The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, December 6, 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, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

Motion and second to excuse Jessica Fenos for cause. Motion carried.

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. Online Liquidation Auction. Andrew Levandovski of Online Liquidation Auction is seeking site plan approval for proposed parking lot improvements at the northwest corner of the existing building located at 8748 Ridge Road, also known as PPN: 482-12-016 and PPN: 482-12-030 in a Local Business District.

Andrew Levandovski stated they currently run a business from this location buying truckloads of returns from Amazon and resell them on their auction site. He said there are two dock height doors for pulling trucks in. They are requesting to add an additional parking lot in the back corner of the building to have access to the overhead door where they could bring product out with a forklift for easier loading of product into cars. There is currently no asphalt or pavement by that door. The parking lot would extend from where the lot currently ends to the end of the building.

Chuck Gajewski, 7270 Tilby Road, stated his house is directly north of the proposed parking lot and expressed his concern regarding water runoff.

Russ Donda, 7373 Tilby Road, expressed his concerns regarding the loss of green space. He also stated the traffic congestion which could potentially be a problem as the business grows.

Guy Pompignano, 7214 Tilby Road 482-10-008, spoke regarding issues which seem to have been taken care of, such as spot lights which were shining into his living room, are now shielded and lowered. They posted a sign “no idling of trucks” which has helped; trucks are still idling in the parking lot. Regarding headlights from vehicles he would like a privacy fence added to shield the car headlights. He asked if parking could be added in front of the building.

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

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mr. Antoskiewicz, seconded by Mayor Stefanik to adjourn the Public Hearing. Roll call: Yeas: Four. Nays: None. Motion carried. The Public Hearing adjourned at 7:19 p.m.
REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, December 6, 2017 in regular session. The meeting was called to order at 7:19 p.m. by Chair Tim Miller.

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

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 Indians Trails Phase I. 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. Online Liquidation Auction. Andrew Levandovski of Online Liquidation Auction is seeking site plan approval for proposed parking lot improvements at the northwest corner of the existing building located at 8748 Ridge Road, also known as PPN: 482-12-016 and PPN: 482-12-030 in a Local Business District.

   The Building Commissioner commented on the concerns submitted by the Fire Department which included finalization of the occupancy of this establishment. They recommend the occupancy be finalized and any violations within the building from the previous inspections be handled prior to the issuance of permits by any Departments should this be approved. They also commented about the construction of the drive being able to accommodate emergency vehicles. The Building Commissioner stated there are some setback violations and some encroachment onto neighboring properties; the encroachments should be removed. Any paving which has encroached to the property line or into a setback line should be modified accordingly. Additional attention should be addressed by the Applicant to the lighting issues to the north of their property.

   The City Engineer asked the Applicant if the stone materials which now encroach onto the neighboring property were added for the semi tractors coming into the loading docks for
turning. The Applicant responded a lot of the gravel was there when they moved in but they have continued to add more as it was falling apart. We found the trucks use that gravel to swing their nose around in order to pull out. He said he spoke with the neighbor who gave them permission to use that area. They are currently putting together an easement for future use. The Applicant stated the pavement being added is more for customers, not necessarily the trucks. It is a ground level overhead door; semi-trucks cannot access it.

The City Engineer stated the property which is in the encroachment area is also zoned Local Business. He added they would not allow it to encroach on the two residential homes to the west because of our code. He stated we require a 20 ft. buffer adjacent to residential. According to the pavement improvement plans submitted, it is at 13 ft. off the property line. It would need to be reduced to comply with our code of 20 ft. The Applicant stated they may want to request a variance to enable them to still go out to the 13 ft. mark.

The Law Director asked the Applicant for compelling rational for why the Board should allow that to be done. The Applicant responded when the trucks pull in with their nose going forward, half the tire would be off the pavement; the full size 53 ft. semi-tractor trailers would be using some of that pavement to pull in. The minimum area needed is 13 ft. for both tires to be able to hit the asphalt when pulling in. He stated he is limited by Amazon who controls all the outbound shipping out of their warehouse and requires 53 ft. trucks. The Law Director said there are limitations that are the result of the configuration of the building on the lot and the size of the lot. The easement is integral for the operation of the business. The Applicant agreed. What the Applicant is suggesting with the easement and the inability to meet the side yard setback requirement from residential district may not be suitable in the long run. The Applicant responded even though they have other locations, they would like to continue to run their business out of this location. The Law Director stated the Applicant’s ability to secure and record an easement for the purpose of the trucking traffic on the neighbor’s property is a civil matter. The side yard setback to Residential District is a matter for the Commission to address. They have the ability to grant the variance if they choose. Additional buffering or fencing may be necessary to shield and be a good neighbor will be necessary for the Commission to consider this application. The Applicant stated they are willing to work with the neighbors. The Law Director recommended the Applicant request to table the application in order to make some modifications to the plan to meet some of the concerns.

Further discussion continued on the length of the fence and the length of the easement. The City Engineer asked the Applicant if they would be willing to add a fence along the north property line from the front of the building to the back of the building and to jog along the easement in order to shield the lighting. Mr. Antoskiewicz questioned the concern regarding storm water drainage. The City Engineer stated the Applicant is proposing approximately 4,600 sq. ft. of additional impervious surface. According to our code they are not required to manage that in a storm water basin. He said they have discussed ideas which include bio swales which would allow the water to slowly soak back into the ground. The grass area in the front could be enhanced which would also qualify as a credit under the Northeast Ohio Sewer District for the storm water fee currently being paid on the property. We will work with them so no additional drainage will be going north. This is similar to what was done at the Inn-Between. He said the two parcels should be consolidated into one; this would be an administrative action which would be done through the Engineering Department. The Law Director stated the consolidation is mandatory.

Mayor Stefanik asked the Applicant if the outstanding Fire Department violations are being corrected. The Building Commissioner stated the Applicant came in for a Certificate of Use and Occupancy. They still have outstanding items which need to be addressed. The Applicant stated they will correct the violations.
The Applicant requested to Table the matter for 180 days.

The Mayor requested the Secretary re-notify the residents of when the Applicant will return to the PC with an amended plan.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to table the application at the Applicant’s request. Roll call: Yeas: Four. (Castrovillari, Miller, Antoskiewicz, Mayor Stefanik). Nays: None. Motion to table carried.

MISCELLANEOUS

The next scheduled meeting is December 20, 2017.

ADJOURNMENT

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to adjourn the December 6, 2017 Planning Commission meeting. Yeas: Four. Nays: None. Motion carried. Meeting adjourned at 7:45 p.m.

APPROVED: /s/ Timothy Miller
Chair

DATE APPROVED: December 20, 2017

ATTEST: /s/ Diane Veverka
Planning Commission Secretary