The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, May 3, 2017 to conduct a Public Hearing. The hearing was called to order at 7:00 p.m. by Vice-Chair Larry Antoskiewicz and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Vice-Chair Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Jessica Fenos, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, City Engineer Mark Schmitzer.

Moved and seconded to excuse Tim Miller for cause. Motion carried.

For the benefit of those in the audience, the Law Director provided a brief overview of the PC meeting process and procedures.

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. Allied Witan Company. Zarzycki / Malik Architects, Inc. is seeking site plan approval on behalf of Sandy Nemeth owner of Allied Witan Company. They are seeking building and site plan approval for proposed addition to the existing facility in addition to exterior modifications and parking lot modifications to the existing facility located at 13805 Progress Parkway, also known as PPN: 483-18-006, in a General Industrial district.

Bob Zarzycki, Architect at Zarzycki/Malik Architects spoke on behalf of the owners of Allied Witan Company. He stated the purpose of the modest addition is to provide handicapped access to the facility by way of a covered stairway using the existing stairs. They would like to expand the parking lot by adding three parking spaces for convenience of visitors.

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.

2. Meadowview Subdivision. As required by North Royalton Codified Ordinance 1220.06(e) and 1262.03(a) Builders & Developers Co. on behalf of Terrence Monnolly Trustee, is seeking Sketch Plan Approval for Meadowview Subdivision. The subdivision will consist of 37 single family residential lots on PPN: 481-04-050 and PPN: 481-04-048 on the west side of Abbey Road between Albion Road and Sprague Road in a R1-A Zoning District.

The Law Director stated the owners want to develop the property; they have the right to appear in front of the PC in order to pursue approval for their application. They must meet the minimum requirements that our City ordinances provide. The procedure which has to be followed requires they effectively produce and appear before the PC for three different levels of approval: sketch plan, preliminary plan and final plan approval. Today, they are seeking sketch plan approval; it is simply a basic plan that is brought to the PC for the purpose of determining whether the PC finds it reasonably acceptable for the area. This land is zoned for single family residential homes. The Applicant is proposing single family residential homes. If you have an interest in being heard, you will need be aware of and return for the next two meetings.
The Applicant was being represented by: Richard Beran and Eric Nelson with Builders and Developers, Terry Monnolly, Engineer Dan Barcikoski, and Jim O’Connor with Drees Homes.

Mr. Beran stated the partially wooded site is mostly vacant; there are existing structures on the site that will be removed during the time of the construction of the subdivision. Environmental Phase 1 has been completed; it received approval for removal of the buildings and slabs. The proposal is to construct 37 new homes which will have two entrance ways coming in off Abbey Road. It will be full width concrete pavement with one offset cul-de-sac on the northwest corner. The sanitary sewer is proposed to come in off Abbey Road through the site and take care of 75 percent of the lots. He said 10 remaining lots in the southeast corner will come out of the sanitary manhole that exists on the south property line. The water line is proposed to come in both entrance ways off the main line off of Abbey. Two detention basins are planned for the site. One is at the bottom southeast corner of the site and a second larger basin will be located in the middle of the site. The one located at the southeast corner will take some of the water that comes from the streets south of the development. Some of the water will be deterred into this detention basin along with the rear drains from sublots 18 through 24. It will be detained and released at a reduced amount than what it is today. The balance of the site will be draining into the center basin; after detained, it will exit the site through the existing culvert that comes under Abbey Road and comes in by their entrance way. We are going to extend the box culvert under the roadway and pick up the storm water coming out of the basin into that area. In the northwest corner of the site, along the rear of the homes there are existing catch basins that are on the homeowners’ properties. Currently, water flows from approximately 5.2 acres of area, from both the Applicant’s property as well as some coming from the nursing home. The water flows north into the catch basins in behind those homes. He said with the design of the basins they will take 70 percent of that water which now flows north to them and bring that water back down into the planned center detention basin. That will be done by underground storm sewer and also by grading the lots so it falls south and not north into their back yards. Sublot 9 along the north area has been reviewed by the Corps of Engineers and the State of Ohio and is considered isolated wetlands. Mr. Beran stated they have applied for a permit to fill that isolated wetland area along with sublot 12 and sublot 13. They said they have received approval to fill those areas; that area holding water will be gone. He said there are areas along the ditch which are wetlands; they are part of the jurisdiction of the Corps of Engineers. He said the Army Corps of Engineers have visited the site, reviewed the plans and have approved the delineation. He said they have applied and received permits to fill up to less than a half-acre of those wetlands as long as they leave the rest of the wetlands alone. He said that is their intent. Those wetlands along with the entire detention area will be put into one large parcel and will become part of the Homeowners Association. The basins will not impact the wetlands; it is there for the storm water that comes from their site prior to being released and going out underneath Abbey Road.

Jim O’Connor with Drees Homes gave an overview of the homes they are proposing for the development. He said they will range from 2400 sq. ft. single floor living plans to the traditional two story homes around 3,800 sq. ft. Pricing will begin at a base price of $340,000 to $400,000 this could increase upward of $100,000 for personalization and upgrades.

Sue Smith, 8687 Abbey Road, expressed her concerns regarding the C11 culvert which flows onto her property. She said it is a creek that flows across her front lawn and turns north going through the property north of her into a pipe which is undersized. She said she has had flooding under the existing conditions and is concerned about how her property will be affected. She also expressed concerns with the large amount of traffic at the intersection and the traffic
coming out of the development which will create issues from the headlights shining onto her property.

Randy Damas, 12690 Dogwood Trail, representing himself and two of his neighbors (Exhibit 19 page letter on file with the PC secretary), stated they have significant concerns, some of which date back to the development of Athenian Village property in 2007 that changed the grade by 14 feet. He said the change in the grade to that property resulted in significant changes in the water movement from the vacant parcels mentioned onto the properties that are east of it and at a significant lower altitude. They are very concerned because their properties have suffered enough issues from water encroachment. He outlined several other issues including the heavy construction equipment traveling on the recently refinished road. He also provided photographs of the properties in the area with excessive water.

Casey Hickman, 8747 Abbey Road, stated he is opposed to it because of excessive amount of flooding in the area.

Dana Smith, 8931 Abbey Road, stated the Baldwin Creek cuts across his property. He said his biggest concern is the erosion from the tributary that runs along his south property line which is well within 30 feet of his house. He asked what is planned to shore up the erosion to keep his property and his neighbor’s property from washing away. He feels maintenance of the creek needs to be addressed before the subdivision is approved. He asked the City Engineer if the water issue is fixable by additional detention basins.

Tom Reddy, 9000 Abbey Road, stated after each heavy rain, the ditch continues to get deeper and continuously erodes away his property.

Bill Nanni, 8950 Abbey Road, is concerned about the detention basin which is 50 feet from the back of his deck. The creek flows underneath his driveway into a culvert across the street. The City piped it off in the front and filled it in. He said he hasn’t had any problems since they did the work. He is worried that the creek will overflow and go into his basement.

Jim Rye, 8560 Abbey Road, stated the culvert showing on the north street is approximately 40-50 feet from his property. If the culvert is extended 100 feet, it will be adjacent to his house. The culvert can easily be blocked after a heavy rain. The water would then go into his basement. He asked what happens to the properties if the control water plan doesn’t work.

Mike Biegacki, 8850 Abbey Road, stated he is also concerned with the flooding. He said his property is about 10 feet below the nursing home. On a moderate two day rain there is so much rain that comes in that rolls off that property. He questioned the elevation of the road versus the elevation of the houses. The ditch line plugs on a regular basis forcing the water to go north and over top of his outlet pipe which pumps from his basement; this causes his pump to have to work harder and continuously. He said his sanitary sewer in his basement has flooded five times. The current sewer system can’t handle additional homes.

Chris Cepelnik, 8687 Abbey Road, expressed his concerns regarding the creek that naturally runs through the area where the homes are. He said he spends hours annually cleaning the creek out. Elevation changes are significant. The sewers cannot handle the water. He said his basement has flooded five or six times. Cedar Estates also floods from the overflowing creek.

Gina Drafis, 8911 Abbey Road, stated that Abbey Road is becoming a valley of water. She said we need to fix the existing water problem instead of adding to the problem. The flooding from Edgewood Drive/Cedar Estates has never been corrected. Because of the elevation of the
recently refinished Abbey Road which was raised, we not only get water in the back of our properties, but we now get it in the front draining off Abbey Road. She said it takes half the summer for our back yards to dry out before they are able to mow back to the creek.

Jerry Sobovitz, 12540 Hunters Lane, stated he is concerned about the water issues and about the wetlands in the area. He said most of the summer they wear boots.

Diane Moyer, 12651 Dogwood Trail, said her home butts up to S/L 5 and S/L 6. She said her backyard doesn’t dry out. They installed an entire underground drainage system on the side of her house. She said the properties in the area have invested a lot of money into their properties due to water issues. She would like the woods to remain.

Emily Boersma, 8700 Abbey Road, stated her property is in between the two roads going into the subdivision. She is concerned about the traffic issues and is not in support of the development. She has had flooding several times in her home. She has two sump pumps with alarms to alert them when power goes out. In 2006 they continuously had water running through their basement. She said her property is the lowest of all the adjacent properties being considered for the proposed development. She said her first concern is about the water issues as it relates to the elevation of her property.

Patrick Cosanze, 8911 Abbey Road, spoke regarding the waterline at S/L 18. He said the ditch is 20 ft. wide and 20 ft. deep. He asked if they plan on filling it in.

The Secretary read into the record the following letters:

Robert Dobrinic, 8727 Jonathan Drive. His letter expressed his concerns regarding loss of nature and asked if the developer would leave a tree line between Jonathan and the new homes. He also expressed his concerns regarding the noise, pollution, and loss of nature during construction.

Sharon Lempner, 12711 Pinebrook Drive. It stated water has been a major concern in this area. Because of the water issues created by Athenian, she suggested a thorough study be done and repeated on water drainage when heavy rains occur. She also suggested if the 30 foot swale easement is used, all existing trees on the sides of the swale remain to assist in water absorption.

John Mudra, Jr., 8368 Abbey Road. He referenced the negative impact on his property due to flooding issues caused by Pinebrook development. He stated he is adamantly opposed to the plan to develop this area because of the history of flooding issues and the risk for new flooding issues as a result of this new proposal is too high.

Gary White, 12673 Gardenside Drive, asked the City to seek advice from a hydrologist.

Moved by Mr. Castrovillari, seconded by Ms. Fenos 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 Mayor Stefanik, seconded by Mr. Antoskiewicz to adjourn the Public Hearing. Roll call: Yeas: Four. Nays: None. Motion carried.

The Public Hearing adjourned at 8:15 p.m.
REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, May 3, 2017 in regular session. The meeting was called to order at 8:15 p.m. by Vice-Chair Larry Antoskiewicz.

PRESENT: Planning Commission: Vice-Chair Larry Antoskiewicz, Jessica Fenos, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, City Engineer Mark Schmitzer.

APPROVAL OF MINUTES:
Moved by Frank Castrovillari, seconded by Mayor Stefanik to approve the minutes of February 22, 2017 as submitted. Roll call: Yeas: Three (Mayor Stefanik, Mr. Castrovillari, Mr. Antoskiewicz). Abstained: Jessica Fenos. Nays: None. Motion carried.

OLD BUSINESS

1. **Woodcroft Glen Phase II.** Royalton Road, General Business and Residential Multi-family zoned. Final Plat Approval. Tabled. 180 day extension expires 9/4/17

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 6-18-17. No action.


4. **St. Paul Greek Orthodox Church.** Justin Haselton of R.E. Warner & Assoc. on behalf of St. Paul Greek Orthodox Church is seeking site plan approval for proposed parking lot improvements located at 4548 Wallings Road, also known as PPN: 489-20-003, in a Public Facilities District. Tabled: 3/22/17

5. **Royalton Business Park.** Dean Asimes of Axios Investments 1, LLC on behalf of The Norwood Group / Royalton Business Park is seeking site plan approval for proposed parking lot improvements located at 10139 Royalton Road, also known as PPN: 483-24-002 in a General Industrial District. Tabled: 4/5/17

NEW BUSINESS

1. **Allied Witan Company.** Zarzycki / Malik Architects, Inc. is seeking site plan approval on behalf of Sandy Nemeth owner of Allied Witan Company. They are seeking building and site plan approval for proposed addition to the existing facility in addition to exterior modifications and parking lot modifications to the existing facility located at 13805 Progress Parkway, also known as PPN: 483-18-006, in a General Industrial district.
Bob Zarzycki, Architect at Zarzycki/Malik Architects spoke on behalf of the owners of Allied Witan Company. He stated the purpose of the modest addition is to provide handicapped access to the facility into a covered existing stairs. Also to cover the exterior existing stairs so they will be an interior entrance. They would like to expand three parking spaces for convenience of visitors. The addition is 200 sq. ft. which encloses an existing outdoor stair. The materials will match the existing structure’s materials and colors. He said they are adding approximately 500-600 sq. ft. of paving at the end of the parking area to accommodate three extra cars. He said additional handicapped bathrooms are being added to the building.

The City Engineer referenced the comments included in the Engineering Department Report. He had no additional comments. The Building Commissioner expressed his appreciation of the business bringing the building into accommodation for individuals with accessibility issues. No comments were received from the Fire Department.

Moved by Mayor Stefanik, seconded by Ms. Fenos to approve the building and final site plan approval. Roll call: Yeas: Four. (Fenos, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. Motion carried.

2. Meadowview Subdivision. As required by North Royalton Codified Ordinance 1220.06(e) and 1262.03(a) Builders & Developers Co. on behalf of Terrence Monnolly Trustee, is seeking Sketch Plan Approval for Meadowview Subdivision. The subdivision will consist of 37 single family residential lots on PPN: 481-04-050 and PPN: 481-04-048 on the west side of Abbey Road between Albion Road and Sprague Road in a R1-A Zoning District.

Mr. Beran stated this is only a sketch plan review, a concept plan. He said he had a lot of discussion with the City regarding the water that is already coming into the site and how it was being handled. The surrounding subdivisions do not have detainage basins on them so it is freefalling into the ditch that is located on the other side of Abbey Road. He stated that there is a two million dollar detention basin project going on now in Cedar Estates; that will benefit everyone in that area. He said the home sites are going to stay on the elevation that is there; they are not going to be built up. They want to keep the road down to keep down the impact to that stream on both sides. He said they have done a lot of engineering and wetlands work. He said they have looked at areas of concern and how to address those issues. He addressed the area further south with the offsite ditch from Gardenside. He said they have looked at the sanitary easement for the sanitary sewer; it also has storm sewer going through there. He said their intent is not to use that ditch. The basin is designed to take care of the water in that area causing the problem with the ditch. As a good neighbor, they are going to try and detain the water, slow it down and then bring it back into the basin. He spoke about the 100 foot box culvert and said we are not coming close to anyone’s house. He said a traffic study was done and provided to the City Engineers. Prior to preliminary plan review, full engineering drawings will be completed.

The City Engineer stated he provided the Applicant and Board a lengthy Engineering Report with comments. Most of the comments refer to City codes and what sections of the codes need to be addressed. He summarized the report stating it is a storm water issue in that area. This is a sketch level which allows the developer to come in without a lot of detailed information and without having to invest a lot of money in order to see if this is something the City wants to look at. Mr. Schmitzer said the Board appreciates all the comments from the residents. He said as it is presented right now no variances are required for the project. He said the existing capacity of
the sanitary sewers needs to be checked to see what impact the 37 homes have on that system. As far as the storm water management report, he said the City will want a report showing the capacity of the culverts as well as possibly looking offsite where the water is draining through the Applicant’s property heading east towards Baldwin Creek. Mr. Schmitzer stated the City is starting to construct a storm water management facility on York Road at the northeast corner of Cedar Estates. There is approximately eight acres of land that the city owns; the land has been cleared for a large regional detention facility. The construction of the storm water management facility will reduce the flow by one-third of water that is coming through the creek behind Applewood Drive emptying into Baldwin Creek. Two years ago we spent two million dollars on storm water improvements in Cedar Estates. He said the Engineering Department is continually working with the Northeast Ohio Sewer District to plan and study the Baldwin Creek area on Applewood Drive as well as up through the east side of Abbey as it crosses into Parma. This is all part of the regional storm sewer system under Title 5 of the Sewer District. They are doing some long-term planning for projects to help alleviate flooding in that area. We expect it will be done in about a year.

For clarification, the Mayor Stefanik asked if the basins will be dry or wet. Mr. Beran responded dry. Mayor Stefanik asked the City Engineer if the creek that goes behind Edgewood Drive is part of the Regional Sewer District. Mr. Schmitzer replied yes, it starts at the corner of Applewood Drive where Applewood goes north and starts heading west. At that point, the very east end of Cedar Estates heading west, it starts the Regional System which then goes all the way into Parma. Mayor Stefanik clarified from 8851 Abbey going north will all be part of the Northeast Ohio Regional Sewer District storm water utility. They are responsible for that creek and will be doing work cleaning out the creek in the near future. This will help keep the water moving north into Parma. He asked the Applicant what they are doing in regards to the Cartwright ditch behind the homes on Abbey from 8950 north to 8700; are they going to pipe that in and add catch basins. Terry Monnolly said he represents the Cartwright family trust #2. He said Mr. Cartwright put the creek in to protect those houses which he built. He thinks the plan shows that water will be diverted from that and those yards will just have rear yard basins tied into the front sewer. Mayor Stefanik said he was at the homes at 8700, 8734, 8800, 9000 Abbey Road today and said the back yards are soaked. We need some type of assurance that it will be taken care of. Mr. Monnolly stated the design of a retention basin is based on a certain year storm; you cannot release any more water off your property than would naturally come off in its existing state. That is City Ordinance; it will be enforced. The design calculations will be designed that way.

Mayor Stefanik questioned the 42 inch storm line coming from Gardenside which goes into an open ditch behind 9000 Abbey Road. Mayor Stefanik said the City put in gabion baskets and shored up the road. Dan Barcikoski with MG Civil Design stated all the basins are required to be designed to the 100 year storm. We calculate the critical storm method and then model the ponds to ensure they hold and keep the 100 year storm and does not release at any rate more than the existing rate that was calculated. The Mayor questioned the storm pipe that ends at the Applicant’s property line by the last parcel on Gardenside in the cul-de-sac. Mr. Barcikoski responded it discharges at the southeast corner of their property. The City Engineer responded that may be the 42 inch storm sewer. The old records show it coming straight out but it may have been diverted; it may not be accurately shown on the old storm sewer maps. Mr. Barcikoski added there is a 12 inch pipe farther west. We are working with Mr. Schmitzer to see where this water is coming from. The Mayor suggested the Applicant take a better look at the condition of the culvert under the northern most driveway. The Applicant responded they would be extending the culvert; possibly putting a junction chamber at the end of it. He said he would work with the City regarding the condition of the culvert.
Marian Palguta, 12742 Gardenside, stated the creek is approximately 200 feet away from her house. She said it is her understanding across the street from her is a catch basin that goes underneath Gardenside Drive into the little creek because it is filled with trees and everything. The Applicant stated the 12” pipe as it comes onto their property has to stay there; they may do detainage of that area, but we can’t cut it all off. Mayor Stefanik asked about the 100 foot culvert. The Applicant responded the culvert will run south/southwest. The right-of-way will be 60 feet with utilities it will be 80 feet. Mayor Stefanik said when they come back for preliminary site plan approval with proposed plans for how you will be holding storm water and the two basins, we need to know as a Board that there is a comfort level that is going to work for the residence; we need to know that it is going to improve an existing bad situation. We can’t repeat the same mistakes that were made in the past; we won’t let that happen. Mr. Antoskiewicz thanked the Applicant for doing their due diligence in addressing a lot of wetland issues by already working with the Army Corps of Engineers prior to coming to tonight’s meeting. The Applicant stated they are certainly going to improve the situation that is there now; they are not going to make it any worse. There are a lot of problems there, we can’t solve them all. Mayor Stefanik said there are existing issues in the creek caused by some of the residents; they may or may not have gotten a permit for the work, such as piping in creek areas.

Mr. Castrovillari questioned the plans to box in the property owner on Abbey Road with driveways on both sides. He said he doesn’t like the plan showing sublot 25’s side yard so close to someone’s backyard. He suggested the Applicant reworking the road and getting rid of sublot 25 and widening the driveway so there is only one way in and one way out. Ms. Fenos agreed with the concerns expressed by Mr. Castrovillari. The Applicant stated there is a second piece of property there between the roads which will eventually be built on. He said in the final plan, a detailed plan showing landscaping screening will be provided. He felt the Fire Department would probably not approve one street access because the length of the street and possibly flooding of the only street to enter into the development. The Mayor said if anyone would like to talk after the meeting, they will be available to do so. The residents will be notified again when the Applicant returns for preliminary site plan approval.

**Moved** by Mr. Castrovillari, seconded by Ms. Fenos to **approve the sketch plan for Meadowview subdivision.**  Roll call: Yeas: Four. (Fenos, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**MISCELLANEOUS**

The next scheduled meeting is May 17, 2017.

**ADJOURNMENT**

**Moved** by Mayor Stefanik, seconded by Ms. Fenos to **adjourn the May 3, 2017 Planning Commission meeting.** Roll call: Yeas: Four. Nays: None. **Motion carried.**

Meeting adjourned at 8:54 p.m.