

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, July 30, 2014 to conduct a Public Hearing**. The hearing was called to order at 7:05 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

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

PUBLIC HEARING:

1. **Best Equipment** is seeking **site plan approval** for new additions and renovations on their existing office/warehouse building and site improvements **located at 13015 York Delta Drive**, also known as **PPN:483-14-039**, in a General Industrial district.

John Waddell with TDA Architecture addressed the Board on behalf of Best Equipment. He stated they are currently located on Abbey Road and will be moving their business to their new facility located at 13015 York Delta Drive. He presented material samples to the Board including Nichiha colored fiber-cement panels which is a more contemporary material that will be used to re-clad the building. He said the plan also includes: all new metal coping and metal vertical panels, a new entry vestibule on the front of the building and a wash bay on the back. The site will be cleaned up by removing the steel hopper building, cargo materials and rubble. Additional windows will be added on the parking lot side. He explained that there will still be warehouse space in the rear area of the building; however, a portion of the interior will be renovated for office space.

Dan Langshaw, Ward 3 Councilman, expressed his support for approval of the site plan.

Moved by Mr. Antoskiewicz, seconded by Mr. Miller **to move this item to the Regular Order of Business.**

Roll call: Yeas: Five (Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari). Nays: None. **Motion carried.**

2. **Suburban Maintenance & Construction, Inc.** is seeking **site plan approval** for an addition and office renovations to their existing building **located at 16330 York Road**, also known as **PPN:485-03-015**, in a Local Business district.

Brian Stucky, owner of Suburban Maintenance & Construction, stated they are proposing a garage addition on the rear of their existing building which would allow them to create additional office area. The same materials and colors will be used as are on the recently renovated building. He informed the Board he also owns the property located at the corner of York and Bennett and 9354 Edgerton Road. He stated that he was asked by the city to bring his landscaping company up to code on landscaping by adding a 10 ft. landscaping buffer around the outside of the building as well as adding a concrete apron on York Road. Mr. Stucky said it's not part of his project but he is fine with the need to bring it up to code or for beautification. He asked for clarification as to if the request is for 10 ft. plus a grassed tree lawn which would be a total of 20 ft. He stated they have 15 ft. in front of the fence on all areas except the small piece on York Road. He said he would be willing to do a combination of grass and landscaping in that area. He added it would not impinge on any of the actual area use of the facility.

Moved by Mayor Stefanik, seconded by Mr. Miller **to move this item to the Regular Order of Business.**

Roll call: Yeas: Five (Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari). Nays: None. **Motion carried.**

3. **Conrad's Tire Realty Company**, the owner of the subject property, is seeking **site plan approval** for an addition on their existing building (Conrad's Tire Express & Total Car Care) **located at 5118 Roylton Road, PPN:488-19-013**, in a Traditional Town Center district.

Bob Orovets with ThenDesign Architecture and Dominic Umek, General Manager for Conrad Tire Group, addressed the Board on behalf of this applicant. Mr. Orovets is proposing the addition of a 2-bay car wash on the side of the existing Conrad Tire Center. He said he was asked by the city to include upgrading the look of the building. He stated they are replacing the outside design with that of a new prototype building design including: a new accent Eifs panel, which looks like stone, to act as a sign band, and a standing seam blue metal roof. They will also be using a similar base brick on the carwash portion to match the existing building. He stated the city recommended the building not have large expanses without windows. Therefore, on the side of the car wash, they have added spandrel glass, which gives the impression of a window. This product was suggested for fire rating issues. Mr. Orovets informed the Board Mark Schmitzer has been working with their civil engineer regarding storm water requirements. They are hoping to get this project started soon.

Paul Marnecheck, Ward 4 Councilman, expressed his pleasure with the amount of work and time they are spending with improving the storm water drain issues. He asked the Board to approve the project.

Moved by Mr. Antoskiewicz, seconded by Mr. Miller **to move this item to the Regular Order of Business.**

Roll call: Yeas: Five (Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Mr. Miller **to adjourn the Public Hearing.**

Roll call: **Yeas: Five** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz, Frank Castrovillari). Nays: None. **Motion carried.**

Public Hearing adjourned at 7:27 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, July 30, 2014 in regular session**. The meeting was called to order at 7:28 p.m. by Chair Cheryl Hannan.

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

APPROVAL OF MINUTES:

Moved by Mr. Antoskiewicz, seconded by Mayor Stefanik to **approve the June 11, 2014 minutes**. Roll call: **Yeas: Five** (Cheryl Hannan, Tim Miller, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). **Nays: None. Motion carried.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned.
Woodcroft Glen Phase 2 **final plat approval. Tabled until 9-24-14 meeting.**
2. **Calanni Landscaping**, 12412 York Road, PPN: 483-06-010, General Industrial zoning. **Final site plan and Design plan approval.**

Sam Calanni, owner of Calanni Landscaping, stated he is seeking final site and design approval for his building. Mr. Kulchytsky stated Mr. Calanni previously received preliminary approval from the Planning Commission. He also asked to move his building forward by 20 feet closer to the street and in line with the adjacent properties. This request required a BZA variance; the variance was granted. He is back tonight for final approval of the exterior. The building's exterior appearance is still all masonry. Some exterior design features have been added: textured bands across the façades, and exterior lighting to the surface of the building. Mr. Kulchytsky commented the landscaping plan is sufficient for a new structure. He requested that Mr. Calanni provide the Building Department something that shows where the stock piling of materials on site would be located. He added that per our ordinance, we do not permit the stock piling of materials on the site. Mr. Kulchytsky informed the Board that in the past, the Board has typically required there be some type of large masonry block pens to control the amount of material on the site for previous landscaping companies with determination of similar use applicants. The pens are typically limited to 10 ft. in height. Mr. Calanni stated he would have three bays to manage the stone, mulch, and topsoil.

Mr. Collins, Assistant Engineer, stated the comments included in the 5/28/14 P.C. engineering commentary pertaining to the site plan, are the same. Mr. Calanni responded he does not recall receiving the engineering comments. Mr. Kulchytsky explained the comments regarding storm water management and soil erosion control measures were probably transmitted directly to his engineer. Mr. Castrovillari questioned the appearance of the brick work on the outside of the building. Mr. Calanni responded there are two brick pillars in that area.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the final site plan and design approval subject to Mr. Calanni's compliance with the requirements of our Building Department and our Engineering Department.**

Roll call: Yeas: Five (Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz, Frank Castrovillari). Nays: None. **Motion carried.**

3. **Jim's All-Season**, 12020 York Road, PPN: 483-06-003, General Industrial zoning. **Site plan revisions and exterior design approval of building.**

Jim Casciano, the owner of Jim's All Season stated he is here for review of building plans and to submit samples of materials, address exterior lighting and a change in the proposed fence along the north side of the property. He went on to say that the building is a wood frame construction with brick veneer on the bottom half, vinyl siding on the top half and dimensional shingles for the roof. He added that there will be no exterior lighting other than an outside porch light under the overhang. Mr. Castrovillari expressed his concern about the color choices being too dark and suggested he use a lighter shade of grey for the siding. Mr. Casciano agreed.

Dan Collins, Assistant Engineer, stated the Engineering comments were forwarded to the applicant prior to today's meeting. He informed the applicant that completion of the previously approved site improvement plans needed to be performed within ten business days of this meeting, August 13. He clarified to Mr. Casciano that he was speaking about the storm water pollution prevention plan; it needs to be implemented. He asked the applicant if that was doable? Mr. Casciano responded he is more than willing to address the items that are already on the proposed plan and will indicate where he is with those and what his time frame is. Mr. Collins noted that we will also need a better site plan of the proposed building.

Mr. Casciano inquired about the proposed board on board fence along the north side of the property. He felt there is an issue to getting the fence in there along the berm and having enough space without encroaching onto the property. He stated he would like to change to a 6-10 ft. high berm along the property line depending on the elevation of the property. He feels the berm would be more effective for the adjacent neighboring property for sound control. He added it would be landscaped with mulch. The trees have already been planted on the east path of the north side of the property. He said the berm elevation may change a little bit but the trees will remain on the top.

Mr. Kulchitsky recapped the two items that are being discussed today. He reminded the Board that Mr. Casciano was previously here for determination of similar use to run a landscaping business from this location. A series of stipulations were placed on the property by the Planning Commission; one of them being that a 6 ft. high board-on-board privacy fence be installed along the north side of the property line. Shortly after the project started, Mr. Casciano put in a berm with pine trees across the site on the north side of the property. He is back here tonight to see if he could do a larger berm across the entire north side of the property line measuring approximately 6 ft. in height in lieu of the board on board fence. The second item which is under consideration is that in order to have his business there, he has to have a primary use, which is housed within a building, so he can run his business out of it. He is looking for approval on the exterior appearance for the previously approved location of the building.

Mayor Stefanik visited the site with the city Engineer and discussed the berm area. After speaking with the representative from the HOA for Independence Place, Mayor Stefanik feels it is a better fix than the fence. Mr. Antoskiewicz added he has also been out to the site and agrees that the mounding presents a better fix; once the pines grow and mature it should be a great buffer.

Sean Cooper, President of Independence Place West Condominium Association spoke on behalf of the 124 residents, a lot who have expressed their concerned. He commented if Mr. Casciano chooses to eliminate the fence because it proposes a maintenance issue, they

are not opposed to it. He noted the landscape that is provided there now is sparse and there is quite a bit of space between them; the time that is needed for them to mature is many years. We are looking at port-a-potties, dumpsters, piles of mulch, and equipment. He added, that is why they were asking for a fence on top of the mound. If the fence is not an option, they are requesting more landscaping be placed in between what is there now.

Mr. Kulchytsky inquired what is the current height of the mound. The applicant responded that the current height is 4 or 5 ft. above grade. He added that he is proposing to go 6 - 10 ft. in height. Mr. Kulchytsky clarified that the mound required will be at minimum 6 ft. in height. He noted, that applicant will need to increase it by an additional 2 ft. in height and would be putting plantings on top of that. The applicant said the trees are approximately 6 - 8 ft. in height. Mr. Kulchytsky asked the applicant if he could increase the density of the trees by staggering two rows along the entire north property line in addition to the increase in height of the mound. Mr. Casciano said the trees are currently staggered and close to each other. He questioned whether adding additional trees would accomplish anything. He said he is willing to make the mound 10 ft. high and he feels the higher mound would be a better block. He also stated during the original proposed planning, since the area in the back is all wooded, they only proposed planting pine trees along the front half. Mr. Kulchytsky stated that a 6 ft. minimum height for the mound is adequate and 3 - 5 ft. wide at the top of the mound. He clarified that he will be raising the current existing trees after the grade is built up. Mr. Collins recommended the mounds be kept 5 ft. wide at the top and a 3 to 1 slope to the bottom to keep stabilization. He also asked for assurance that any trees deceased over time be replaced. Mr. Antoskiewicz asked that the applicant if he would double row the trees back to where the woods start and then a single row from the woods back to the rest of the property. Mr. Casciano responded he would agree to do that. He added that equipment and trucks are not stored in the back portion of the property.

Mr. Langshaw, Ward 3 Councilman, commented he is in favor of the compromise. Jim has done a lot to comply and has been working to get his property up to par. He added that he is not only concerned about how this effects the condominiums but also the house owner along the property line next door.

Mr. Cooper reiterated that Mr. Casciano said he doesn't need to purchase more pine trees; he needs to change the position of the trees to alleviate visual line of sight through the spacing of the trees. Mr. Casciano stated he would consult with Mr. Cooper as to the positioning of the trees when necessary.

Mr. Casciano reviewed his progress on the site in reply to the Engineering Department's storm water, pollution prevention concerns. He addressed Mr. Collins and said he has been delayed because of the weather and his difficulties to dig the pond. He added that weather permitting, he does not see any issue of getting the pond complete within two to four weeks and then the grass can be planted. At that point he said he would be able to remove the temporary sediment basin structure and install the permanent one. Mr. Collins said he will discuss Mr. Casciano's progress with the City Engineer and added that as long as an as-built drawing is provided to the Engineering Department, and agrees to keep sediment on his site, and dust control down during the construction, we will allow him no more than four weeks, weather permitting, to complete the original site improvement plans.

Mr. Casciano asked the Board if he could plant arborvitaes along the chain link fence rather than weaving the slats through the fencing. Mr. Kulchytsky explained that the city code requires the fence provide coverage from the site and be opaque. He stated the arborvitaes would be a reasonable compromise. He added that planting arborvitaes along the fence would soften the front.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the exterior appearance of the building. This motion is based on the compromise agreed upon for the site plan revision including: there be a minimum 6 ft. high berm on the entire north side of the property in lieu of the board-on-board privacy fence; the berm shall have pine trees along the length of it at a higher density closer to the front, breaking where the berm breaks to allow storm water to occur or the tree line. At that point the trees can be at a lower planting level along the area that has a forest next to it. The agreement also includes the planting of arborvitaes along the chain link fence in lieu of the need for fence slats. This approval is also contingent that he provide before 8/27/14, an as-built drawing to the Engineering Department and that he complete the original site improvement plans agreed upon.**

Roll call: **Yeas: Five** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari). **Nays: None. Motion carried.**

NEW BUSINESS

Best Equipment, 13015 York Delta Drive, PPN: 483-14-039, General Industrial district.
Site plan approval.

Mr. Collins addressed Mr. Waddell stating the Engineering Department would like additional site plan drawings. Mr. Waddell responded he would provide them. Mr. Kulchytsky said it is a significant improvement in terms of esthetics in the appearance of the building. He has agreed to remove the existing metal structure and two cargo containers as part of this project along with the site being cleaned up.

Moved by Mr. Castrovillari, seconded by Mr. Miller to **approve the final site plan approval.**

Roll call: **Yeas: Five** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari). **Nays: None. Motion carried.**

Suburban Maintenance & Construction, Inc. –

16330 York Road, PPN: 485-03-015, in a Local Business district. **Site plan approval.**

Mr. Kulchytsky said he had met with the applicant, the Engineering Department and the owner of the site to discuss the expansion. At that time the owner was informed that given the consolidation of the parcels into one large parcel, it opens the opportunity for the Planning Commission to review the entire site. The historic data from November of 1998 documented what the prior Planning Commission's approvals were for the function of the landscaping business at this location. The requirements clearly stated that from the street to the split rail fence was to be lawn area and there was to be a 10 ft. buffer area behind the fence which was allowed to have some plant stock and additional landscape. Mr. Kulchytsky reiterated that Planning Commission has the opportunity to revisit that issue if they choose.

Mr. Collins stated that the site plan provided shows all required improvements that were previously discussed with the applicant at the June 24, 2014 meeting.

Mr. Kulchytsky clarified to the Board the area being discussed is the area where there is a split rail fence starting from Suburban Maintenance wrapping around to Leonti's on the other side. He said the applicant is not being asked to add a split rail fence or landscape buffer to the area in front of the parking area in front of Leonti's building but they would like to see the

grass restored to the street in that area. Mr. Stucky questioned the need for the additional 10 ft. of landscaping behind the fence. He said there is 15 ft. of area which could be landscaped in front of the fence. The Board asked that the cords of wood along the fence be moved a few feet away from the fence. Mr. Stucky responded he would do that but requested to wait until next year to move the wood. Mayor Stefanik requested that the historical cement post which has the names of Edgerton Road and Bennett Road remain. Mr. Stucky agreed that it should remain. Mr. Kulchytsky said a compromise that 15 ft. from the road up to the fence shall be restored as lawn and shall have additional landscaping of rocks, shrubs and deciduous trees, spaced at reasonable spacing, etc. along that area would be acceptable to the Building Department and is a good recommendation for the Board to vote on. He also noted this would include the restoration of the drive on York Road that is not paved over, shall be required. Mr. Stucky responded he is willing to make the changes necessary per the Building Departments recommendation.

Moved by Mr. Castrovillari, seconded by Mr. Miller to **approve the final site plan approval. This motion is based on the restoration of the landscape buffer as modified by the Planning Commission and the paving of the aprons.**

Roll call: **Yeas: Five** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari). **Nays: None. Motion carried.**

Conrad's Tire Realty Company (Conrad's Tire Express & Total Car Care) –
5118 Royalton Road, PPN: 488-19-013, in a Traditional Town Center district.
Site Plan approval.

Robert Orovets, John Urbanick and Dominic Umek were present to answer any questions from the Board. Mr. Collins stated both the Engineering Department and Wastewater Department have been in correspondence with Greenland Engineering and what we are seeing on the plan and what has been committed by the applicants is that storm water management in this area and neighboring areas will be improved. Mr. Collins requested a full set of civil site drawings be sent to the Engineering Department.

Mr. Kulchytsky stated that being located in the Town Center District, the Board has required previous applicants which have appeared before us to install an ornamental fence along the front side of the property in the TCD-2 district. His recommendation was that the Board require such an ornamental fence be placed across the front of the property, where feasible, to create some cohesiveness in the TCD-2 district. Mr. Kulchytsky said he could provide them with documents of other fence installations. Mr. Castrovillari suggested that Eifs continue to wrap around the side of the existing building to give it a more consistent and modern look. Mr. Orovets agreed.

Moved by Mayor Stefanik, seconded by Mr. Antoskiewicz to **approve the exterior appearance and final site plan approval with the contingency that the area above the service bays be done using the Eifs material to match the renovations occurring on the front and that an ornamental metal picket fence with masonry piers to match the building be added.**

Roll call: **Yeas: Five** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari). **Nays: None. Motion carried.**

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Mr. Miller to **adjourn the July 30, 2014 Planning Commission meeting**. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz). Nays: None. **Motion carried.**

Meeting adjourned at 8:42 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: 9-10-14

ATTEST: /s/ Diane Veverka
Planning Commission Secretary