

The North Royalton Planning Commission held a **Public Hearing** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, October 2, 2013**. The meeting was called to order by Chair Cheryl Hannan at 7:03 pm.

Present: Chairwoman Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Ray Priest, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky, Law Director Tom Kelly, Secretary Julie Broestl.

Pledge of Allegiance was recited by all.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to excuse Tim Miller**.

Roll Call:

Larry Antoskiewicz: Yes
Mayor Stefanik: Yes
Cheryl Hannan: Yes
Ray Priest: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

David Mann/Mann Architects and Tony Farinacci, 10155 Royalton Road, PPN: 483-24-003. General Industrial Zone. Site Plan approval for Southwest Industrial Storage final stage.

Cheryl Hannan: Do I have the applicant here?

David Mann approached the microphone

Cheryl Hannan: Please give your name and address.

David Mann: Good evening, David Mann with Mann Architects, 3660 Embassy Pkwy., Fairlawn, Ohio. Thank you for listening to our project tonight. This is the third phase of a three phase project. Back in 2001, Mr. Farinacci and I did the other stages of this project, the front building here and this side building here was the first stage. The next phase was in 2004 and 2005. These two buildings that are pushed together were done. Now we are here in 2013, during economic turmoil, are proposing the last phase. Before I go on, let me introduce myself, I just finished the pizza hut project which is now the Dentist building. I came to the Planning Commission and the Architectural Review Board for that project, which I think has been a success for everybody. So, thank you.

I'm just going to flip by this quickly and if you have any questions just interrupt me. I'm going to do a brief presentation and then Mr. Farinacci will show some pictures. We are proposing these two buildings in the back of this parcel. Here is Royalton Road and here is the private drive that comes into Tri-County facility. Along with the architectural plan we submitted a few of the engineering drawings. This is the survey of the property showing the first building and the two existing buildings and the parcel of land that we propose this project. The engineer laid out the extension of the road. These are the elevations of the buildings. This is the smaller building on the south side of the property and we call it building B. Building B elevations are facing north. This is facing south. The end of the building we put on this sheet. The two long buildings we put on this sheet. Architecturally I would say that the buildings are 99% identical of the existing buildings. We have added man-doors here and there based on history of the users of the property. The materials, the size, the shape, the roof, is exactly what is there now. So, with that being said, I would like to turn it over the Mr. Farinacci who will show photographs' of the buildings that will explain this project.

Tony Farinacci approached the microphone.

Tony Farinacci: Good evening everyone. For those of you who don't know me, my name is Tony Farinacci, and I'm the president of Southwest Industrial Storage. This business has been operating on the site of the Tri-County Industrial Parkway in the concrete industrial park since approximately 2001. This business is located on the west of our industrial roadway, on a parcel of just over 4 acres. It includes three phases of which we have completed two as David has mentioned. The hope of approval is that we can finish building 5, 6, and B, which is a mirror image of what has been built already in phase 2 which was completed in 2005/2006. To give everyone an idea of what are existing conditions, I brought some pictures. I will narrate as you will pass them down. First is a birds-eye view of where these buildings are going to be constructed. There are other businesses on this site, Tri-County ready mix concrete, our recycling operation, and a dump truck operation as well. These businesses all operates on the same industrial park. This is a picture facing west of our raw material operations which shows industrial uses in and around the site where we propose this phase. That photo shows directly south of us is our neighbor, Transport Services, Mr. Al Therrian. Directly south of these proposed buildings is his storage of oversees containers, and trailer frames for that use. Directly west of our buildings are storage of freight trailers, rental or sale, for Transport Services as well. To the north is one of our existing buildings from phase number 2. To the east, where that photographic was taken, is recycling raw material pile used to recycle aggregates site. That all encompasses the four sides of view. The next picture is from the raw material site which shows existing Southwest Storage buildings

as it pertains to our industrial road. It shows the summity of the existing and how it will be identical. It shows the scale and side of the building we propose and how far back we are from Rt. 82. When we first acquired the property in 1989, the parcel was shaped much like a flag, with a long pole and the flag on top. Approximately 800 feet back and the first thing we did was bring in public utilities and the roadway. This will show how far back the storage facility is from Rt. 82. The next photo is a front view of one of the structures. This complex is being used by different contractors of all different disciplines, by different trades, and the need for this complex is for large on warehouse spaces, and small on office space. With the economy the way it has been the last few years, many of them do their billing at home or rent a small office from us. The next photo shows the capabilities of our complex where all masonry openings are standard and they are all designed so that we can have an overhead door or an illuminant store front, if the client would require. This is an example of our new phase and what they might look like if they wanted office space as well. There were a couple comments in the reviews and one of them mentioned some landscaping requirements at Rt. 82. I want to explain to everyone that this is 800 feet back from Rt. 82 where this complex will start. Here is a photographic of what there is there now as you enter the Tri-County Industrial Park and the rest of the complexes. There is already landscaping near Rt. 82 that I would like everyone to look at. The use of this complex since inception was contractors who had trailers and large commercial vehicles couldn't park them at their home so they could park them all in doors in this complex. They could drive from their homes to this complex, park their vehicles, and get into their commercial work vehicles. At the end of the day they come back to park their commercial vehicles and drive home in their family car. That is the premise of our building. This has worked well for us. We hope that you can see how nice the building looks. It's a very clean complex. There is lighting 24 hours a day. It's a safe area. So, if anyone has any additional questions I will be happy to answer them.

Cheryl Hannan: We will do that in the second part of this meeting. But, could you please give us your address.

Tony Farinacci: Once again, I'm Tony Farinacci, my home address is 800 State Road in Hinckley. The work address is 10155 Royalton Road. Thank you.

Cheryl Hannan: Thank you. Anyone else? Okay, can I have a motion to move to the regular order of business.

Moved by Larry Antoskiewicz, seconded by Mayor Stefanik, **to move 10155 Royalton Site Plan approval for Southwest Industrial Storage to the regular order of business.**

Roll Call:

Larry Antoskiewicz: Yes
Mayor Stefanik: Yes
Cheryl Hannan: Yes
Ray Priest: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

David Mann/Mann Architects and Tony Farinacci, 10155 Royalton Road, PPN: 483-24-003. General Industrial Zone. Site Plan approval for Southwest Industrial Storage final stage.

Cheryl Hannan: Do I have the applicant here?

David Mann approached the microphone

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capabilities of our complex where all masonry openings are standard and they are all designed so that we can have an overhead door or an illuminant store front, if the client would require. This is an example of our new phase and what they might look like if they wanted office space as well. There were a couple comments in the reviews and one of them mentioned some landscaping requirements at Rt. 82. I want to explain to everyone that this is 800 feet back from Rt. 82 where this complex will start. Here is a photographic of what there is there now as you enter the Tri-County Industrial Park and the rest of the complexes. There is already landscaping near Rt. 82 that I would like everyone to look at. The use of this complex since inception was contractors who had trailers and large commercial vehicles couldn't park them at their home so they could park them all in doors in this complex. They could drive from their homes to this complex, park their vehicles, and get into their commercial work vehicles. At the end of the day they come back to park their commercial vehicles and drive home in their family car. That is the premise of our building. This has worked well for us. We hope that you can see how nice the building looks. It's a very clean complex. There is lighting 24 hours a day. It's a safe area. So, if anyone has any additional questions I will be happy to answer them.

Cheryl Hannan: We will do that in the second part of this meeting. But, could you please give us your address.

Tony Farinacci: Once again, I'm Tony Farinacci, my home address is 800 State Road in Hinckley. The work address is 10155 Royalton Road. Thank you.

Cheryl Hannan: Thank you. Anyone else? Okay, can I have a motion to move to the regular order of business.

Moved by Larry Antoskiewicz, seconded by Mayor Stefanik, **to move 10155 Royalton Site Plan approval for Southwest Industrial Storage to the regular order of business.**

Roll Call:

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Ray Priest: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

Dean Asimes, Norwood Development Group/Axios Investments, 10139 Royalton Road, PPN: 483-24-002. General Industrial Zone. Site Plan approval for accessory storage building.

Dean Asimes approached the microphone.

Dean Asimes: My name is Dean Asimes, with Norwood Development Group, 10139 Royalton Road, suite K. I'm here tonight to present an accessory storage for the complex that we started back in 1999, with the first and second phase of the Royalton Business Park. Then the third and fourth phase, and now we are looking to add a storage building back in the rear section of the site, that would accommodate dry storage requirements for the current occupants that are in this complex. I did not bring the engineering drawings along with me, but I believe we could address some of the comments regarding the storm water. We developed this entire complex back in 1999 and went all the way through. There is a cross easement between the two parcels for access and utilities and we can address that when we get to those comments. The elevation of the building that we are proposing is a metal sided building similar to the building that is right next to this one. It has a shingled roof just like the building directly to the west. We are proposing a wood frame construction. It's not to be heated. Just electricity. This is for dry storage. There is no sanitary or water or heat in the building. It is mainly for dry storage. It does have electricity for lighting but it is not designed to be occupied. It is storage for occupants in this complex that have a need for more storage and they don't want to leave this complex to store materials off site. This is the reason why we would like to construct this structure.

Cheryl Hannan: Okay. Do I have a motion to move to the regular order of business.

Moved by Larry Antoskiewicz, seconded by Ray Priest, **to move Dean Asimes, Norwood Development Group to the regular order of business.**

Roll Call:

Mayor Stefanik: Yes
Cheryl Hannan: Yes
Ray Priest: Yes
Larry Antoskiewicz: Yes

**Ayes – all. Nays – None
Motion carried. (4-0)**

Cheryl Hannan: Anything under miscellaneous? Okay. Do I have a motion and a second to adjourn?

Moved by Larry Antoskiewicz, seconded by Mayor Stefanik. **To adjourn the Public Hearing.**

Roll Call:

Cheryl Hannan: Yes

Ray Priest: Yes

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

Public Hearing was adjourned at 7:20 pm.

The North Royalton Planning Commission held a **Regular Meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, October 2, 2013**. The meeting was called to order by Chair Cheryl Hannan at 7:21 pm.

Present: Chairwoman Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Ray Priest, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky, Law Director Tom Kelly, Secretary Julie Broestl.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to excuse Tim Miller.**

Roll Call:

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Ray Priest: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

Moved by Larry Antoskiewicz, seconded by Ray Priest, **to approve the minutes of September 4, 2013.**

Roll Call:

Larry Antoskiewicz: Yes
Mayor Stefanik: Yes
Cheryl Hannan: Yes
Ray Priest: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

David Mann/Mann Architects and Tony Farinacci, 10155 Royalton Road, PPN: 483-24-003. General Industrial Zone. Site Plan approval for Southwest Industrial Storage final stage.

Cheryl Hannan: Could you come back up here in case anyone might have a question for you. Let's start with the Engineer.

Mark Schmitzer: Thank you. First off I want the Planning Commission to know that I pulled the original plans for Mr. Farinacci's site. It showed future development of the nature he is presenting here tonight. Almost identical to that. He did propose another building on the west side which he is no longer proposing. He will be putting parking in that space. I just wanted everyone to know that it is in compliance and he did get approved from Planning Commission in 2007. With this I do have some storm water management issues. To my understanding the water flows south to west on the site through an adjacent property, Mr. Therrian. Does that go to his storm water facility?

Tony Farinacci: Yes.

Mark Schmitzer: That's something we can review at the engineering level plan approval. We would need you to provide for us, if it's not already in place, an easement to cross over his property through there. If it's not existing right now, will you be willing to do that?

Tony Farinacci: I think I can clear up a few things for everybody. I took the opportunity to go into our archives and I found the folder for the water retention work done at Transport Services back in 2001. Tri-County and I had the same engineer at the time and in addition Tri-County was the contractor that installed the current retention basin at Tri-county and at Transport Services. We were the contractors. The drawings clearly

show that engineering approved at that time was the prevailing flow of water to the southwest and it included Transport Services property which we had to fill in an existing retention basin on that property and had to relocate it to the further south point of their property which he acquired at that time. He acquired a little strip of property to the west. Here are the engineering drawings that I can run by all of you. It will clearly show the new basin and where the existing basin at that time was. It shows the piping coming from the Southwest Storage parcel along with the intersection and the title block, and you will notice it says, Transport Services and Tri-County, and it shows our 4.2 acre parcel as being included in that basin calculation. I think that this might help understand the storm water management. I'll pass down the lead sheet. I can submit all of it to you when I apply.

Mark Schmitzer: That's fine. This is how I wanted things to move in this direction. If it is existing and it shows that it was designed for all that, that's perfect. It's just what we need. I just wanted something to be in place. I would like a commitment from you that you are going to work towards that end with the city.

Tony Farinacci: Absolutely. I won't pass this down because they are in the archives with the City.

Mark Schmitzer: And you read all my other comments. If Planning Commission moves to approve, submit one set of plans to me for review and approval for final permits. That's all I have.

Cheryl Hannan: Okay. Thank you. The Building Commissioner.

Dan Kulchytsky: Madame Chair. From my review, there are several issues that I wanted to bring to the Board's attention. First off, storage is only permitted as an accessory use. What was presented at the previous Planning Commission meeting which we have minutes from. This will be termed an industrial warehouse building where a primary use would be declared by the tenant allowing them to thereby have the accessory use of storage on the facility. Which means anyone who chooses to become a tenant needs to make application for a certificate of occupancy at the Building Department and get their RITA tax documentation in order. That would give them the right to use this as storage. When looking through the files in the Building Department, we were unable to find a certificate of occupancy for any tenant for the past ten years. According to the information this was completed in 2006. My primary recommendation to the Board is, that if you approve this that it be contingent upon any and all tenants to declare their primary uses and complete their occupancy which would bring them into

with both our City Ordinances and State Laws. The State requires that to happen too. Both the existing place and the new facility. I would have that as a stipulation if you decide to approve. Additionally, the landscaping is a requirement of our Ordinances, to have 50-foot landscaping. We will have a road expansion along Rt. 82 in this area and I would recommend to the Board to refer the landscaping to be reviewed by the Building Department upon completion of the road widening. However, the current landscaping would probably not comply with our requirements as landscaping. Those are the two recommendations if this is approved here tonight.

Cheryl Hannan: Thank you. Did you understand what the Building Commissioner said?

Tony Farinacci: Yes. We both do.

Cheryl Hannan: Thank you. Mr. Kelly.

Tom Kelly: Madame Chair. I don't have any comments unless to concur with what Mr. Kulchytsky said. Without their certificate of occupancy those people are not there legally. You bear some responsibility to have your tenants to get their certificates. All we want is compliance. You will have to see that they all comply.

Tony Farinacci: Let me understand. The businesses that are involved here need to contact the Building Department and fill out an application and state what units that they are in, and what their building address is, and what their business is? That is how I understand this.

Building Commissioner: In addition to floor plans for review.

Tony Farinacci: Okay. Floor plans? Can you explain that to me? Our units are modular and they are all units. One unit, two units. They are not varied.

Building Commissioner: Some units have gas meters and therefore have the potential to have heat in their unit. Some would have to have a permit to have the furnace installed. Unless the unit's heater is done at the beginning of the project.

Tony Farinacci: when we put the units up, we as landlords, we decided how we were going to subdivide it to get hopefully tenants. So, we would lay-out the units as one would be a wet unit. This means one would have a bathroom. Where do we rough in our plumbing and we put the sealants in first for the whole building. The fire code sealant goes in throughout the whole building. Then we go back and put up the studs and then we would decide if it's one unit or two units wide. When a client would come in they

would ask for a single unit or double unit. They would request either a wet or dry unit. But the unit is completed ahead of time, and they would then say 'okay, then we will take that unit'. They don't have a different choice of where walls go up or anything.

Dan Kultchytsky: I understand that Mr. Farinnaci. Regardless where they are they need to submit a plan to for a certificate of occupancy for the State of Ohio.

Tony Farinacci: Once a tenant gets chosen correct? If I understand you correctly.

Dan Kulchytsky: Correct. And if they have tenant improvements they must be presented. And the existing units need to apply also to the Building Department.

Tony Farinnaci: I understand. I will contact the existing clients and have them apply at the Building Department.

Dan Kulchytsky: You can assist them by giving any one of them the drawings or plans of their units so that they can achieve their certificate of occupancy.

Tony Farinacci: Yes, we can.

Cheryl Hannan: Any questions from the Commission Members? Okay. Can I have a motion to approve, subject to the stipulations of our Building Commissioner concerning the certificate of occupancy for both current and future tenants. And also regarding the landscaping requirements and give a copy to the engineer of the water retention.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz to approve **Southwest Industrial Storage with the stipulations of our Building Commissioner concerns with the certificate of occupancy for both current and future tenants and the landscaping requirements must be approved by the Building Department and a copy of the water retention to the City Engineer.**

Roll Call:

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Ray Priest: Yes

Larry Antoskiewicz: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

Dean Asimes, Norwood Development Group/Axios Investments, 10139 Royalton Road, PPN: 483-24-002. General Industrial Zone. Site Plan approval for accessory storage building.

Cheryl Hannan: Let's start with the Building Commissioner.

Dan Kulchytsky: Thank you Madame Chair. First off we will need the applicant to present plans to the Building Department The primary use which is associated with the accessory use of storage. The Ordinance doesn't permit the storage as use without a main use. Additionally, the landscaping will be revisited after the expansion of Rt. 82. To see if there are any modifications that need to occur. This site does have substantial landscaping in place. Finally, this application will have to go before BZA to get approval to have the exterior finish that they are requesting. Our Ordinances require any structure in General Industrial Zone areas be constructed with the building having masonry. I believe that the applicant is aware of that and is in the process of doing that.

Cheryl Hannan: Okay. Thank you. To our City Engineer.

Mark Schmitzer: Thank you Madame Chair. I think you mentioned in your plans about the access to the storm sewer. Could you explain this?

Dean Asimes: When we designed this first phase and split the parcel in two right down the center, and at that time it granted access and utility easements cross parcel as we went to develop it. There is an access utility easement that runs right down the center of this property. The storm water flows into the pipes and back into the water detention basin, and then back across here and it's restricted right here and then it runs back and out and onto the property. That was designed with the anticipation to hold all these phases on the property and not only the accessory building but the other four phases. There is a creek bed that runs across the back of the property and to Mr. Farinacci's back property. Our storm water runs in a big circular pattern that has restrictive plates that runs in between areas. It's piped into here, and around to here and into this headwall here and open into another creek area. There is another headwall back by Mr. Farinacci's property. It's a complicated pattern. We actually take water off of Rt. 82 and hold it in here. We've been doing that for years. There were no curbing along 82 and we have incorporated that water from there for years. We will be having downspouts on the roof line and some pavement here. We do have catch basins over here and here, and paving through here with curbing. We will go through this and with Engineering's approval, we will work on how to take this pavement and through it into those basins and if we need to restrict it in any way at all, we will do that and feed it back into the entire system.

Mark Schmitzer: That's really what I need to hear and we will work through that with the final approvals. I will look for records of that easement which will be shown on the plat. If not, I will get it from you. I have reviewed this and that's a very minor issue to the site. When I reviewed it, it is over-designed with what a long way the water goes instead of just north to east or south to west. We appreciate that,. It slows water down. With the downspouts, if it gets burdensome to tie into the storm, we will allow them to drain north to east in that ditch. It is an accessible method. Other than that, I have no other comments.

Cheryl Hannan: Thank you. Mr. Law Director

Tom Kelly: I have no comments Madame Chair.

Cheryl Hannan: Okay. Thank you. I have a question. I heard you say this is for the tenants that you already have, is that correct?

Dean Asimes: Correct.

Cheryl Hannan: Okay. Do you understand what the Building Commissioner and City Engineering is requesting and stating to you?

Dean Asimes: Yes, I do.

Cheryl Hannan: Okay. Do I have a motion.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, to approve **Dean Asimes, Norwood Development Group/Axios Investments site plan approval for accessory storage building at 10139 Royalton Road.**

Roll Call:

Cheryl Hannan: Yes

Ray Priest: Yes

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

Cheryl Hannan: Anything under miscellaneous? Okay, do I have a motion and a second to adjourn.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to adjourn the meeting of October 2, 2013**

Roll Call:

Cheryl Hannan: Yes

Ray Priest: Yes

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Ayes – all. Nays – None

Motion carried. (4-0)

The North Royalton Planning Commission of October 2, 2013 was adjourned at 7:42 pm.

Approved: _____
Chairman Cheryl Hannan

Date: _____ **November 13, 2013** _____

Attest: _____
Secretary Julie Broestl