</sup> minutes if you so choose. So moved Mayor Stefanik. Second Mr. Bull. Chairman Sandora stated moved and seconded to approve the minutes of September 9<sup>th</sup>, Ms. Fashempour please call the roll. Roll call: Yeas: Four - McCarthy, Mayor Stefanik, 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.

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

Ms. Fashempour stated May Industries of Ohio, Inc., it is tabled, no action.

**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. **Tabled.**

Ms. Fashempour stated is there a Representative here from at&t, do we want to take that off the table or do we want to wait for them to come back.

Chairman Sandora stated Mr. Schmitzer, you talked with them.

Mr. Schmitzer stated a, Mr. Chairman if he could.

Chairman Sandora stated yes.

Ms. Fashempour stated Mark, excuse me Mark, if you are going to talk can we take it off the table and then we will have to re-table it if we need to.

Mr. Schmitzer stated yes.

**Ms. Fashempour stated okay, can she have a motion to take it off the table.**

**So moved Mr. Willey.**

**Mayor Stefanik stated second.**

**Chairman Sandora stated moved and seconded to remove at&t from the table.**

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

Ms. Fashempour stated okay.

Chairman Sandora stated Mr. Schmitzer go ahead.

Mr. Schmitzer stated yes Mr. Chairman, he has been in touch with at&t and First Energy, at&t has reached an agreement with First Energy and the power situation is being taken care of by First Energy, the work will be scheduled in the next two to three days and be completed by First Energy so this item can be removed from the Planning Commission because it has been addressed on the existing pole that is out there at the corner of Ridge and State Route 82.

Chairman Sandora stated and you are satisfied with everything as it has been preceded.

Mr. Schmitzer stated yes, it, it falls back to the original concept which we approved, a, just.

Chairman Sandora stated okay.

Mr. Schmitzer stated took some discussions and everything has been handled on both their ends.

Chairman Sandora stated he is glad they got together too because we, we really do not need two poles there.

Chairman Sandora stated could he have a motion to approve at&t.

So moved Mr. Willy.

**Ms. Fashempour stated we will need a motion to remove it from the Agenda.**

**Chairman Sandora stated can he have a motion to remove at&t from the Agenda.**

**So moved Mr. Willey.**

**Second Mayor Stefanik.**

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

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

Chairman Sandora stated removed.

## **New Business**

### **Property Split/Consolidation**

**Winding River Development, LLC - Phase 5, Parcel 2 - River Valley Blvd. Lot Split.**

Mayor Stefanik stated Mr. Chairman.

Chairman Sandora stated Mr. a, Mayor.

Mayor Stefanik stated at this time he would need to recuse himself due to a recent business transaction with the Applicant.

Chairman Sandora stated Thank You.

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

Joe Lechko for Winding River Development and we are requesting a lot split of the parcel of property to create one lot in a Greenbriar.

Chairman Sandora stated okay, Mr. Schmitzer.

Mr. Schmitzer stated Mr. Chairman a, this was an item requested by the Engineering Department as discussed at the previous Planning Commission Meeting, as part of the development of the land that Mr. Lechko would like to do to split the single lot off of the developed, proposed developed property so that he can build that lot separately which leaves us with the remaining parcel which is a five acre, five subplot subdivision, he has looked at the plans, everything that has been submitted to his Department meets the requirements of the City.

Chairman Sandora stated all the requirements.

Mr. Schmitzer stated yes it does.

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

Mr. Alvarez stated Thank You Mr. Chairman, he doesn't have any comments.

Chairman Sandora stated anybody on the Board have any comments on this, first item, anybody in the audience have anything they would like to say, come forward.

Mr. Willey stated Mr. Chairman, he, he has one question to the Engineer, once, once the a, you file the plat for the consolidation, do they send a copy of that back to our Building Department, are they, are they required to do that.

Mr. Schmitzer stated he doesn't believe the Code requires them to, a that's something off, that we are looking to change in our, our daily practices here but we usually do work with the developer and ask that a copy of the recorded document be submitted with, with the legal descriptions that are recorded so we have a record of that document.

Mr. Lechko stated yeah, we can do that, that's no problem.

Mr. Willey stated okay, a, a, do we need to have legislation for that to review that in the Building and Building Commission, Committee to get that to move forward, do you recommend that.

Mr. Kelly stated Mr. Chairman.

Mr. Willey stated Mr. a, oh.

Chairman Sandora stated Mr. Kelly.

Mr. Kelley stated Thank You, Mr. Willey.

Mr. Willey stated yes Sir.

Mr. Kelly stated the, the a, the, the Law Department is aware of the need to revise the, that particular Chapter in the Building Code with regard to a the handling of, of plotted a property and development and we are aware of the need for the changes and we are going to probably be presenting some modifications to the Council and are you, is, Building and Building Codes your Committee.

Mr. Willey stated yes Sir.

Mr. Kelly stated well then it should certainly he thinks be directed to your Committee once we are able to secure the appropriate language.

Mr. Willey stated Thank You Mr. Kelly, Mr. Chairman.

Chairman Sandora stated Thank You Mr. Kelly.

Mr. Kelly stated Thank You Mr. Chairman.

Chairman Sandora stated and the Applicant agrees to supply that to the Engineering Department.

Mr. Lechko stated yes, he will do that.

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

**So moved Mr. Willey.**

**Second Mr. Bull.**

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

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

Chairman Sandora stated it is approved.

**Subdivision Approval**

**Winding River Development, LLC - Timberlane Estates Phase 4A, Extension of Evergreen Trail, Preliminary plan Approval.**

Chairman Sandora stated the Applicant is still here, state your name and address again for the record please.

Joe Lechko for Winding River Development, 1201 Riverwoods Drive, Hinckley, Ohio.

Chairman Sandora stated okay, and please tell us what you would like to do.

Mr. Lechko stated we would like to take our, our parcel of property at the end of Evergreen Trail and divide it into five lots, extend the cul-de-sac, extend Evergreen Trail approximately, he believes it is 120' to create five large lots they are all about 2 acres and then the balance of the property we are going to give to the Greenbriar Homeowners Association and it's already encumbered by a conservation easement.

Chairman Sandora stated okay, Thank You.

Chairman Sandora stated a Mr. Schmitzer, you had a number of items.

Mr. Schmitzer stated yes Mr. Chairman, a the preliminary plan that has been submitted is in conformance with the requirements of the City, at the last meeting there was some discussion regarding the conservation area regarding buildable areas on lots, that sort, those sort of items, in regards to that single lot that we just previously discussed with the lot split he has consulted with the Cuyahoga County Soil and Water Conservation District he does have a email correspondence back from them agreeing with the proposed Riparian Setback and that lot being able to be built on that was one of the items that was brought up by the public, regarding the Stormwater Management being proposed within the Conservation Easement he has received the recorded document and the amended recorded document with does show the allowable stormwater detention as an exhibit to that document that is why there was an additional Conservation Easement recorded concurrent with that, that added to the original Conservation Easement of this development. Mr. Schmitzer stated the other items a were really, trivial they, they did not apply accept at a final engineering point so based on what has been submitted to him and, and the facts that he found, he found this plan to be substantially in conformance with our Code.

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

Mr. Alvarez stated he doesn't have any comments Mr. Chairman.

Chairman Sandora stated no comments, anybody on the Board have anything, anyone in the audience here tonight on this like to say anything.

Chairman Sandora stated no one, do we have a motion to approve the Winding River Development.

So moved Mr. Willey.

Second Mr. McCarthy.

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

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

Chairman Sandora stated it's approved, Good Luck.

Mr. Lechko stated Thank You.

### Site Plan Approval

**James A. Surace, Surace Agencies**, 12301 Ridge Road, PPN 488-01-026, Office Building Zoning. Site Plan Approval - **Building Addition**.

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

Sure, my name is Paul Beegan from Beegan Architectural Design, his address is 15703 Madison Avenue in Lakewood Ohio representing Mr. Surace and Surace Agencies for this project. Mr. Beegan stated he would like to get Site Plan Approval for this particular project.

Chairman Sandora stated Mr. Surace exactly what do they want to do over there.

Mr. Beegan stated what the, what the plans that we submitted are, are showing is, 1,040 square foot 2 story addition so the 1,040 square foot is the footprint so it's a 2 story addition to the rear of the existing building there at 12301 Ridge Road. Mr. Beegan stated also an extension to the existing parking lot which would add additional 8 spaces with the building addition we would be taking away about 3 spaces so probably a net gain of about 5 parking spaces to the site.

Chairman Sandora stated so you say you are going to add five parking spaces to what's there.

Mr. Beegan stated yeah, it's a net, net add.

Chairman Sandora stated uh um.

Mr. Beegan stated the parking lot is being expanded to pick up an additional 8 spaces and the building addition is going to be taking some out of the parking lot.

Chairman Sandora stated what's the purpose of this addition.

Mr. Beegan stated Mr. Surace needs some more office space in inside of his offices, he is a growing organization, he operates several offices

in Columbus and Toledo as well to and he has travelling people that come in and need office space when they come in to meet at the headquarters building.

Chairman Sandora stated well he has to commend you because the building looks great, the addition looks great, Mr. Surace takes care of the building, the maintenance on the inside and outside, building looks fine, his only concern is that you know there is a lot of training going on there and there is a tremendous amount of vehicles that are in that parking lot almost every single day as a matter of fact they use the overflow lot into the Church and that concerns him over there with the fact that you know as long as Mr. Surace is there and as long as he has the agreement with the Church to use that area as a parking lot because some times there are 50, 60 cars or more on the Church Parking Lot there and if a the Church says they no longer can use that property or if he decides to sell that building or whatever, whatever, whatever you know with the additional size of that building being added there, are we sure that it's going to be enough parking.

Mr. Beegan stated he thinks the, the five additional spaces makes up for the, you know existing the 2,000 square feet, he means he would have to review against your Zoning Code for sure but he is sure that five gain in spaces.

Chairman Sandora stated uh um.

Mr. Beegan stated and the addition is really not that large, it's only back another 23.5 feet from the back of the building it's really a few more offices.

Chairman Sandora stated and 44 and 40 some feet wide.

Mr. Beegan stated yeah and that's, the width of the back of the building correct.

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

Mr. Schmitzer stated Thank You Mr. Chairman, the only comments that he has are, are regarding, just to let the Applicant know, any roof drains, stormwater connections are, roof drains need to be connected to our storm sewer, the plan are, are, very good detailed plans, minor commentary that you had received.

Mr. Beegan stated he has yes.

Mr. Schmitzer stated that you know, final engineering review there may be some additional commentary but a, the bulk of everything has been provided and a, it seems to comply with our our Code.

Chairman Sandora stated and you are satisfied with it all, you are satisfied then.

Mr. Schmitzer stated yes, he is satisfied.

Chairman Sandora stated okay, Thank You Mr. Schmitzer.

Chairman Sandora stated Mr. Alvarez do you have anything.

Mr. Alvarez stated Thank You Mr. Chairman, he discussed his one concern with the Architect previously and he is sure you understand that there is a more thorough review with regard to the Building Code.

Mr. Beegan stated correct.

Mr. Alvarez stated so a, sharpen your pen and whatever, your AutoCAD or whatever you have and a submit four sets of plans to our Building Department for review, Thank You.

Mr. Beegan stated yes we will, Thank You.

Chairman Sandora stated and the additional parking that five spaces you think will be sufficient.

Mr. Alvarez stated yes he does.

Chairman Sandora stated Thank You, anybody else on the Board have anything.

Chairman Sandora stated anyone in the audience have anything, no one, you have to go before the ARB.

Mr. Beegan stated this is correct.

Chairman Sandora stated it will be next, September 28<sup>th</sup>, Monday at 6 o'clock.

Mr. Beegan stated yes.

**Chairman Sandora stated a, okay, can he have a motion to approve the a, the addition for Surace Agencies on the condition that it meets all the requirements of the Architectural Review Board.**

**So moved Mayor Stefanik.**

**Second Mr. Willey.**

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

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

Mr. Beegan stated Thank You very much.

Chairman Sandora stated Thank You, Good Luck.

**Cleveland Industrial Concrete, 13200 York-Delta Drive, General Industrial Zoning. Fence and Site Plan Approval - Parking Area.**

Ms. Fashempour stated and she believed that the Applicant is here this evening.

Chairman Sandora stated please step forward, state your name, address and what you would like to do.

My name is Carmen Anthony Mucciarone, he works for Cleveland Industrial Concrete, a representative of the D'Abramo family at 13200 York-Delta Drive.

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

Mr. Mucciarone stated we are applying to repave the existing parking lot, in addition to that add a storm sewer that is not really there right now.

Chairman Sandora stated Thank you, Mr. Schmitzer.

Mr. Schmitzer stated Thank You Mr. Chairman, a the, the plan that has been submitted by the Applicant has been reviewed by the Engineering Department and is in compliance with our Code, we had a couple comments about adding a cleanout where we had a bend in the sewer and a the a couple bits of detail on the grading in the parking lot.

Mr. Mucciarone stated okay.

Mr. Schmitzer stated other than that in the details we provided for you.

Mr. Mucciarone stated okay.

Mr. Schmitzer stated the, the plan is in compliance and a ready to be approved by our Department.

Chairman Sandora stated and you are satisfied, Thank You Mr. Schmitzer.

Ms. Fashempour stated one other thing, you are proposing to put a fence in too, correct.

Mr. Mucciarone stated correct.

Ms. Fashempour stated okay, you want to tell them a little bit about the fence.

Mr. Mucciarone stated there is a, a worn-out fence that goes through a portion of the back section of the, of the parking lot, all we are looking to do is remove the old fence and put up a new brown privacy fence, he believes we are proposing a 8' privacy fence across the entire back half of the building, property line he should say, and he believes we are proposing to go 3" off the existing property line with that fence.

Chairman Sandora stated is that where the fence is now.

Mr. Mucciarone stated the fence is only about 50' long and we believe it's about, within 6" of the property line right now.

Chairman Sandora stated and Mr. Alvarez.

Mr. Alvarez stated Thank You Mr. Chairman, just getting back to that parking lot, just be, remember that when you re, re-stripe the parking lot that you have handicap accessible parking space there.

Mr. Mucciarone stated yes.

Mr. Alvarez stated it didn't show it on your plan so, you have to have that and he, he is pretty well satisfied with the fence being 8' high.

Chairman Sandora stated fence is okay.

Mr. Alvarez stated yes, no further comments.

Chairman Sandora stated no further.

Mr. Willey stated Mr. Chairman.

Chairman Sandora stated Mr. Willey.

Mr. Willey stated is that fence, let me understand, is that fence going to go all the way around next to the a in other words all three sides of the parking lot and is, it.

Mr. Mucciarone stated only at the rear, at the rear of the building.

Mr. Willey stated you are going to have it locked up, it's not, currently there is no gate on that.

Mr. Mucciarone stated correct, yes, there will be a gate installed.

Mr. Willey stated there will be a gate, so it's a fence, the gate and then the parking lot in the back is all going to be paved.

Mr. Mucciarone stated the front parking lot is what we are proposing, like our office parking is what we are proposing.

Mr. Willey stated from, from the back of the building to the front of the building.

Mr. Mucciarone stated correct, all the way to the road.

Mr. Willey stated all the way, and then the back.

Mr. Mucciarone stated well for right now, it's going to remain gravel.

Mr. Willey stated stone.

Mr. Mucciarone stated yes.

Mr. Willey stated okay, all right, Thanks.

Chairman Sandora stated Thank You Mr. Willey.

Chairman Sandora stated anyone else on the Board have anything.

Chairman Sandora stated anyone in the audience have anything.

Chairman Sandora stated Mr. Jordan.

Good Evening Mr. Chairman and Board, Tom Jordan, the Development Director for the City of North Royalton, this is part of the 50, Economic Development Project, 55 jobs moved in from Macedonia to 13200 York-Delta, they did receive a low interest loan with our support with

the County and they are participating in the storefront renovation program, we appreciate your consideration this evening of their application, they are, this is going to be, the current driveway if you have seen it, it is actually an eyesore to the General Industrial Park, layers of asphalt with a poor drainage system, the improvements will make, not only benefit this site but also the related industrial sites in the park so, we really appreciate the a Board approving this application this evening.

Chairman Sandora stated Thank You Mr. Jordan.

Chairman Sandora stated do you have any future plans of doing anything with the exterior of the building itself.

Mr. Mucciarone stated currently we a, we just have the building, the outside of the building painted, and just cleaned up some miscellaneous debris that was throughout, future plans, we can't say, we don't have anything in mind right now you know we are open to suggestions if the City is not happy with anything, we planted a couple little, little trees, minor landscaping and stuff you know, just clean things up, that's all.

Chairman Sandora stated okay.

Chairman Sandora stated anyone else on the Board.

Chairman Sandora stated anybody else in the audience.

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

**Mr. Willey stated motion to approve as submitted and modified.**

**Second Mr. Bull.**

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

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

Chairman Sandora stated it's approved, Good Luck to you.

Mr. Mucciarone stated Thank You.

#### **Miscellaneous**

Ms. Fashempour stated she has nothing under Miscellaneous.

#### **Adjournment**

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

**So moved Mr. Willey.**

**Second Mayor Stefanik.**

Chairman Sandora stated 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.

*Planning Commission Meeting for Wednesday, September 23, 2009 adjourned at 7:50 P.M.*

Approved: Tony Sandora, Chairman - Planning Commission

Attest : Brenda Lynn Fashempour, Secretary - Planning Commission

Date : October 7, 2009