

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, October 7, 2015 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

**PRESENT:** Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Tom Kelly, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky.

Moved by Mr. Miller, seconded by Mr. Castrovillari to excuse Mayor Stefanik. Roll call: Yeas: Four Nays: None. **Motion carried.**

## **PUBLIC HEARING:**

### **1. The Jump Yard / Joseph Sieder**

Seeking site plan approval for a proposed parking lot enlargement located at 13700 York Road, PPN: 483-15-020, in a General Industrial District.

Heidi Morel was present to speak on behalf of her parents. She stated that they are looking to expand the parking lot due to the expanding business of their occupant, The Jump Yard. They are pressed for parking spaces and have tried to utilize the neighboring businesses. She said they have a big green space in front of the building that they would like to convert a portion of it into parking.

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

### **2. Royal Park Condominiums / JWS Contractors LLC**, is seeking site plan approval for a proposed parking lot enlargement located at Akins Road, PPN: 483-29-003 in a RM-D Multi-family district.

Jack Siegel with JWS Contractors LLC spoke on behalf of the Royal Park Condominium Association. He said Royal Park is looking to expand an existing parking lot; they are in great need of additional parking. He added they had started this project before getting approval and had been on the property working removing grass. They have since submitted the necessary paperwork to the Building Department. The Clerk read a letter received from Randy Mayher, 8659 North Akins #101, noting his disapproval of the Applicant's request.

Moved by Mr. Antoskiewicz, seconded by Mr. Miller **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. Miller, seconded by Mr. Castrovillari **to adjourn the Public Hearing**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

**The Public Hearing adjourned at 7:10 p.m.**

## REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, October 7, 2015 in regular session**. The meeting was called to order at 7:10 p.m. by Chair Cheryl Hannan.

**PRESENT:** Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Tom Kelly, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky.

### APPROVAL OF MINUTES:

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **approve the September 2, 2015 minutes**. Roll call: Yeas: Four. Nays: None. **Minutes approved.**

## OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. Tabled.
2. **Carmen Matteo / Matteo Business Park, 12492 York Road**, also known as **PPN:483-06-011**, General Industrial zoned. Site Plan approval for an addition and an accessory structure. Tabled.

## NEW BUSINESS

### 1. **The Jump Yard / Joseph Sieder**

Seeking site plan approval for a proposed parking lot enlargement located at 13700 York Road, PPN: 483-15-020, in a General Industrial District.

Heidi Morel stated that the architectural drawing which was submitted showed a swale in the front. That may create issues for the landscaping bed. Mr. Kulchytsky informed the Board that the Applicant previously appeared before the Board of Zoning Appeals requesting a variance of 10 feet to move closer to the sidewalk which would be the right-of-way. They are 15 feet from the right-of-way and they have made a considerable amount of effort to the landscaping. He added the plan is acceptable to the Building Division. The Applicant responded to questions from Mr. Kulchytsky regarding site lighting. She stated the street lighting is sufficient and there are no plans at this time for additional lighting. Mr. Kulchytsky mentioned to the Applicant that a concern has been raised to the Board regarding an administrative issue pertaining to the existing monument sign; it is not permitted to scroll or flash or visually be distracting in the LED portion of the sign. For clarification, he said the images can appear, then the image is off and then the next image would appear. Moving animation can distract the drivers. Mr. Kulchytsky said the Building Department's recommendation, should the variance be approved, be that all commercial and/or industrial vehicles be parked behind the building line; the front parking should be limited to vehicular visitor parking only. This would keep site lines open.

A copy of the Engineering Department report was sent to the Applicant for their review prior to the meeting. Mr. Schmitzer said his biggest concern is that there is a large amount of impervious pavement on the site. He said they have been working with Aztech Engineering, which is Applicant's engineering company, and he is in agreement with the plans they have

provided. He said we are awaiting more detailed designs from their Engineer prior to issuance of permits; Aztech is aware of what is needed. Mr. Castrovillari questioned where the entrance to The Jump Yard is. The Applicant stated it is in the back of the building. The front entrance is to offices. Mr. Castrovillari stated for safety reasons there should be adequate lighting on the side of the building for patrons to walk from the front parking lot back to the rear entrance. Mr. Antoskiewicz reiterated that only patron vehicles be in the front parking area; this would apply to current and future occupants of the building.

**Moved** by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **approve the site plan for the proposed parking lot**. Roll call: Yeas: Four (Castrovillari, Miller, Antoskiewicz, Hannan). Nays: None. **Motion carried**.

2. **Royal Park Condominiums / JWS Contractors LLC**, is seeking site plan approval for a proposed parking lot enlargement located at Akins Road, PPN: 483-29-003 in a RM-D Multi-family district.

Jack Siegel with JWS Contractors LLC spoke on behalf of the Royal Park Condominium Association. He clarified the number of spots proposed is 16 not 17 spots. He said they were going to eliminate one of the spots on the roadway coming in so it would be easier for cars to turn the corner. He added there is sufficient lighting. The Applicant presented pictures of the lighting for the proposed parking area.

Mr. Kelly spoke on the question that was posed to him by Mr. Kulchytsky regarding the authority of the Board of Trustees to make this application subject to a proposed vote of the Condominium Owners Association. He stated that the Ohio Revised Code 5311 gives the Board of Trustees the sole authority to represent the Condominium Association in all matters and Mr. Siegel has been given that authority by the President of the Association to represent their interest in this matter. So the issue of whether they will receive the internal approval from the condominium owners themselves is not something we have to deal with.

A copy of the Engineering Department report was sent to the Applicant for their review prior to the meeting. He stated that from the drawings it appears that no drive isle or circulation is provided on the north end of the parking lot. If someone pulls up and thinks there is a parking space and finds there is no open spots, they have to back all the way up to go out. He added that is not good practice in designing a parking lot. He asked that the Applicant to consider removing 2 to 4 spots on the end of each of the stalls to provide a circulation path for vehicles to go around. He said that may reduce it to 13 or 14 spots instead of the proposed 16 or 17 requested. Mr. Siegel said they would not be opposed to that request. Mr. Schmitzer said by reducing the number of spots, it would meet their minimum widths of 24 feet for an isle with a possible drive on the side being reduced to 18 feet. Mr. Schmitzer addressed the drainage issues and said the existing landscape pitches toward the existing creek. He asked that the pavement be directed towards the catch basin so that it can function and we do not have erosion off the parking lot toward the creek.

Mr. Kulchytsky spoke on some of the items that they Board may wish to consider. First off given the location of the parcel being a multi-family district; directly to the north is a single family residential district. He said he would ask the Board to request additional landscaping be planted along the north side of the property line where there is no solid vinyl fencing. A couple neighbors to the north have merely chain link fencing. His recommendation was for a smaller species of evergreen, approximately 10 feet on center, be placed along the property

line to shield those home owners from light trespass from the additional parking areas. Additionally, Ohio Building Code requires that there is a ratio for a certain amount of parking spots requires a certain number of accessible handicapped spots. You may need to modify the parking areas closer to the building to add one or two spots to be sure you are in compliance; a total of 7 accessible parking spaces for the entire association/development may be required. He added that we can work in conjunction with the Engineering Department to solve their striping issues and move forward.

Mr. Siegel felt that the elevation of the two homes which are 6 feet higher than the parking lot would not have a light issue from the headlights. Mr. Kulchytsky said he understands, but felt it should remain a requirement. We should be considerate of the property owners to the north. Mr. Siegel said fine. Mr. Antoskiewicz expressed his concern regarding past flooding issues in this area. Mr. Schmitzer replied that since they are right next to a stream and it is a minimal amount of pavement that is being added, additional detention onto the site would not be required. Their issues of flooding happened upstream by the street. The Applicant had an application in previous to this meeting to do corrective work to keep the debris and trash from blocking it up. Mr. Siegel said we have received approval and a permit from the Army Corps of Engineers involving bank stabilization to the creek.

**Moved** by Mr. Antoskiewicz, seconded by Mr. Miller to **approve the site plan for the proposed parking lot subject to the requirements from the Building Department and Engineering Department.** Roll call: Yeas: Four (Castrovillari, Miller, Antoskiewicz, Hannan). Nays: None. **Motion carried.**

#### ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **adjourn the October 7, 2015 Planning Commission meeting.** Roll call: Yeas: Four. Nays: None. **Motion carried.**

**Meeting adjourned at 7:32 p.m.**

APPROVED: /s/ Cheryl Hannan  
Chairwoman Cheryl Hannan

DATE APPROVED: October 21, 2015

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary