

Planning Commission Caucus of July 21, 2010

The North Royalton Planning Commission Caucus was held on Wednesday, July 21, 2010 at 6:45 PM

Present: Mayor Stefanik, Chairman Tony Sandora, Don Willey, Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer, Law Director Tom Kelly, AT & T Representative Gary Saylor, James Quinn, Ted Macosko, Nick Cinquepalmi, Secretary Julie Broestl,
Planning Commission Agenda Reviewed.

Call to order.

Roll call.

Opening Ceremony – Pledge of Allegiance.

Public Hearing

AT & T Telephone Company/Gary Saylor, 13462 York Road to 9621 York Alpha Drive, PPN: 483-15-001, 008, 022, and 030, General Industrial Zoned. Site Plan Approval to trench/bore in the right-of-way and utility easement from the southwest corner of York Road, and York Alpha Drive.

Public Hearing notices were sent to the required property owners and posted.

Applicant, Gary Saylor, will make presentation.

Motion and a second to move to the regular order of business.

Roll Call.

James Quinn/Quinn Management Group, 14290 State Road, PPN: 487-06-016, Traditional Town Center District Zoned. Site Plan Approval for a proposed addition and parking area for a coffee/pastry chop.

Applicant, Jim Quinn, will make presentation

Motion and a second to move to the regular order of business.

Roll Call.

Need a Motion and a second to adjourn to the Open Meeting.

Regular Meeting

Call meeting to order

Roll call

Approval of minutes will be on June 23, 2010.

Old Business

Woodcroft Glen, Royalton Road, Woodcroft Glen Phase 2 Final Plat approval. Tabled. No action.

Southwest Unitarian Universalist Church, 6320 Royalton Road, PPN: 488-06-031. Public Facilities Zoned. Site Plan approval for proposed New Parking & Easement Plan. Tabled. Were approved by BZA with conditions.

Need a motion and a second to remove from the table.

Presentation by Ted Macosko.

Department Heads and Commission member's reports.

Motion and a second to approve. Roll call.

New Business

AT & T Telephone Company/Gary Saylor, 13462 York Road to 9621 York Alpha Drive, PPN: 483-15-001, 008, 022, and 030, General Industrial Zoned. Site Plan Approval to trench/bore in the right-of-way and utility easement from the southwest corner of York Road, and York Alpha Drive.

Report from Department Heads and Commission Members.

Motion and a second to approve. Roll Call.

James Quinn/Quinn Management Group, 14290 State Road, PPN: 487-06-016, Traditional Town Center District Zoned. Site Plan Approval for a proposed addition and parking area for a coffee/pastry shop.

Department Heads and Commission Members reports

Motion and a second to approve. Roll call.

Miscellaneous

Motion and a second to adjourn the Planning Commission meeting of July 21, 2010.

The **Planning Commission** of the **City of North Royalton** met in the **North Royalton Council Chambers, 13834 Ridge Road on Wednesday, July 21, 2010, to hold a Public Hearing. The Meeting was called to order by Chairman Tony Sandora at 7:00 P.M.**

Chairman Sandora: Good evening ladies and gentlemen, welcome to the North Royalton Planning Commission meeting for Wednesday, July 21, 2010. This is the Public Hearing portion. Mrs. Broestl, please call the roll.

Present: Chairman Sandora, Mayor Stefanik, Councilman Don Willey Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer, Law Director Thomas Kelly, Secretary Julie Broestl.

Chairman Sandora: Please stand for the Pledge of Allegiance.

The Pledge of Allegiance was recited.

Public Hearing

AT & T Telephone Company/Gary Saylor, 13462 York Road to 9621 York Alpha Drive, PPN: 483-15-001, 008, 022, and 030, General Industrial Zoned. Site Plan Approval to trench/bore in the right-of-way and utility easement from the southwest corner of York Road, and York Alpha Drive.

Public Hearing notices were sent to the required property owners and posted.

Mrs. Broestl: Anyone wishing to be heard please come up to the microphone.

Mr. Gary Saylor approached the microphone.

Chairman Sandora: The gentleman is here from AT & T, please step up to the microphone and State your name and address and tell us what you would like to do.

Mr. Saylor: Okay. My name is Gary Saylor from AT & T. Do you want my business address?

Chairman Sandora: Okay.

Mr. Saylor: 13630 Lorain Road, Cleveland, Ohio. What we are doing is trenching from the southwest corner of York and York Alpha. We have traced our conduit to just outside the curb there, so I don't know if it is packed with dirt there. We won't know until it is exposed. We might have to go just a little bit into the pavement there, I'm not sure. We are placing two conduits down to the front of 9621 York Alpha where an AT & T mobility cell site is at the rear of that property. Okay, the conduits are primarily to feed that cell site and upgrade the cell site. A lot more businesses are demanding fiber cable to them for speed, like high speed circuits and stuff like that, so it also will provide structure for that. For any of those businesses along the parkway there, but primarily to upgrade the cell site back there. What we are going to do is open trench up near the corner there, because there are a lot of facilities that are all kind of squeezed in right there and we don't want to risk hitting anything. Further down we are looking at probably directional boring because it is more spread out and taking it down to the east property line of 9621 and the building to the east of it, and replace a small hand hole there and then

the customer, which is AT & T mobility is our subsidiary, and is trenching out to the property line to meet us there. That is basically what we are doing there.

Chairman Sandora: Thank you. Anybody in the audience have anything on this? I need a motion to refer this to the regular order of business.

Moved by Don Willey, seconded by Victor Bull, to refer **AT & T Telephone Company to the regular order of business.**

Chairman Sandora: It has been moved and seconded to move to the regular order of business. Mrs. Broestl, please call the roll.

Victor Bull: Yes.
Don Willey: Yes.
Mayor Stefanik: Yes.
Mike McCarthy: Yes.
Chairman Sandora: Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

Chairman Sandora: We will call you back up here in a few minutes. Thank you.

**James Quinn/Quinn Management Group, 14290 State Road,
PPN: 487-06-016, Traditional Town Center District Zoned. Site Plan Approval
for a proposed addition and parking area for a coffee/pastry shop.**

Mrs. Broestl: Anyone wishing to be heard please come up to the microphone.

James Quinn approached the microphone.

Chairman Sandora: You name and address please and tell us what you would like to do.

James Quinn: My name is James Quinn. I live at 20982 Fawnhaven Drive, North Royalton. I'm here in regards to the property that is on State Road that we are to do a renovation to the currant building that is there that is zoned Town Center District and use will be a pastry and coffee shop.

Chairman Sandora: Okay. Anybody in the audience have anything that they want to say on this. I need a motion to refer this to the regular order of business.

Moved by Don Willey, seconded by Victor Bull, to refer **James Quinn to the regular order of business.**

Chairman Sandora: It has been moved and seconded to refer this to the regular order of business. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes.
Mayor Stefanik: Yes.
Don Willey: Yes.
Victor Bull: Yes.

Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Chairman Sandora: It has been referred to the regular order of business. We will call you back up here in a few minutes. Need a motion to adjourn the Public Hearing.

Moved by Don Willey, seconded by Victor Bull, to adjourn the Public Hearing.

Chairman Sandora: It has been moved and seconded to adjourn the Public Hearing. Mrs. Broestl, please call the roll.

Don Willey: Yes.

Mike McCarthy: Yes.

Victor Bull: Yes.

Mayor Stefanik: Yes.

Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Public Hearing adjourned at 7:09 pm

The **Planning Commission** of the **City of North Royalton** met in the **North Royalton Council Chambers, 13834 Ridge Road** on **Wednesday, July 21, 2010**, to hold an **Open Meeting**. The meeting was called to order by **Chairman Tony Sandora** at **7:09 P.M.**

**Present: Chairman Sandora, Mayor Stefanik, Councilman Don Willey
Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer,
Law Director Thomas Kelly, Secretary Julie Broestl.**

Mrs. Broestl: I need a motion and a second to approve the minutes of June 23, 2010.

Moved by Don Willey, seconded by Mayor Stefanik, to approve the minutes of June 23, 2010.

Chairman Sandora: It has been moved and seconded to approve the minutes of June 23, 2010. Mrs. Broestl, please call the roll.

Don Willey:	Yes.
Mayor Stefanik:	Yes.
Victor Bull:	Yes.
Mike McCarthy:	Yes.
Chairman Sandora:	Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

Old Business

Woodcroft Glen, Royalton Road, Woodcroft Glen Phase 2. General Business and RMD Zoned. Phase 2 Final Plat approval. **Tabled. No action.**

Mrs. Broestl: We need to have an extension on this please.

Chairman Sandora: Can we make a motion to have a 90 day extension on Woodcroft Glen.

Don Willey: Mr. Chairman, in caucus didn't we discuss that it would be 120 days?

Chairman Sandora: I'm sorry. A 120 days.

Moved by Don Willey, seconded by Mayor Stefanik, **to approve a 120 day extension for Woodcroft Glen.**

Chairman Sandora: It has been moved and seconded for a 120 day extension for Woodcroft Glen. Mrs. Broestl, please call the roll.

Mayor Stefanik:	Yes.
Don Willey:	Yes.
Mike McCarthy:	Yes.
Victor Bull:	Yes.
Chairman Sandora:	Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

Southwest Unitarian Universalist Church, 6320 Royalton Road,
PPN: 488-06-031. Public Facilities Zoned. **Site Plan approval for proposed
New Parking & Easement Plan. Tabled.**

Mrs. Broestl: This was approved at BZA.

Chairman Sandora: Can I have a motion to remove the Southwest Unitarian Universalist Church from the table.

Moved by Victor Bull, seconded by Don Willey, **to remove Southwest Unitarian Universalist Church from the table.**

Chairman Sandora: It has been moved and seconded to remove from the table. Mrs. Broestl, please call the roll.

Victor Bull: Yes.
Mike McCarthy: Yes.
Mayor Stefanik: Yes.
Don Willey: Yes.
Chairman Sandora: Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

Chairman Sandora: The applicant is here, please step forward and tell us what you would like to do.

Ted Macosko approached the microphone.

Ted Macosko: Ted Macosko, Architect. 24 Glen Oaks Lane, Berea, Ohio. I'm representing the Southwest Unitarian Universalist Church. I hope you are all familiar with it by now. We were here two months ago and we went through this. We would like to develop the west side of the existing building on 6320 Royalton Road, which was formally known as the Mason Hall. The Unitarian Church bought it and is currently renovating it and we have received the building permit for the renovation part of it, but we have yet to receive a permit for the west side parking which we propose to develop. The west side has been currently or has been used for parking for the past um-teen years, and we would like to develop it and put asphalt on it and make it accessible to the new front entrance there. Along the way we discovered that the parking overlaps City property and so we have devised these easements and agreements with the City to use 10-feet additional to the west and in return for that easement we offered to grant an easement to the City for passage through that parking to the City cemetery and beyond our lot. All that is in agreement right now. I don't think that it has been drawn up yet, but that is basically understood. We would like to develop this and provide asphalt on it and we presented this plan before at the previous meeting and we were made aware that we needed a variance. So, then we went to BZA and it has been recommended approval from BZA. So, we hope to get approval for the west side parking lot. If you have any questions please feel free to ask.

Chairman Sandora: Mr. Schmitzer, I'll let you go first.

Mark Schmitzer: Thank you Mr. Chairman. My previous comments still stand. Those items, for the most part, will be taken care of at the time of application for the building permit. Just make sure that the setback on the side for the driveway is shown correctly, the 10-foot.

Ted Macosko: I'm sorry?

Mark Schmitzer: We were talking about making the driveway apron has to be 10-feet off the side lot line and it wasn't dimensioned on the plans originally.

Ted Macosko: You mean here?

Mark Schmitzer: Yes.

Ted Macosko: Yes. That is correct. That will be the dimension.

Mark Schmitzer: So, we will need to see a plan showing that and indicating that. We have talked about existing sidewalk panels that may be buckled and need to be replaced in front of that property. Some more spot grades for the grading on the plans so that we can ensure that everything is detailed. This is the detailed part that we need to see for the permits. Just as you did with the addition when you submitted it.

Ted Macosko: Actually I think you have the development plan already in there that was submitted earlier on and we didn't realize that we needed a variance and there was some confusion, but definitely we will get what you need to take care of.

Mark Schmitzer: Just make sure that all those are addressed on the plans when you resubmit the plans. The other item is just make sure that the letter regarding the tree roots disturbance is noted or a reference to that is made on the plans. So that you abide by that. Lastly, the easement issue, I guess I would refer to the law department on how we want to handle that one.

Mr. Kelly: Mr. Chairman. The Chair and the panel. Mrs. Vozar explained to me before she left for her short vacation that she had been working with the representatives of the church and that we do have an agreement in principle for the exchange of these easements. I still think we may need the legal descriptions and I don't know if you're going to draw those or who's going to draw them, but we do have an agreement in principle for the exchange of easements. If you could just add that as a condition for your considered approval, should you be so persuaded.

Chairman Sandora: Thank you Mr. Kelly.

Ted Macosko: I think that we have already provided the legal description. Mrs. Vozar was going to write the verbiage and provide the legal description, but I'm not positive.

Mr. Kelly: I couldn't tell you.

Chairman Sandora: Mr. Alvarez do you have anything to say at this time?

Rito Alvarez: Thank you Mr. Chairman. Just for the record you probably mentioned this a couple months ago. How many parking spaces are we going to have there again?

Ted Macosko: Six.

Rito Alvarez: Six. And what are the hours for the services.

Ted Macosko: Hours for the service is 10:30 to 11:30 in the morning on Sunday. I would imagine people would start showing up at 10:00 and probably some would start vacating around 11:45 all the way to 1:00. During the week I expect the minister to be there about half of the normal business hours and I am sure that there will be guests from time to time. I am also sure that there will be visitors to the cemetery using that lot over there during the week too.

Rito Alvarez: So, you don't anticipate a large volume of people?

Ted Macosko: Absolutely not. I anticipate roughly the same volume that has been over the proceeding years by the masons. They were an evening group. There will be probably some evening meetings, you know, around 8:00 pm, maybe a dozen people or so. The main traffic will be on Sunday morning.

Rito Alvarez: Okay. Thank you. No further questions.

Chairman Sandora: Thank you Mr. Alvarez. Mr. Macosko, at the BZA meeting, they asked for a couple of things for this Board to consider. One of them was a traffic study. Myself, I don't think a traffic study is really needed. One of the other things that they asked for was a no left turn out of that church. Have you considered that?

Ted Macosko: I would like to suggest that, and I do appreciate that you are thoughtful about the traffic study, but it is an economical cost to the church. The left turn, I challenge whether it is necessary to restrict that. I would ask you to look at the history of the masons and whether there has been any traffic problems at that turn. I also have a photograph I took at that leaving point from the parking lot there, right out my window, and I can see all the way down to traffic lights to the west. I have a clear shot all the way west on Royalton Road. It is not a blind spot when leaving that church. Now, turning left anywhere on Royalton Road or turning across traffic anywhere on any of those sites at any place would be a problem based on traffic. So, in a way I don't know why you would single this particular site out, especially when the traffic on Sunday morning when there would be less volume than during the week. Not that there won't be some traffic during the week too. If that is a requirement by this Board we would certainly adhere to it if you feel that is really necessary. But, I would encourage that you look at the history of the site and see if there has been any accidents or problems there over the past five, ten, twenty years or so.

Chairman Sandora: Well, that Board has recommended that we talk about it. And I'm bringing it up to this Board for them to hear this and to discuss this. You have a new business going in across the street from you, and one of the requirements for that business was no left turns from out of there. You just spoke about having meetings in the evenings there.

None of us know but there was a requirement on that building that they don't have any left turns out of there for that reason. You are right on the crest of that hill. There is going to be a tremendous amount of additional traffic when that business opens, and that business will be running from to the late hours in the evening. I don't know if that will be a problem right now because that business wasn't there before. 82 is very hazardous. I know that it is very hard to get out of the Key Bank to make a left hand turn. It is hard to get out of Fifth Third to make a left hand turn. That area has quite a blind spot there. That is for each member of this Board to take upon themselves and take it into consideration or do some thinking on that.

Ted Macosko: Again, I would like to encourage you that there are six spaces total. Taco Bell will be a continuous flow all day and night. Whereas we have only six and how many of those will be turning left? I won't deny that anywhere on 82 crossing traffic is difficult. If you single us out it just creates one more challenge for people leaving the lot. I would bow to the Board's wishes.

Don Willey: Mr. Chairman.

Chairman Sandora: Mr. Willey.

Don Willey: Personally, I don't see any problem with you turning left there. Should we require you to turn left, then I think that the City needs to impose upon itself the two exits and entrances from the cemetery and restrict left hand turns there. One which is east of the church and the other that is west of the church. I don't think based on the number of people that are going to be there that it is really hazardous. You'll know about three months into it, and if there are accidents there it would be pertinent to adjust that. I don't see a problem.

Ted Macosko: I appreciate that and it is a fair comment. I appreciate your thoughtfulness on the City's responsibility for their own properties also,

Mayor Stefanik: Mr. Chairman.

Chairman Sandora: Mayor.

Mayor Stefanik: I agree with the applicant. I don't see a need for a no left hand turn sign there. Mass is 10:30 to 11:30. The Royalton Players were there for many years leaving many cars in the evening when it was dark. know pulling out of Arby's turning left is much worse than this left turn where the church is. My recommendation would be to leave it as is and if there is an issue in the future with the turn, I think he seems pretty reasonable and we can go back to them and bring it up again.

Ted Macosko: Absolutely. The church is interested in being a good neighbor. If it comes up and you want to informally request it at that time in the future, I'm sure that we would be willing to take it on.

Chairman Sandora: Anyone else on the Board?

Victor Bull: Mr. Chairman. I concur with the Mayor and Mr. Willey.

Chairman Sandora: Again, this was brought up at BZA and it was asked to be brought up here and to be talked about. Anybody else on the Board have anything else on this? Anybody in the audience have anything they wish to say on this? No one? I need a motion to approve the site plan for the Southwest Unitarian Universalist Church on the condition that they meet all the requirements asked by the Engineering Department and requirements asked by our Law Director for the easement.

Moved by Don Willey. Seconded by Victor Bull, to **approve the site plan for the Southwest Unitarian Universalist Church on the condition that they meet all the requirements asked by the Engineering Department and requirements asked by our Law Director for the easement.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

Victor Bull:	Yes.
Mayor Stefanik:	Yes.
Mike McCarthy:	Yes.
Don Willey:	Yes.
Chairman Sandora:	Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

Chairman Sandora: Your approved. Good luck to you.

Ted Macosko: Thank you very much. I will be seeing you.

Don Willey: The additional that you are doing on there is coming out very nice.

Ted Macosko: Thank you very much. You are welcome to stop out there.

Don Willey: Let me know what Sunday they are having donuts and coffee.

Audience laughter.

New Business

AT & T Telephone Company/Gary Saylor, 13462 York Road to 9621 York Alpha Drive, PPN: 483-15-001, 008, 022, and 030, General Industrial Zoned. Site Plan Approval to trench/bore in the right-of-way and utility easement from the southwest corner of York Road, and York Alpha Drive.

Chairman Sandora: The applicant is still here. Please step forward again please and just State your name and address for the record. If you wish to add anything at this time feel free.

Gary Saylor approached the microphone.

Mr. Saylor: Gary Saylor. 13630 Lorain Avenue, Cleveland.

Chairman Sandora: Mr. Schmitzer.

Mark Schmitzer: Thank you Mr. Chairman. In review of the application, AT & T has been in front of us a couple of times and they have submitted everything on their plans that we have asked of them in the past not only in planning review but also with the final Engineering plans being submitted. Just a note that any work within the City right of way is required to have full time inspection. AT this time the City utilizes outside resources for the inspections, so the cost of that will be bore by the applicant for that. So, it is prudent that we get the work done to reduce costs. That is the only comments that I have.

Chairman Sandora: There will be no open cutting of any roadway on this?

Mark Schmitzer: No, we don't allow any open cutting of the road. It is all within the parkway area behind the curb.

Chairman Sandora: Just for the record, there will be no open cutting of the roadway. Mr. Alvarez.

Rito Alvarez: I have no comment Mr. Chairman.

Chairman Sandora: Mr. Willey.

Don Willey: You have indicated, or maybe I misunderstood, you are going to come out from the corner and into the roadway?

Gary Saylor: We have a conduit that goes across York that is coming right to the edge of the curb there. We had a rod in it and it stopped right before the curb. From past experiences the conduit might be filled with dirt or something. Hopefully we won't have to go into the road. It ends about a foot off the curb.

Don Willey: Should you need to do that then you will need to notify the Engineering Department because so far you are not going to do any cutting.

Gary Saylor: That's our plan. You know how plans go sometimes.

Don Willey: Right. Thank you Mr. Chairman.

Chairman Sandora: Thank you Mr. Willey. Anybody else on the Board? Anybody in the audience? I need a motion.

Moved by Chairman Sandora, seconded by Victor Bull, to approve the **site plan to trench/bore in the right-of-way and utility easement from the southwest corner of York Road, and York Alpha Drive on the condition that if there is any cutting into the road if necessary you will notify the Engineering Department and meet with their approval.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

Mayor Stefanik:	Yes.
Mike McCarthy:	Yes.
Don Willey:	Yes.
Victor Bull:	Yes.

Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Chairman Sandora: Your approved. Good luck.

James Quinn/Quinn Management Group, 14290 State Road,
PPN: 487-06-016, Traditional Town Center District Zoned. **Site Plan Approval
for a proposed addition and parking area for a coffee/pastry shop.**

Chairman Sandora: The applicant is still here. Please step forward and give us your name again, and if there is anything you would like to add.

James Quinn: James Quinn, and I live 20982 Fawnhaven Drive.

Chairman Sandora: Thank you. Mr. Alvarez.

Rito Alvarez: Thank you Mr. Chairman. Just looking over the plans I have some minor comments really. When you submit the finished site plans for the Building and Engineering Department make sure that the parking stalls are dimensioned and all the detailed necessary handicapped accessible parking, it has to be on those plans. My second comment is the lighting. Do you have anything to do with the lighting in the parking area?

James Quinn: Yes. We were going to on the one side of the structure where the parking area is or in the landscape beds we were going to provide some type of lighting.

Rito Alvarez: Then you will submit those plans as well.

James Quinn: Yes we will do that. Yes.

Rito Alvarez: Last item is that upon approval of the Planning Commission that four sets of plans be provided to the Building Department for review for the Building Codes.

James Quinn: Okay.

Rito Alvarez: That is all I have Mr. Chairman.

Chairman Sandora: Thank you Mr. Alvarez. Mr. Schmitzer.

Mark Schmitzer: Thank you Mr. Chairman. As the Building Commissioner said, my comments are also minor. The radius is coming in the driveways, we usually look at a twenty foot radius or a six to one flare. Flares will probably work out better for you, based on my visit to the site, it would take up less room or less intrusive. We do ask that at the time of final engineering plan submittal that storm water management, details, calculations, be submitted because you are adding in an impervious area. Storm water management is required by our Code. License professional engineer will have to design that system and submit the calculations according to our Code.

James Quinn: No more tying into the existing pipe that is already there? I think we were going to tie into the existing.

Mark Schmitzer: Yes. Right now much of the area is either grass and or trees, you are adding a surface that doesn't allow water to penetrate it. So, it will be running off. Our storm water management code says that there is an increase in the run-off that has to be controlled.

James Quinn: Okay. I was under the impression, if you look at the plans, I am removing the area in the center and making it landscaped. Putting it back to a surface to gather the water.

Mark Schmitzer: When the engineer looks at it he will determine how much was proposed and how much was existing. You would get a credit for that. So, it is not as much as putting all this pavement in I have to provide landscape. There is a small credit when you go through the calculations. Typically, just to let you know, for a site like this it would probably just be an over sized pipe and or restrictor plate in the pipes to control the flow.

James Quinn: Okay.

Chairman Sandora: Thank you Mr. Schmitzer. Anybody on the Board have anything? I have a question. Are you going to have a drive-thru window on this building?

James Quinn: Yes.

Chairman Sandora: Okay. There are already two driveways there. So, you are going to use the existing aprons off of State Road and you are going to improve them. Okay, what is back there? There is a business, a towing business and a mechanical shop?

James Quinn: Correct.

Chairman Sandora: Then you have that house on the other side that is a residence. Are you going to be able to management with one driveway going in and around like that?

James Quinn: Yes that is why we made it twenty-two feet and is a single lane actually.

Chairman Sandora: So, it will be separated somehow?

James Quinn: Yes.

Chairman Sandora: And the drive-thru window will be on what side?

James Quinn: It is going to be on the south side of the building.

Chairman Sandora: Okay. Anybody else on the Board have anything? It's going to be a rough business there. There has been a lot of businesses going in and out of there.

James Quinn: I own the property actually. I own Structure Homes. I use that as a meeting place. We thought that we would lease it out and bring some business to the City. Enhance of the property is something that we are doing and we would like to develop it and maintain it and it is

in a good area, traffic wise, for something like that. I think that it will do okay.

Chairman Sandora: Well you will see, huh.

James Quinn: That's all we can do. In these times you want to try to do the best you can and make business work.

Mayor Stefanik: Mr. Chairman.

Chairman Sandora: Yes.

Mayor Stefanik: If the applicant would stick around after the meeting, have you spoke to our Economic Developer Director?

James Quinn: I did make a call into him today and he wasn't there.

Mayor Stefanik: there is some grant money available also that you would probably want to try to take advantage of.

James Quinn: That is why I called him. I will try to get a hold of him again.

Mayor Stefanik: Very good.

Chairman Sandora: Anyone else? I need a motion to approve the site plan for Quinn Management Company on the condition that it does meet all the requirements of the Engineering and Building Department as far as what was talked about here tonight. You will have to go before the Architectural Review Board. That is next Monday at 6:00, on the 26th. That is the motion is there a second.

Moved by Chairman Sandora, seconded by Don Willey **to approve James Quinn/Quinn Management Group, 14290 State Road,. Site Plan for a proposed addition and parking area for a coffee/pastry shop on the condition that it does meet al the requirements of the Engineering and Building Department as far as what was talked about here tonight.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes.
Don Willey: Yes.
Victor Bull: Yes.
Mayor Stefanik: Yes.
Chairman Sandora: Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

Chairman Sandora: Good luck to you sir.

James Quinn: Thank you.

Don Willey: I might add that the church has donuts every Sunday so maybe you are going to have to pull a customer or two.

Chairman Sandora: Anything under miscellaneous.

Moved by Don Willey, seconded by Victor Bull, to **adjourn the Planning Commission meeting of July 21, 2010.**

Chairman Sandora: It has been moved and seconded to adjourn.
Mrs. Broestl, please call the roll.

Mayor Stefanik: Yes.
Don Willey: Yes.
Victor Bull: Yes.
Mike McCarthy: Yes.
Chairman Sandora: Yes.

**Yeas - all. Nays - none.
Motion carried. (5-0)**

**The Planning Commission meeting of July 21, 2010 was adjourned at
7:45 pm**

Approved: _____
Chairman Sandora

Date: _____

Attest: _____
Secretary Julie Broestl