

The North Royalton Planning Commission held a Public Hearing in the Council Chambers, 13834 Ridge Road, on Wednesday, November 2, 2011. The meeting was called to order by Acting Chairman Don Willey at 7:10 pm.

Present: Acting Chairman Don Willey, Victor Bull, Mike McCarthy, Cheryl Hannan, Mayor Stefanik, City Engineer Mark Schmitzer, Building Commissioner Rito Alvarez, Law Director Tom Kelly, Secretary Julie Broestl.

Don Willey: Call the meeting to order at 7:10 pm. Please stand for the opening ceremony.

The Pledge of Allegiance was recited by all.

Public Hearing

Ordinance No.11-107 – An Ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1281 Traditional Town Center/Main Street District (TCD), Section 1281.06 Building Widths and Section 1281.07 Schedule of Yards and setbacks, and Declaring an Emergency.

Don Willey: Would anyone like to be heard on this issue? Councilman.

Councilman Paul Marnecheck approached the microphone.

Paul Marnecheck: Mr. Chairman, I'm Paul Marnecheck, 7348 Julia Drive. The reason I came here is this Ordinance was worked on in the Committee I chair with, are you still Chairman of this Don?

Don Willey: Of what?

Paul Marnecheck: Planning.

Don Willey: I'm the Co-Chairman.

Paul Marnecheck: With Co-Chairman Don Willey. I think it is a good Ordinance. Hopefully, you will agree and refer it back to Council where hopefully it will be passed. Thank you.

Don Willey: Thank you. Mr. Alvarez, would you like to elaborate on exactly what this Ordinance does.

Rito Alvarez: Mr. Chairman. Section 1281.06(a), really was a problematic Section of our Code. Each time I would look at a plan where if it was in TCD-1, say for example a new building would go in, that the width of the building had to be a minimum of 70% of the lot. Easily looking at that it becomes a problem when you put a driveway and so forth, and the only thing that we could do was go to BZA to get a variance from such a Code. So, every time someone would like to build in TCD-1, you would be looking at a variance all of the time, because the building

width had to be minimum, not a maximum, a minimum of 70% of the lot width. We thought that that was a hardship in Building and Building Codes Committee and the best thing we thought to do was to eliminate that particular Section of the Code. The other issue was Schedule 1281.07, Schedule Yards and Setbacks. I don't know if it was an over site when TCD Zoning took place, but we felt that we should have some restrictions in terms of the side yard limitation, minimum setbacks from the side yard for nonresidential zoning district properties. We have side yard setbacks in all other districts and for whatever reason we neglected that and therefore we put that in there at this time. That is basically the nuts and bolts of our proposal.

Don Willey: Thank you Mr. Alvarez. Anyone else on this issue? Have a motion to move to the regular order of business.

Moved by Victor Bull, seconded by Mayor Stefanik, **to move Ordinance 11-107 to the regular order of business.**

Don Willey: It has been moved and seconded, please call the roll.

Don Willey:	Yes
Victor Bull:	Yes
Mike McCarthy:	Yes
Cheryl Hannan:	Yes
Mayor Stefanik:	Yes

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

Getgo Partners/MCG Architecture, 10151 West 130th Street, PPN: 481-05-011, Motorist Service Zoned. Site Plan Approval for new dumpster enclosure and sidewalk extension.

Amy Whitacre approached the microphone.

Ms. Whitacre: I'm Amy Whitacre from MCG Architecture, 2105 Wascana Avenue, Lakewood Getgo would like to relocate their trash enclosure from its current location on the right side of the building to opposite side of the building. The current enclosure right now needs a bit of repair as it is, and the way that it is located on the site causes problems when the truck comes to empty the dumpster. By moving it to the other side of the building you can come in, empty the dumpster, and leave without actually disrupting any of the parking or access to the pumps. They also want to extend the sidewalk in front of the building so that you can walk in front of the merchandisers that are currently there. Right now, the space between the existing fuel pumps and the front of the building isn't wide enough for traffic to pass through while a car is fueling at a pump closest to the building, so it won't affect the circulation by extending that a few feet.

Don Willey: Anyone else? Have a motion to move Getgo Partners to the regular order of business.

Moved by Cheryl Hannan, seconded by Victor Bull **to move Getgo Partners to the regular order of business.**

Don Willey: Please call the roll.

Victor Bull:	Yes
Mike McCarthy:	Yes
Cheryl Hannan:	Yes
Mayor Stefanik:	Yes
Don Willey:	Yes

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

Don Willey: Anything under miscellaneous? I don't think so. I need a motion to adjourn the Planning Commission Public Hearing section.

Moved by Mayor Stefanik, seconded by Victor Bull, **to adjourn the Public Hearing.**

Don Willey: Please call the roll.

Mike McCarthy:	Yes
Cheryl Hannan:	Yes
Victor Bull:	Yes
Don Willey:	Yes
Mayor Stefanik:	Yes

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

The North Royalton Planning Commission held a Regular Meeting in the Council Chambers, 13834 Ridge Road, on Wednesday, November 2, 2011. The meeting was called to order by Acting Chairman Don Willey at 7:13 pm.

Present: Acting Chairman Don Willey, Victor Bull, Mike McCarthy, Cheryl Hannan, Mayor Stefanik, City Engineer Mark Schmitzer, Building Commissioner Rito Alvarez, Law Director Tom Kelly, Secretary Julie Broestl.

Don Willey: The former Chairman, Mr. Sandora, is longer on the Commission, he served the length of time. I would like to nominate Mr. Victor Bull as the Chairman to fill that vacancy at this time.

Moved by Don Willey, seconded by Mayor Stafanik, **to nominate Victor Bull as Chairman of the Planning Commission.**

Don Willey: Any other nominations? Please call the roll.

Don Willey:	Yes
Mike McCarthy:	Yes
Cheryl Hannan:	Yes
Mayor Stefanik:	Yes
Victor Bull:	Abstain

Yeas – four. Nays – none.

Motion carried. (4-0) - Victor Bull is now the Chairman of the Planning Commission.

Don Willey: Mr. Bull, you are now the Chairman.

Applause from the Board.

Don Willey and Victor Bull changed seats.

Victor Bull: Like to thank everybody for their confidence.

Old Business

Woodcroft Glen, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 Final Plat Approval. Tabled/No Action.

Blossom Hill/Glen Billington, Attorney & Michael Nowacki, 10983 Abbey Road, PPN: 481-21-016. R1-A Zoned. Site Plan Approval for Lot Split and Consolidation and Conditional Use Permit for Two Group Homes. Tabled/No Action.

Ordinance No.11-107 – An Ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1281 Traditional Town Center/Main Street District (TCD), Section 1281.06 Building Widths and Section 1281.07 Schedule of Yards and setbacks, and Declaring an Emergency.

Chairman Bull: Would anyone hear like to speak additionally on Ordinance 11-107? To the City Engineer, any comments?

Mark Schmitzer: Mr. Chairman, I have no comments on the Ordinance.

Chairman Bull: Thank you. Law Director?

Tom Kelly: No comments Mr. Chairman.

Chairman Bull: Thank you. Building Commissioner, any comments?

Rito Alvarez; Mr. Chairman, I have nothing more to add from my statement before.

Chairman Bull: Thank you. Does anyone in the audience have anything to add? Mrs. Broestl could you please call the roll to refer to Council. Can I have a motion to refer to Council.

Moved by Don Willey, seconded by Mike McCarthy, **to refer Ordinance No. 11-107 to Council.**

Cheryl Hanann:	Yes
Mayor Stefanik:	Yes
Don Willey:	Yes
Victor Bull:	Yes
Mike McCarthy:	Yes

Yeas – all. Nays – none.

Motion carried. (5-0)

Getgo Partners/MCG Architecture, 10151 West 130th Street, PPN: 481-05-011, Motorist Service Zoned. Site Plan Approval for new dumpster enclosure and sidewalk extension.

Chairman Bull: To the applicant, do you have anything additional that you would like to add to your presentation?

Amy Whitacre approached the microphone.

Amy Whitacre: No.

Chairman Bull: Is there anyone in the audience who would like to address this issue? To the

City Engineer, any comments.

Mark Schmitzer: Thank you Mr. Chairman. I have no comments on the plan. I believe that all of the items shown on here are typical improvements that are handled on the application to the Building Commissioner, it can be handled at that point. There are no engineering issues or items for me to review.

Chairman Bull: Thank you. To the Law Director.

Tom Kelly: No comments, Mr. Chairman. Thank you.

Chairman Bull: Thank you Mr. Law Director. To the Building Commissioner.

Rito Alvarez: No comments, Mr. Chairman.

Chairman Bull: Does anyone on the Commission have any comments to be made on this matter?

Don Willey: Mr. Chairman.

Chairman Bull: Mr. Willey.

Don Willey: I think that moving the dumpster between the strip center and the ice machine will certainly enhance the traffic pattern. I notice you will have several more parking spaces available. There will be less congestion from the residents coming in from Albion Road. Mr. Chairman, I make a motion to approve this.

Chairman Bull: Thank you Mr. Willey. Is there a second?

Moved by Don Willey, seconded by Mayor Stefanik, to approve **Getgo Partners/MCG Architecture.**

Chairman Bull: Mrs. Broestl, please call the roll.

Mike McCarthy:	Yes
Cheryl Hannan:	Yes
Victor Bull:	Yes
Don Willey:	Yes
Mayor Stefanik:	Yes

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

Chairman Bull: You are approved. Thank you. Is there anything under miscellaneous that you have? Since there is nothing under miscellaneous, do I have a motion to adjourn.

Moved by Don Willey, seconded by Mike McCarthy, **to adjourn the Planning Commission meeting of November 2, 2011.**

Chairman Bull: It has been moved and seconded that we adjourn. Mrs. Broestl, please call the roll.

Mayor Stefanik:	Yes
Don Willey:	Yes
Victor Bull:	Yes
Mayor Stefanik:	Yes
Cheryl Hannan:	Yes

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

Chairman Bull: We're adjourned.

Planning Commission was adjourned at 7:24 p.m.

Approved: _____
Chairman Victor Bull

Date: _____

Attest: _____
Secretary Julie Broestl