The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, May 17, 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, Jessica Fenos, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, City Engineer Mark Schmitzer.

For the benefit of those in the audience, the Secretary 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. Huntington Park Subdivision HOA. Greg Zillich on behalf of the Huntington Park HOA and property owners Kate and Joe Trunzo (PPN: 488-13-058), William and Deborah Brown (PPN: 488-13-056) and Zillich Interiors (PPN: 488-13-059) is seeking approval to vacate the existing 20 ft. HOA storm drainage easement. The parcels include PPN: 488-13-056, PPN: 488-13-058 and PPN: 488-13-059 in a R1-A District. Antimo Bovenzi is seeking site plan approval on behalf of Huntington Park Subdivision HOA and property owner William and Deborah Brown. They are seeking approval to modify the existing 20 ft. HOA storm drainage easement from a 20 ft. wide easement to a 10 ft. wide easement. The parcel is located at 10415 Angelina Drive, also known as PPN: 488-13-056, in a R1-A District.

William Brown, 8640 Stephanie Drive, stated he is wants to build a one story house on the Angelina Drive property. The current easement line is 20 ft. wide. Mr. Zillich is requesting to have the easement vacated since it is no longer needed. This would allow Mr. Brown to build a wider house. Greg Zillich stated he is looking for relief and vacation of easements in Huntington Park subdivision on sublot 14, 16 and part of 17. The easements were put there in order to service the fourth phase. The storm sewers will no longer go through that area and therefore will not be needed. The easements are a burden to the home owners. If access is needed, it is achievable through the easement on sublot 17, the roadway and the block of land to access the 3 ½ acre property that is the recreation area, Mr. Zillich stated he still controls the HOA. He said sublot 13 has already been changed.

The City Engineer referred to the packet showing which sublots are to be vacated.

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

2. Michael Pizzuti. As required by North Royalton Codified Ordinance 1220.06 (e) and 1262.03 (a) 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.

Michael Pizzuti, a commercial contractor, along with Chuck Szucks of Polaris Engineering were present to speak on the application. Mr. Szucks stated he is proposing a housing project consisting of 10 lots on 21 acres. They presented a sketch plan with the intention of receiving
Mr. Pizzuti asked the Board for their support of the R-2 acreage zoning as well as the type of development on State Road. He presented the project details and housing plans. They would like to adopt the R-2 zoning of 2 acres plus per parcel. This project is similar to another subdivision with a private access drive off the Parkway.

Bob Myers, 4872 Wiltshire Road, expressed his concern regarding the entrance drive being so close to the curve in the road. He stated his property butts up to the dirt driveway and asked if the dirt driveway will remain.

Moved by Mayor Stefanik, 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. Antoskiewicz, seconded by Mayor Stefanik to adjourn the Public Hearing. Roll call: Yeas: Five. Nays: None. Motion carried.

The Public Hearing adjourned at 7:17 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, May 17, 2017 in regular session. The meeting was called to order at 7:17 p.m. by Chair Tim Miller.

PRESENT: Planning Commission: Chair Tim Miller, 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 Mr. Antoskiewicz, seconded by Mr. Miller to approve the minutes of March 8, 2017 as submitted. Roll call: Yeas: Five (Mayor Stefanik, Mr. Castrovillari, Mr. Antoskiewicz, Mr. Miller, Ms. 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. No action.

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. 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. No action.**

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. This item removed from the Table. Revised submission received.**

  **Moved and seconded to remove this item from the table. Motion carried.**

Dean Asimes with The Norwood Group stated he is revisiting the parking lot expansion. He said he was here a month ago to discuss the project. They revised the site plans based on the concerns expressed by the Board. They relocated the sidewalk five feet closer to the building in order to facilitate a greenbelt buffer between the back of the future sidewalk on Route 82 in back of the curb. He received BZA approval for a zoning variance. He said they need additional parking on this site and are now seeking final site plan approval for the parking lot expansion. There is no available usable land on the site that can accommodate additional parking. This parking lot expansion will provide approximately 30 additional spaces. The landscape plans showed masonry piers and fencing to be installed buffering the parking lot from Royalton Road.

The Building Commissioner stated that the proposal does accommodate a buffer between the sidewalk and the parking area which was a concerned raised by the PC at the last meeting. It provides screening from the vehicles that are parked in the parking lot. It now has a 5 ft. buffer strip, ornamental fence and landscaping plans. This is an adequate situation for maximizing the site yet providing a buffer and some safe distance for pedestrians. The Building Division recommends approval of the proposal.

Mr. Schmitzer stated the Engineering Department recommends approval based on the revised site plan.

  **Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to approve the revised parking lot expansion site plan.** Roll call: Yeas: Five (Miller, Fenos, Antoskiewicz, Mayor Stefanik, Castrovillari).  Nays: None. **Motion carried.**

**NEW BUSINESS**

1. **Huntington Park Subdivision HOA.** Greg Zillich on behalf of the Huntington Park HOA and property owners Kate and Joe Trunzo (PPN: 488-13-058), William and Deborah Brown (PPN: 488-13-056) and Zillich Interiors (PPN: 488-13-059) is seeking approval to vacate the existing 20 ft. HOA storm drainage easement. The parcels include PPN: 488-13-056, PPN: 488-13-058 and PPN: 488-13-059 in a R1-A District. Antimo Bovenzi is seeking site plan approval on behalf of Huntington Park Subdivision HOA and property owner William and Deborah Brown. They are seeking approval to modify the existing 20 ft. HOA storm drainage easement from a 20 ft. wide easement to a 10 ft. wide easement. The parcel is located at 10415 Angelina Drive, also known as PPN: 488-13-056, in a R1-A District.
The Building Division had no comments. The City Engineer stated they have discussed the proposal at great lengths. He said a lot of swale drainage easements were required at the time Huntington Park was installed to ensure sufficient drainage. Adjustments were made for the building of the homes to accommodate drainage to the catch basins. He said these easements are no longer required. The Engineering Department supports the vacation of the 20 ft. easement as proposed in Mr. Zillich’s application on those three sublots which would be two sublots in their entirety and a portion of a third sublot. The Law Director asked the City Engineer if once this easement is vacated will it require an amended plat to be recorded with the Recorder’s Office. The City Engineer stated a document showing release of easement would be filed in City records. It would be the responsibility of Mr. Zillich representing the HOA, to provide the document to the City and to the individual property owners. The Law Director informed Mr. Zillich if he chooses to vacate the easement on other parcels, he will need to return before the PC; he explained that the proposal today is limited to the application submitted. He also added this decision will not need to go before Council.

Mayor Stefanik asked if the HOA will be turned over soon to the homeowners. Mr. Zillich responded he is at the last home that needs to be completed. Mayor Stefanik asked if he is collecting dues so there is money in reserve for the HOA. Mr. Zillich responded he would like to discuss that later. Mayor Stefanik informed Mr. Zillich that the City be included in the meeting when it is turned over to the residents; this helps a good transition so both parties know what is expected of them moving forward. Mr. Zillich agreed.

Moved by Mr. Castrovillari, seconded by Ms. Fenos to approve the vacation of the existing 20 ft. HOA storm drainage easement. The parcels include PPN: 488-13-056, PPN: 488-13-058 and PPN: 488-13-059 in a R1-A District. Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. Motion carried.

2. **Michael Pizzuti.** As required by North Royalton C.O. 1220.06 (e) and 1262.03 (a) 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.

Michael Pizzuti, a commercial contractor, along with Chuck Szucks of Polaris Engineering were present to speak on the application. Mr. Pizzuti stated since there is lack of a storm sewer, the properties will be on septic. He stated the neighbor directly to the south of him which is to the east of this parcel has a gravel drive. He said they may discuss looking at a shared drive. He said the site line for the entrance is at the pinnacle of the radius at the bend of the road. He said they will be doing a site distance analysis in the next plan. The Building Commissioner said he has met with the Applicant several times. During those meetings he expressed the Building Divisions concerns; many have not yet been addressed. Specifically he said he would like all options to be explored for the sanitary systems in addition to the septic. The land will also need to be tested for the installation of septic systems prior to committing to such. He said another concern is the ability to provide Governmental services such as EMS, Fire Department, Police Department, snow plowing, mail, garbage collection, etc. He said his concern is with the 1,700 foot drive; how will these services be provided to the residents. A SDE Site Development Evaluation is required as part of a rural residential development. An SDE is a review of the parcel to see what encumbrances are on there and whether or not you have maximized or minimized the site to make the right selection as to rural residential developments. It covers everything from wetlands to steep slopes. Mr. Szucks is aware of it; it has not yet been
submitted to the Building Division and to the PC. He stated the sketch plan does not have enough information even for a sketch plan. More documentation needs to be submitted to the PC. Mr. Pizzuti stated he knows they have a lot more work to be done; however before they push forward, Mr. Pizzuti asked if the PC would be willing to support the subdivision of the 22 acres into 10 two acre parcels. The Applicant stated he will probably work in unison with a builder; he will be building some of the homes himself and selling off some of the lots.

The City Engineer stated we do not have sanitary sewers for any type of development in the south half of the City. We would prefer the first option for a new subdivision to include sanitary sewers. He added that sanitary sewers are available down by Wiltshire. It should be deep enough to serve that development. He said Administration would be more supportive of the plan for this development if they were to incorporate sanitary sewers. Mayor Stefanik stated he spoke with the Board of Health and they had concerns about putting septic systems on those lots. He asked if soil testing had been done yet. Mr. Pizzuti responded that will be their next step. The Mayor added new septic systems cost a lot. What is the cost difference between a new septic system versus installation of sanitary sewers and adding it to the cost of the lot.

Mr. Szucks asked if the cul-de-sac layout is an issue because that's what sets the layout for utilities, etc. Mr. Schmitzer stated it is an issue by Code because the maximum length is 600 ft. but that does not mean it is impossible. It would have to go before the BZA for a variance. Mr. Szucks asked if the issue could be resolved by putting in another turn-around. Mr. Schmitzer responded since this is a private road way versus a public, they may look more favorably being it is the only feasible way to plan it. The Law Director said it sounds like the PC is not against this but the plan before us is too immature; it is not sufficiently flushed out for a sketch plan.

Mayor Stefanik asked if the house on sublot 10 which is located far back will be sharing a driveway. Ed Steimle property owner of 18801 State Road said he discussed it briefly with the Applicant and there might be an option to abandon the road and tie into the proposed cul-de-sac. Mr. Steimle asked if sanitary sewers are installed, does Ohio Code require all residents in the area to tie into the sanitary sewer. He was concerned that he has a long front yard. Mr. Schmitzer stated there are a couple criteria and Mr. Steimle's situation is unique. The length from his house to the road might be an issue that causes us to rethink the need for Mr. Steimle to tie into it. If a resident is within 200 feet of the sewer, they are supposed to tie in. He said we also look at terrain and distances.

Mr. Antoskiewicz asked if this would be a non-dedicated street. The Applicant stated they would receive trash and mail service. They will have water mains and hydrants. Mr. Schmitzer stated he is concerned about the storm water management pond which is located on someone's lot with an easement. It can be an issue with lack of maintenance. It would be better if it were on a separate block so it is owned and controlled by the HOA. Mr. Pizzuti agreed.

Mr. Pizzuti requested to table the application.

Moved by Mr. Castrovillari, seconded by Ms. Fenos to Table the request for sketch plan approval. Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. Motion to table carried.

MISCELLANEOUS
The next scheduled meeting is June 7, 2017.
ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mayor Stefanik to **adjourn the May 17, 2017 Planning Commission meeting**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:50 p.m.

APPROVED: /s/ Timothy Miller

Chair

DATE APPROVED: July 19, 2017

ATTEST: /s/ Diane Veverka

Planning Commission Secretary