The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, December 20, 2017 to conduct a Public Hearing. The hearing was called to order at 7:00 p.m. by Chair Tim Miller and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Jessica Fenos, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

PUBLIC HEARING:

The Secretary to the PC stated Public Hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

1. Meadowview Subdivision. Builders & Developers Co. Inc. on behalf of Terrence Monnolly Trustee, is seeking approval of a revised Final Plan including the Subdivision Plat for Meadowview Subdivision. The subdivision will consist of 37 single family residential lots on PPN: 481-04-050, PPN: 481-04-048 and PPN: 481-04-049 on the west side of Abbey Road between Albion Road and Sprague Road in a R1-A Zoning District.

Richard Beran stated the Applicant is looking for approval of a revised final plan and plat for Meadowview Subdivision. The layout or characteristics of the site, storm drainage or layouts of the roadway have not been changed. Changes have been made to the lot line locations on sublots 26, 27, 28, 17 and 18. These sites, even with the lot line changes still meet the current zoning. They are seeking a 50 ft. wetlands buffer for the areas along sublots 17, 18, 26, 27, 28 and 29. They are also seeking a 25 ft. wetland buffer for sublots 25 and 37. As part of the plan, they will supplement the outer 25 ft. of the buffer with additional planting which are listed on site plan. If approved, they will incorporate the entire area as a permanent conservation easement and will be monitored by a third party.

The City Law Director stated the State of Ohio, the Federal Government have regulations on riparian setbacks. Locally we also have regulations on riparian setbacks. Our riparian setbacks are the most restrictive. They are seeking a 17.5 ft. variance along their riparian setbacks and an allowable restricted area of 50 ft. This places them fully in compliance with both Federal and State regulations. Only the local regulations would be varied. The PC under the C.O. 1242.07 has the authority to grant variances under these circumstances. We have worked with the Applicant and the Administration and are satisfied that this is an appropriate compromise; it protects all of the parcels in question and satisfies the regulations and intent of the code.

The City Engineer stated we have worked with the Applicant regarding Category 2 wetland setbacks; they are required by our code to have a 75 ft. setback to protect those areas. We have worked with the Applicant to reduce that down, with some conditions, to a 50 ft. buffer. Mitigation is being done on site. Not only do we have the existing buffer remaining, but we are going to enhance it with riparian plantings so it is that much more protected and will be clearly delineated out in the field with markers held by a third party. He said by sublots 25 and 37 we have agreed to allow a 25 ft. setback because the acreage on the wetland is just about the same acreage as the stream itself. We felt by applying the stream corridor 25 ft. set back would still hold. The Engineering Department feels in this area it is the right thing to do.
Moved by Mr. Castrovillari, seconded by Ms. Fenos to move this item to the Regular Order of Business. Roll call: Yeas: Five. Nays: None. Motion carried.

2. Pierre and Gabriella Zanin are seeking approval of a lot consolidation of PPN: 483-11-009 also known as 11148 Royalten Road and PPN: 483-11-012 also known as 11136 Royalten Road currently zoned as General Industrial District.

Claudio Zanin spoke on behalf of his parents. He stated the consolidation has to do with consolidating two small lots. A house was removed on one of the lots.

Dan Langshaw, Ward 3 Councilman, submitted a letter stating he supports approval of the application.

Moved by Mr. Castrovillari, seconded by Mayor Stefanik to move this item to the Regular Order of Business. Roll call: Yeas: Five. Nays: None. Motion carried.

3. Pierre and Gabriella Zanin are seeking preliminary site plan approval for proposed office/warehouse facility located at 13688 York Road, also known as PPN: 483-15-024, in a General Industrial District.

Claudio Zanin spoke on behalf of his parents. He stated they are looking to develop the site.

Dan Langshaw, Ward 3 Councilman, submitted a letter stating he supports approval of the application and asked Applicant to work with the City Engineer for any possible storm water management issues.

Moved by Mr. Castrovillari, seconded by Ms. Fenos to move this item to the Regular Order of Business. Roll call: Yeas: Five. Nays: None. Motion carried.

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mr. Castrovillari, seconded by Mrs. Fenos to adjourn the Public Hearing. Roll call: Yeas: Five. Nays: None. Motion carried. The Public Hearing adjourned at 7:15 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, December 20, 2017 in regular session. The meeting was called to order at 7:15 p.m. by Chair Tim Miller.

PRESENT: Planning Commission: Chair Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Jessica Fenos, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

APPROVAL OF MINUTES:

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to approve the minutes of October 18, 2017 as submitted. Roll call: Yeas: Five. Nays: None. Motion carried.
Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to excuse Jessica Fenos from voting on the minutes of December 6, 2017. Motion carried.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to approve the minutes of December 6, 2017 as submitted. Roll call: Yeas: Four. Nays: None. Motion carried.

OLD BUSINESS

1. **Huntington Park Subdivision Phase 4.** The subdivision will consist of 14 single family residential lots on PPN: 488-12-030 in a R1-A zoning District. Phase 4 will be an extension of Angelina Drive. Final Plan approval was granted on 9-7-16. Tabled. 180 day extension expires 3-5-18.

2. **Indian Trails Subdivision Phase II.** Woodhill Properties, Inc. is seeking preliminary site plan approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A Zoning District. Phase II will tie into Indian Trails Phase I. Tabled. 180 day extension expires 5-8-18.

3. **Line-X of Greater Cleveland** – Building plan and preliminary site plan approval for commercial building located at PPN: 483-13-008 Royalton Road in a General Industrial District. Tabled. 180 day extension expires 5-8-18.

4. **Michael Pizzuti.** Michael Pizzuti of EMC, Inc. is seeking Sketch Plan Approval for a subdivision consisting of 10 single family residential lots on PPN: 486-23-003 on the east side of State Road between Cady Road and Wiltshire Road in a Rural Residential Zoning District. Tabled; 5-17-17.

NEW BUSINESS

1. **Meadowview Subdivision.** Builders & Developers Co. Inc. on behalf of Terrence Monnolly Trustee, is seeking approval of a revised Final Plan including the Subdivision Plat for Meadowview Subdivision. The subdivision will consist of 37 single family residential lots on PPN:481-04-050, PPN:481-04-048 and PPN: 481-04-049 on the west side of Abbey Road between Albion Road and Sprague Road in a R1-A Zoning District.

The Engineering Department comments were distributed to the Board and to the Applicant prior to the meeting. The City Engineer stated a recommendation from Soil and Water to replace one of the trees shown with a sycamore tree which is a more conducive tree for the area. A planting plan is required to be submitted for review and approval. He said the Engineering Department recommends approval of the reduction in buffer. He responded to a question from Mr. Castrovillari regarding the 50 ft. line. Mr. Schmitzer said those lots are restricted to certain types of models to fit in the footprint. A home can be built right up to that line; when they are building the site, there will be orange construction fencing around the staked out area. That will remain in place until all the houses are done; final markers will then be put in place. He added there is a chance that something could be disturbed; if that is the case it will need to be rectified.

Mr. Kelly stated the Law Department wishes to see the conservation easement and have it in place in advance of any permit process. They are in favor of this application and recommend the plan for approval.
Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **approve**. Roll call: Yeas: 5 (Miller, Antoskiewicz, Fenos, Castrovillari, Mayor Stefanik). Nays: None. **Motion carried.**

2. **Pierre and Gabriella Zanin** are seeking approval of a lot consolidation of PPN: 483-11-009 also known as 11148 Royalton Road and PPN: 483-11-012 also known as 11136 Royalton Road currently zoned as General Industrial District.

Claudio Zanin was present to speak on behalf of Pierre and Gabriella Zanin. The Building Commissioner stated the Building Division recommends the approval of the application. The consolidation of these two parcels would remove two nonconforming General Industrial parcels and create one larger conforming General Industrial parcel. He said this is the correct solution for this location and brings both sites into compliance with our code. The Engineering Department concurred with the Building Commissioner’s recommendation.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to **approve**. Roll call: Yeas: 5 (Miller, Antoskiewicz, Fenos, Castrovillari, Mayor Stefanik). Nays: None. **Motion carried.**

3. **Pierre and Gabriella Zanin** are seeking preliminary site plan approval for a proposed office/warehouse facility located at **13688 York Road**, also known as PPN: 483-15-024, in a General Industrial District.

Claudio Zanin was present to speak on behalf of Pierre and Gabriella Zanin. The Building Commissioner stated Mr. Zanin proposed to expand his development on the site. He has done numerous site upgrades inclusive of water lines to create a commercial subdivision. He has been in compliance and maintains compliance with the Engineering and Building Department requirements. As we go through the permitting process, they will go into compliance with the Engineering Department’s comments. This new warehouse would match the existing office warehouse that was recently built in front of it. The Applicant responded it will be exactly the same including brick masonry. It is designed for two tenants but it could have one if the tenant wants the entire space. He added they have someone interested in the space but we do not have a signed lease yet. The Building Commissioner stated he recommends it for approval. The City Engineer stated they received responses from their consultant to the Engineering Department comments stating they will adhere to all of the concerns as they move forward. There is room to modify the storm water management as necessary. The planned multi-building commercial area is now moving forward. He said the Engineering Department recommends approval.

The Building Commissioner stated he feels we can move forward with approval of the final site plan approval. The Law Director stated because this was advertised as preliminary site plan for purposes of the Public Hearing, they will need to come back for a final site plan approval. No further notice is necessary. The Applicant stated he consents to returning.

Moved by Mayor Stefanik, seconded by Ms. Fenos to **approve preliminary site plan**. Roll call: Yeas: 5 (Miller, Antoskiewicz, Fenos, Castrovillari, Mayor Stefanik). Nays: None. **Motion carried.**

**MISCELLANEOUS**

The next scheduled meeting is Wednesday, January 3, 2018.
ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari to adjourn the December 20, 2017 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:32 p.m.

APPROVED: /s/ Larry Antoskiewicz
Chair

DATE APPROVED: February 7, 2018

ATTEST: /s/ Diane Veverka
Planning Commission Secretary