

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, June 22, 2016 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: Chair Cheryl Hannan, Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Secretary Diane Veverka. Administration: Law Director Thomas Kelly and City Engineer Mark Schmitzer.

Moved and seconded to **excuse Frank Castrovillari for cause. Motion carried.**

PUBLIC HEARING:

Public hearing notices were sent to property owners within 500 feet of the property in question and posted for the required period of time.

1. **Albert T. Therrien** on behalf of Therrien Properties/ 10499 Royalton Road LLC / 10197 Royalton Road LLC is seeking approval for a lot split and consolidation of **PPN:483-24-004 and PPN:483-24-001 located on Royalton Road** in a General Industrial district.

Albert Therrien and Adam Therrien were present. Adam stated they are looking to consolidate two parcels in order to potentially increase their business property at 10499 Royalton Road.

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.**

2. **David Aulger of Campbell Construction** on behalf of **Best Equipment Company** is seeking approval for a lot consolidation of **PPN:483-05-003 and PPN:483-05-023 located on York Delta Drive** in a General Industrial district.

David Aulger of Campbell Construction stated that they are seeking approval of a lot consolidation for a new facility for Best Equipment Company which is currently located in the community and has been here since 2003.

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

3. **David Aulger of Campbell Construction** is seeking building and site plan approval on behalf of **Best Equipment Company** for a proposed new facility located at **PPN:483-05-003 on York Delta Drive** in a General Industrial district. A lot consolidation of both parcels will be necessary in order to construct the proposed facility.

David Aulger of Campbell Construction stated they are also here seeking site plan approval for a new facility for Best Equipment Company.

Dan Langshaw, Ward 3 Councilman, submitted a letter in support of the approval for the lot consolidation and site plan for Best Equipment Company.

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. Antoskiewicz **to adjourn the Public Hearing**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

The Public Hearing adjourned at 7:05 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, June 22, 2016 in regular session**. The meeting was called to order at 7:06 p.m. by Chair Cheryl Hannan.

PRESENT: Planning Commission: Chair Cheryl Hannan, Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Secretary Diane Veverka. Administration: Law Director Thomas Kelly and City Engineer Mark Schmitzer.

APPROVAL OF MINUTES:

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the May 18, 2016 minutes**. Roll call: Yeas: Three. Nays: None. Cheryl Hannan abstained. **Minutes approved.**

Approval of the June 8, 2016 meeting minutes will be deferred to the July 6, 2016 PC meeting.

OLD BUSINESS

1. **Royalton Place Ltd.** Is seeking site plan approval for a proposed multi-unit senior living facility located at PPN:482-31-003 on the NE corner of York Road and Royalton Roads, in a Senior Citizen District. **Tabled. No action.**
2. **Woodcroft Glen,** Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. **Tabled. No action.**
3. **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. No Action.**
4. **Woodhill Properties, Inc.**
Is seeking preliminary site plan approval for **Indian Trails Subdivision Phase II**. The subdivision will consist of 13 lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A Zoning District. Phase II will tie into Indians Trails Phase I. **Tabled. No Action.**

NEW BUSINESS

1. **Albert T. Therrien** on behalf of Therrien Properties/ 10499 Royalton Road LLC / 10197 Royalton Road LLC is seeking approval for a lot split and consolidation of **PPN:483-24-004 and PPN:483-24-001 located on Royalton Road** in a General Industrial district.

Adam Therrien stated that part of the consolidation is for their business at 10499 Royalton Road. He added that they have been there since 1989 and currently have 42 employees and looking to expand.

Mr. Kelly stated that he has been informed that there are two interconnected detention basins in front of the property along Royalton Road, one which will remain upon the split parcel belonging effectively to the Condominium Association and the other which serves in concert with the first one located on the Applicant's parcel. Adam Therrien responded that yes that is correct. Mr. Kelly asks that the PC consider approval of their application contingent upon the execution of a joint maintenance agreement between Therrien Properties 10499 Royalton Road LLC/10197 Royalton Road LLC and the Condominium Association and be approved by the City. As it stands now the Condominium Association by the documents filed by the original developer is supposed to bear the sole responsibility for the maintenance of those detention basins. If the City and PC determine to allow the splitting of these two parcels, we have to assure in the future they will be maintained jointly by whoever owns the Condominium parcel and also whoever owns the consolidated parcel. He added that they would be given three months to work out an agreement with the Association, but the City will need to have something filed as a matter of record with the County demonstrating how they will jointly maintain the detention basins in perpetuity. Adam Therrien stated he is in agreement with that. He added that in the past three years of owning the property, it has been handled that way. Mr. Kelly stated the Law Department would recommend approval with the contingency of a formal joint maintenance agreement. Mr. Schmitzer asked if the additional split for the Condominiums takes into consideration the discussions they have had with the Condominium Association where the old split was actually over parking stalls, and pavement and the drive entrance. Adam Therrien responded that when they designed the split they did it with the best intention of the Association. He added that he is the President of the Association. He said that with the two other owners, other than themselves, they came to an agreement with the additional property being sold into the association for the new lot lines that are part of consolidation. All parties have agreed upon and signed on to the sale once approval for the application has been received. The Clerk read into the record comments from the Fire Department which stated they would like assurance that all points on the consolidated lots with provided adequate access to all fire and emergency vehicles.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the lot consolidation with the contingency of a formal joint maintenance agreement for PPN:483-24-004 and PPN:483-24-001**. Roll call: Yeas: Four (Stefanik, Miller, Antoskiewicz, Hannan). Nays: None. **Motion carried.**

2. **David Aulger of Campbell Construction** on behalf of **Best Equipment Company** is seeking approval for a lot consolidation of **PPN:483-05-003 and PPN:483-05-023 located on York Delta Drive** in a General Industrial district.

David Aulger of Campbell Construction stated that they are seeking approval of a lot consolidation of two parcels for a new facility for Best Equipment Company. He stated that the parcel is slightly over six acres. He said the Engineering Department has recommended that they combine the two parcels into one. This would include the small triangular wedge which contains a few utilities from York Delta Drive to the new facility.

Mr. Schmitzer stated that we have not received an actual plat to review but through discussions with the Applicant and review of County records, the Engineering Department has

no issues with the proposed consolidation. He added that we appreciate their willingness to do so for the development.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the lot consolidation for PPN:483-05-003 and PPN:483-05-023 located on York Delta Drive** Roll call: Yeas: Four (Stefanik, Miller, Antoskiewicz, Hannan). Nays: None. **Motion carried.**

3. **David Aulger of Campbell Construction** is seeking building and site plan approval on behalf of **Best Equipment Company** for a proposed new facility located at **PPN:483-05-003 on York Delta Drive** in a General Industrial district. A lot consolidation of both parcels will be necessary in order to construct the proposed new facility. He said they have been leasing space on Abbey Road since 2003. He said the Best Equipment Company sells, distributes and services municipal maintenance equipment and equipment parts. He said this new facility will enable Best Equipment Company to expand and better serve the greater Cleveland area. Within a short time, they expect to increase the total number of employees at this new facility to 12 to 15. He presented interior and exterior plan drawings and colored renderings showing the architecture of the facility and the proposed colors. He also brought samples of the materials being used. He said the new facility is located on a 6 acre lot and will be approximately 24,000 sq. ft. with a building footprint of 21,180 with a small mezzanine. He said it is comprised of an office area in the front and a larger shop area and a smaller warehouse area. He reviewed the plans for the parking lot, drive and retention basin. He said the retention basin has a volume of 84,000 cubic ft. For the development shown only 58,000 cubic ft. is required. The remainder will be in place should there be an expansion of impervious area. He said any future expansion would be to the west and would not encroach on the setback areas or the riparian setbacks. He said from a zoning standpoint, the use is a permitted use in a General Industrial district.

The Building Commissioner stated that they have been working with the architect and the developer and they have resolved most of the issues that the Building Division had. He stated one item that the PC should be made aware of is they will be installing fencing in front of the front line of the building. This is permitted by our new fence ordinance, however, it requires PC's knowledge and approval that a fence extends in a General Industrial area in front of the building. The area is on the southeast side and the intention for this fenced-in area is for the display of vehicles. He added that he has asked the architect to bring in a sample of the fence design. Mr. Aulger said they have been discussing an architectural decorative type fence. He distributed a picture of what the fence would look like. He said their plans are for a 6 ft. high black powdercoat finish fence. He said they plan on having three vehicles in the display type area. He stated that they have a 70 foot setback area from the street. That fencing would go into the front setback area by about 20 feet.

Mr. Schmitzer said they have worked extensively with the applicant regarding the FEMA flood zone, riparian setbacks. They have a 75 foot setback from the stream that traverses through our Industrial Park and more in most of the areas. They did a study of where the setback needed to be per our code. We have agreed to it and they have worked around that. He mentioned that we will need to have the consolidation recorded and proof given back to the City prior to us issuing building permits. We have issued a tree-clearing permit for the site. He said the Engineering Department recommends approval at this time. The Clerk stated that the Fire Department would like additional information and supporting documents stating that the building will be in compliance with the current fire code and contain the necessary fire protection and safety equipment. Mr. Aulger stated he will provide the information requested by the Fire Department.

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to **approve the site plan for the new facility located at PPN:483-05-003 York Delta Drive**. Roll call: Yeas: Four (Stefanik, Miller, Antoskiewicz, Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **adjourn the June 22, 2016 Planning Commission meeting**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

Meeting adjourned at 7:35 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman

DATE APPROVED: July 6, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary