The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, April 19, 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.

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. Speedway LLC / NR4C Ventures LTD / Bennetts Corners NR LLC are seeking final site plan approval for an automobile fueling station with convenience store located at 19980 West 130th Street on the northeast corner of W. 130th Street and Boston Road also known as PPN: 484-18-003 and currently zoned as Local Business district.

The Applicant previously received PC approval on October 27, 2016. They are returning to PC seeking approval to increase the size of the convenience store building by 700 sq. ft.

Jeffery DeZort with CESO spoke on behalf of the Applicant. He stated in October of 2016, they appeared before the PC proposing the site plan for the Speedway store at the northeast corner of Boston Road and West 130th. They received final site plan approval for the architecture with the conditions they would go to BZA for setback and signage variances. Those variances were obtained. Speedway reanalyzed their site and felt it was a great candidate to increase the size to their larger store. They are also rebranding it as a Speedy Café. It is a higher scale gas station offering food and different convenient vending on the inside. The site plan has stayed the same. The architecture of the building remains the same; the dispensers and canopy also remain the same. The building width is identical but it was enlarged by 14 feet.

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 7:06 p.m.
REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, April 19, 2017 in regular session. The meeting was called to order at 7:06 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.

REORGANIZATION:

   Election of Chairman: Mayor Stefanik nominated Tim Miller, seconded by Frank Castrovillari. Moved for an election by acclamation. Roll call: Yeas: Four. (Antoskiewicz, Mayor Stefanik, Castrovillari, Fenos). Nays: None. Motion carried

   Election of Vice-Chairman: Mayor Stefanik nominated Larry Antoskiewicz, seconded by Frank Castrovillari. Moved for an election by acclamation. Roll call: Yeas: Four. (Mayor Stefanik, Castrovillari, Fenos, Antoskiewicz). Nays: None. Motion carried

OLD BUSINESS

1. Woodcroft Glen Phase II, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – 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 6-10-17. No action.

3. Line-X of Greater Cleveland. Seeking building plan and site plan approval which was received on January 6, 2016. Tabled. 180 day extension expires 7/3/17. No new information submitted or known. No action.

4. Michael R. Cloud of North Coast Design Build on behalf of Cloud-Sprenger Properties, LLC and property owner Constantine and Trisha Glaros is seeking conditional use approval and site plan approval for a proposed five bedroom Family Home (Group Home) to be located at 10109 Delsy Drive also known as PPN: 481-15-009 in a R1-A zoning district. Tabled. Applicant formally requested the Application be withdrawn from consideration.

NEW BUSINESS

1. Speedway LLC / NR4C Ventures LTD / Bennetts Corners NR LLC are seeking final site plan approval for an automobile fueling station with convenience store located at 19980 West 130th Street on the northeast corner of W. 130th Street and Boston Road also known as PPN: 484-18-003 and currently zoned as Local Business district.
The Applicant previously received PC approval on October 27, 2016. They are returning to PC seeking approval to increase the size of the convenience store building by 700 sq. ft.

The Building Commissioner stated he commends Speedway on their efforts in developing this building to something that is more appropriate for that corner location; the colors, designs and configuration are very appropriate and well done. He asked if the amount of parking is still in compliance with our code with the expanded building size. The Applicant responded, yes it is correct. He said the code states 25 stalls are needed and that is what Speedway has planned.

The City Engineer stated Speedway has addressed all previous approval comments and they will be incorporated into the site plans. He said since they are replacing concrete paving with a building there is no stormwater management effect. The stormwater management has been approved for this area with Mr. Baumann’s development which is currently under construction. He asked that a revised plan be submitted to the agencies to be sure their recommendations and approval are still in effect. The Applicant stated he will follow-up with the different agencies.

Mr. Castrovillari asked if everything was incorporated into the larger model site plan. The Applicant stated yes, that is correct. The Building Commissioner stated the submission before us tonight is the one that will be approved. He said he has reviewed the drawings and they have incorporated all the elements.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to approve the revised final site plan for Speedway. Roll call: Yeas: Four. (Fenos, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. Motion carried.

MISCELLANEOUS
The next scheduled meeting is May 3, 2017.

ADJOURNMENT
Moved by Mr. Castrovillari, seconded by Ms. Fenos to adjourn the April 19, 2017 Planning Commission meeting. Roll call: Yeas: Four. Nays: None. Motion carried.

Meeting adjourned at 7:13 p.m.

APPROVED: /s/ Timothy Miller
Chair

DATE APPROVED: June 21, 2017

ATTEST: /s/ Diane Veverka
Planning Commission Secretary