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PLANNING COMMISSION
CITY OF NORTH ROYALTON, OHIO
WEDNESDAY, JULY 25TH, 2012

Present: Mayor Stefanik, Don Willey, Cheryl Hannan, Tim Miller,
Vince D'Agostino, Law Director Tom Kelly,
City Engineer Mark Schmitzer,
Director of Development Tom Jordan, Secretary Julie Broestl

Court Reporter: Jazmine Gettys

1 MR. WILLEY: It's a few minutes after seven,
2 we'll call the meeting of the North Royalton Planning
3 Commission together. Please call the roll.

4 MS. BROESTL: Mayor Stefanik.

5 MR. STEFANIK: Here.

6 MS. BROESTL: Don Willey.

7 MR. WILLEY: Here.

8 MS. BROESTL: Tim Miller

9 MR. MILLER: Here.

10 MS. BROESTL: Cheryl Hannan.

11 MS. HANNAN: Here.

12 MS. BROESTL: Vince D'Agostino.

13 MR. D'AGOSTINO: Here.

14 MR. WILLEY: Please stand for the opening
15 ceremony.

16 MS. BROESTL: Under new business Royalton Road --
17 I need a motion and a second to approve the minutes of
18 June 6th and June 20th 2012.

19 MR. WILLEY: So moved.

20 MR. MILLER: Second.

21 MS. BROESTL: (Thereupon the clerk called the
22 roll.)

23 1. WOODCROFT GLEN PHASE 2:

24 Under old business Woodcroft Glen, Royalton Road
25 Phase Two for approval. I need a motion and a second to

1 approve a 120-day extension

2 MR. D'AGOSTINO: So moved.

3 MR. WILLEY: Second.

4 MS. BROESTL: (Thereupon the clerk called the
5 roll.)

6 2. DAN EGIZII:

7 Dan Egizii, vacant lot on Albion Road. Multi-
8 family Zoned, site plan approval for Phase One of Albion
9 Woods Villas, ranch duplexes. I need a motion and a
10 second to approve the 90-day extension for Phase One of
11 Albion Woods.

12 MR. WILLEY: So moved.

13 MR. JORDAN: Second.

14 MS. BROESTL: (Thereupon the clerk called the
15 roll.)

16 3. CHICKIE INVESTMENTS/SQUEAKY CHAIR PRODUCTIONS:

17 Under new business, Chickie Investments/Squeaky
18 Chair Productions for PPN 483-06-018. York-Beta Drive,
19 General Industrial Zoned. Site plan approval for a music
20 recording studio.

21 MR. WILLEY: Could you please come up address the
22 board, and give your name and address please.

23 MR. MOREHEAD: My name is Joe Morehead. I
24 represent Squeaky Chair Music and Chickie Investments. My
25 father -- some of you guys worked with him. Up to this

1 point he was unable to make it today. It's best for him
2 to pass away in Massachusetts; so he is unable to be here.
3 So I will be running through all the stuff that we plan on
4 doing.

5 We brought some pictures; our goal is to build a
6 state of the art studio, recording studio. When most
7 people hear that they think head banger studio and stuff
8 like that. We brought the pictures just to show what our
9 plan of attack is to be. It is to build a state of the
10 art studio. Then we will be going after the major
11 industries like t.v., movies, music, up and coming
12 artists, and established artists and stuff like that.

13 Everything will be sound proofed you won't have
14 the loud music and stuff like that; you won't be able to
15 hear us. I also brought Wes Lachot, the architect of the
16 building, and Kim Kerber the site engineer. So here are
17 some pictures of -- we can go through the plans, and I'll
18 let them answer any questions when it comes to the
19 architectural stuff, thank you.

20 This is the inside this is another picture of
21 the control room. This is very similar studio and similar
22 size to what we'll be building.

23 MR. STEFANIK: Can you grab the microphone.

24 MR. WILLEY: If you're referring to those you can
25 grab the microphone.

1 MR. MOREHEAD: Oh, okay. Well, I'm going to put
2 up their stuff now.

3 MR. JORDAN: Mr. Chairman, if the applicant could
4 point out those that are different from the plans that the
5 board has in front of them.

6 MS. KERBER: There were some changes made --

7 MR. STEFANIK: Excuse me, Mr. Chairman, I think
8 we are recording this. We have a court stenographer so we
9 need everyone to address their names, and could you talk a
10 little bit slower for the court reporter.

11 MS. KERBER: Kim Kerber from Mackay Engineering.
12 7017 Pearl Road, Middleburg Heights. This is the site
13 plan, there were some comments that were addressed. We've
14 added a trash enclosure on this side of the building. It
15 will be brick on three sides; the same brick as the
16 building gate on the front. We initially showed it here
17 but it conflicts with these two parking spaces so we're
18 planning on moving it around to this corner, but on the
19 same side.

20 We show six light poles around the parking lot,
21 and we show the sides of the parking spaces on here. They
22 are nine by eighteen, and I do have some small plans I can
23 pass out to everybody. These have the updates on them.

24 MR. JORDAN: Ms. Kerber, those still show the
25 garbage and enclosure, correct?

1 MS. KERBER: These do show the garbage enclosure
2 in the back, but we're going to move it around to the
3 side. These haven't been updated.

4 MR. JORDAN: Okay, maybe you could submit those.
5 As long as the board has an idea to the location.

6 MR. WILLEY: It will be away from the front of
7 the building?

8 MS. KERBER: Right, it's going to be on this --
9 on this right by this catch basin here.

10 MR. WILLEY: Okay, you mentioned about the seven
11 light poles.

12 MS. KERBER: Six.

13 MR. WILLEY: Are you going to have surveillance
14 cameras?

15 MR. MOREHEAD: Yes, we will. We will have
16 cameras inside and out.

17 MR. WILLEY: I would think, yeah, okay.

18 MR. MOREHEAD: We will a lot of expensive
19 equipment that we need to have them.

20 MR. WILLEY: That's why I ask.

21 MR. MOREHEAD: It would be built like Fort Knox;
22 need a key to go into it.

23 MR. WILLEY: Go ahead, ma'am.

24 MS. KERBER: There's really -- this is the storm
25 water detention over here. Small parking lot on 20

1 spaces -- down here spaced on the office building
2 calculation per square footage. We have site utilities
3 coming in along this side. One access point from York-
4 Beta Drive. Minimal clearing only clearly in the areas
5 that are needed. This area all in here is going to remain
6 treed. So we're clearing around the building and around
7 the basin.

8 MR. MOREHEAD: Our goal is to keep as many big
9 trees and keep it a park setting.

10 MR. WILLEY: If you want to make a comment come
11 up and speak it in the microphone. We don't have a big
12 control panel.

13 MS. KERBER: I'll just entertain any questions if
14 anyone has any.

15 MR. WILLEY: Does any one of the council have a
16 question regarding the preliminary?

17 MR. D'AGOSTINO: I have a question, if a group
18 wanted to make a recording would they come there and make
19 a recordings of whatever they want to record?

20 MR. MOREHEAD: They could, we're a high end
21 studio which is what we're going to be doing. This will
22 be for serious artists not just your fly by night bands or
23 head bangers like we said before. These are accomplished
24 musicians. You will be able to rent studio space if you
25 want to. We will have engineers of the highest caliber

1 working there along with some of the best in the
2 industry. To do that you would almost need to be
3 accomplished and be able to show the respect that we want
4 our -- especially with this type of investment that we're
5 making on the building.

6 MR. D'AGOSTINO: How many employees will the
7 business have?

8 MR. MOREHEAD: There will be at least two
9 engineers, or if not three or four depending on how much
10 space and time we're using along with me and my father
11 running the business. We're using -- this is truly a
12 family business. We had the idea for a long time but
13 decided to really go after in the last year. We'll all be
14 part of it and running it full-time.

15 MR. WILLEY: Will you be able to have recitals in
16 there?

17 MR. MOREHEAD: We actually can record full bands,
18 and classical music and stuff like that. We have enough
19 space to do that. We can address that; he's built
20 studios all over the world.

21 MR. MILLER: What will be your primary hours of
22 business?

23 MR. MOREHEAD: The primary hours of business --
24 really depends on when you want to rent studio time as a
25 band. We can run really whenever they will want to be in

1 there. I mean it's -- everyone is different. Every
2 musician slash whatever -- whatever it takes for us, too.
3 If I'm working on a project like doing background music
4 for a movie or something like that I might pull a couple
5 late nights, but that's about it.

6 MR. MILLER: And you're building it so it'll be
7 insulated acoustically?

8 MR. MOREHEAD: You won't hear anything. We can't
9 have the noise coming in because that will interfere with
10 what's going on with the recording. So it's completely
11 isolated. Along with we're way back in the woods; we're
12 doing a park setting. We want to keep as many old trees
13 to make it really beautiful laid out place where people
14 would want to spent time. Some place that -- our goal
15 truly is to bring not just good publicity, but to the city
16 as well for what we're building.

17 MR. MILLER: Thank you.

18 MR. MOREHEAD: Uh-huh, anything else?

19 MS. HANNAN: Do you or your dad have experience
20 running a business like this?

21 MR. MOREHEAD: Yes, I've actually been in the
22 music industry for a long time now; I'm in a touring band
23 as well. My dad has owned -- I don't know if you guys
24 know anything about the roofing industry, but he owned
25 North Coast Commercial Roofing Systems for a long time.

1 He sold it about six years ago, five, six years ago now.
2 And me and had he decide to go in on a venture together.
3 So father son team going after it.

4 MS. HANNAN: Do you think it will be a big
5 market?

6 MR. MOREHEAD: There actually is; especially with
7 what we have going on here with the studio. There's --
8 Wes will address this as well, but there's only a few of
9 these in the U.S. I mean less than what would you say? So
10 what we're drawing in is the big boys you know, the
11 movies, the L.v. We're really trying to bring in serious
12 stuff. This isn't just like I said a head banger studio.
13 I know that's what everyone thinks when you think of a
14 recording studio. If you were to hear what I play you'd
15 be like wow, this really is an acoustic guitar.

16 MS. HANNAN: Where is the closest studio?

17 MR. MOREHEAD: There's one -- to this caliber you
18 mean? There's one in Michigan but that probably the
19 closest one within a I mean -- New York City. National
20 and then probably to LA or something like that, Nashville,
21 Tennessee is right. Anything else? All right, I'll let
22 Wes Lachot have his turn up here.

23 MR. LACHOT: I'm Wes Lachot, and that's spelled
24 L-A-C-H-O-T, first name Wes. I design recording studios
25 for a living. I've designed roughly around 100 studios

1 around the world. This truly going to be a calling card
2 for the whole area. I mean Cleveland has the Rock and
3 Roll Hall of Fame, but if you look at the recording
4 studios around the Cleveland area there is nothing of the
5 caliber of New York or LA. This is what Joe and his dad
6 are going to build; it's going to be very nice.

7 I did want to address the -- when anybody hears
8 about to a studio they think noise. I want to address
9 that first. This is going to have 12 inches of solid
10 concrete all the way around the whole thing. First of all
11 and that's not all. Then there's stuff inside that. So
12 there will be less noise from this then you have from a
13 t.v. down the street or whatever.

14 Just want to make sure that everybody is aware
15 that it's a beautiful city. It's four acres of wooded
16 cul-de-sac light industrial area. I went there about a
17 month ago with Dave and Joe, and I was impressed with the
18 neighborhood. A lot of light industrial areas. You have
19 pretty ugly buildings just boxes, tin boxes, but I saw
20 some really -- what I will call beautiful buildings;
21 nice. So when I designed this building I was thinking of
22 the area. The other buildings I saw -- a buildings not
23 identical to any of them, but I tried to make a building
24 that would fit in the area hopefully more beautiful than
25 the other buildings, but in keeping with what that

1 neighborhood looks like. So I want you to be aware of
2 that.

3 It's roughly 5,000 square feet. It's going to
4 be -- I brought this -- this is a studio that is similar
5 in size. Just so you could get an impression. It's a
6 very large nice studio; very high ceilings. You could
7 record a small orchestra and you really can mark it to the
8 movies and they need the large studios. You can do green
9 screen work, you could do some filming. The control room
10 will have a world class recording console of the best
11 brand on the market. API, it's an American company. I'm
12 helping them with their gear purchase as well, and there's
13 a couple vintage speakers but we're sticking with American
14 made products as much as we can. It just so happens that
15 the very best consoles are made in America, and the
16 biggest purchase other than the building itself. I won't
17 mention how much it will cost to build; it's a very
18 sizable investment they're making in order to do this.
19 And I do feel that it will be a real boom to create the
20 local economy.

21 The way the American economy is going these days
22 you have got to have high tech and this is sort of
23 thing -- five jobs maybe five jobs that are physically
24 there, but I think that the rebound effect or the
25 peripheral effect will mean more than just the five jobs.

1 You get the word out there that this is going on here and
2 then more of that tends to spring up. Competition likes
3 to be where the competition is. You get a car dealership
4 here and another car dealership will move right down the
5 street because they realize that's where the business is.
6 And I think that this is going to be good for the whole
7 Cleveland area. A larger area in terms of music
8 recording, film recording, and all the other stuff high
9 tech along with that.

10 I was going to quickly show you some of the blue
11 prints. They're not as dark as I wished they were, but
12 can you see, is that too white to even see? Can you see
13 it? So that's the front of the building. There's --
14 there will be a large oning that comes out and extend up
15 so that you can drive under so the bands can unload their
16 equipment in the rain. Similar to what a hotel would
17 have; a large shaded area. You can see these elevations
18 right here, and it looks kind of stark without any trees
19 or anything. I didn't do an artsy picture, but it is
20 going to be in a wooded setting and we're going to leave
21 as many trees as possible. And then in front, the
22 circular drive will have a water feature in the middle so
23 it will be a nice pond and planting around here. The
24 landscaping -- we're going to put a lot of attention to
25 detail and try to make the landscaping incorporate the

1 natural surroundings as well. So there's a natural flow
2 from building to landscape and to nature. In the rear of
3 the building it's going to be a very nice place for almost
4 like a backyard area for people to -- a covered porch area
5 and a large deck and just sort of a picnic area or what
6 have you. And any questions I'd be happy to answer.

7 MR. WILLEY: Any questions from any of the
8 members, engineer, nothing?

9 MR. JORDAN: We appreciate the Morehead's large
10 investment with North Royalton and they've been very good
11 to work with.

12 MR. MOREHEAD: You likewise.

13 MR. JORDAN: And we'll continue to work with them
14 with on tax and what else they need to take in to make
15 this happen. But it would a very unique addition to the
16 economy.

17 MR. WILLEY: Okay, no other questions?

18 MR. STEFANIK: Mr. Chairman, I would just like to
19 echo what Mr. Jordan said. We welcome the investment into
20 North Royalton. And we look forward to helping you get
21 started, and we're a very successful endeavor here.

22 MR. MOREHEAD: Thank you very much. One last
23 quick question. Is there a way that we can actually pull
24 a permit to start to grade the land and get rid of the top
25 soil before we go through the Architectural Review Board

1 in September?

2 MR. SCHMITZER: If I can, Mr. Chairman, you will
3 need to get a recommendation of approval from salt water
4 conversion district. So have you submitted those claims
5 yet?

6 MS. KERBER: No.

7 MR. SCHMITZER: Well, you can submit them. We
8 can ask them to expedite the review based on my review of
9 the land; it's pretty darn good. I will have them take a
10 quick glance. I would say within a week we can get you
11 in.

12 MR. MOREHEAD: That'll be great, we're just
13 trying to get it done before the winter hits. We all know
14 how great the winters are here.

15 MR. SCHMITZER: Absolutely, we'll do what we can
16 to help you out.

17 MR. MOREHEAD: Thank you guys so much; I really
18 appreciate it.

19 MR. JORDAN: And as soon as you get in the
20 elevations for ARB the staff could review them. We'll let
21 you know if there's any possible problems based on a prior
22 experience we could do those, if you have them.

23 MR. MOREHEAD: The elevations, we can get them to
24 you this week?

25 MR. JORDAN: Okay.

1 MR. WILLEY: Okay, I'd like to have a motion for
2 approval --

3 MR. D'AGOSTINO: So moved.

4 MR. WILLEY: -- for the preliminary plans.

5 MR. D'AGOSTINO: So moved

6 MR. MILLER: Second.

7 MR. WILLEY: Please call the roll.

8 MS. BROESTL: (Thereupon the clerk called the
9 roll.)

10 MR. WILLEY: Okay.

11 MR. MOREHEAD: Thank you, again.

12 MR. WILLEY: Good luck to you.

13 MR. JORDAN: Under miscellaneous --

14 MR. WILLEY: Yes.

15 MR. JORDAN: Ms. Jazmine Gettys is our court
16 reporter this evening. I wanted to explain the whole
17 procedure. Currently we are experimenting with a court
18 reporter doing all the minutes for the various city
19 meetings for council. So you'll see her here preparing
20 minutes, and those minutes are the ones you will have at
21 your next meeting. We hope that this experiment will
22 work.

23 In addition to that, why we're also recording
24 there is a city ordinance that requires an actual
25 recording of the meeting which is required by a machine

1 which is located behind you. So that will still go on;
2 we'll have full audio recordings, and a detailed court
3 reporter.

4 MR. WILLEY: I'd like to welcome the students for
5 North Royalton High school. I ran out of constitutions if
6 you could believe that. I didn't think anyone was going
7 to show. So if you show up again in September I will have
8 an abundance of supplies. And I won't give a test.

9 MS. HANNAN: What is the deadline August 2nd?

10 MR. WILLEY: What is August 2nd?

11 MS. HANNAN: To submit the project as a report
12 they have to do.

13 MR. WILLEY: There's a couple more meetings
14 scheduled. Larry, when is the next one?

15 MR. ANTOSKIEWICZ: There's a special council
16 meeting August 14th. There's a rec board next Tuesday.

17 MR. WILLEY: We'll be discussing some of the
18 changes in the industrial park. Motion to adjourn.

19 MR. D'AGOSTINO: So moved.

20 MR. WILLEY: Please call the roll.

21 MS. BROESTL: (Thereupon the clerk called the
22 roll.)

23

24 Meeting adjourned at 7:27 p.m.

25

Planning Commission meeting of July 25, 2012 was adjourned at 7:27 P.M.

Approved: Donald Riley, Jr.

Date: 9-18-2012

Attest: _____