

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, May 6, 2015 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: Chairwoman Cheryl Hannan, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Tom Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

**Motion** and a second **to excuse Tim Miller for cause**. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari). Nays: None. **Motion carried**.

#### **PUBLIC HEARING:**

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.**

Rick Porter and Ken Starrett were present on behalf of Royalton Place Ltd. / Gross Builders. Mr. Porter gave a history of Gross Builders' long standing relationship with North Royalton. He stated that they are here tonight to seek plan approval for a new community at York and Royalton Roads. He mentioned that the Master Plan for the city recognized a need for additional housing, especially new housing options for seniors. The site at York and Royalton Roads is 26.6 acres. He stated that most of the area is mainly flat grassland. He said to the east is medium density residential; to the north, west and south is a mix of general business and live industrial. He added that it is good planning principal to have transitional use such as Royalton Place between the medium density residential and more commercial industrial areas. He presented the proposed site plan to the Board. It will consists of maintenance free luxury living for persons 55 and over with approximately 288 units within four multi-level buildings. The proposed plan also includes covered garage spaces and a leasing office and recreational center. By clustering the buildings close together, he said, they will be able to preserve 70 percent of the natural green space. He stated that they are currently working on a traffic study. At this time one lane will be provided for entering the development and two lanes to exit. Also, an east-west connecting street to Woodcroft Trace is included in the plan. The street will be fully constructed, maintained and owned by Royalton Place, but will allow cross access for the residents of Woodcroft Glen. He explained the detailing of the architecture of the building and the rooms and amenities for each building.

The clerk read a letter from Paul Marnecheck, Councilman – Ward 4. In the letter, Mr. Marnecheck gave his support for the proposed adult living campus project.

**Moved** by Mr. Castrovillari, seconded by Mayor Stefanik **to move this item to the Regular Order of Business**. Roll call: Yeas: Four (Mayor Stefanik, Larry Antoskiewicz, Cheryl Hannan, Frank Castrovillari). Nays: None. **Motion carried**.

#### **ADJOURNMENT OF THE PUBLIC HEARING**

**Moved** by Mr. Antoskiewicz, seconded by Mayor Stefanik **to adjourn the Public Hearing**. Roll call: Yeas: Four. Nays: None. **Motion carried**.

**The Public Hearing adjourned at 7:10 p.m.**

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, May 6, 2015 in regular session**. The meeting was called to order at 7:10 p.m. by Chair Cheryl Hannan.

**PRESENT:** Planning Commission: Chairwoman Cheryl Hannan, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Tom Kelly, Building Commissioner Dan Kulchysky, City Engineer Mark Schmitzer.

**Motion** and a second **to excuse Tim Miller for cause**. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari). Nays: None. **Motion carried**.

#### **APPROVAL OF MINUTES:**

**Moved** by Mr. Castrovillari, seconded by Mr. Miller to approve the **April 22, 2015** minutes. Roll call: Yeas: Four. Nays: None. **Minutes approved**.

#### **OLD BUSINESS**

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 **final plat approval**. Tabled, No action.

#### **NEW 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.**

Rick Porter addressed the topic of storm water detention facility in the plans. He stated that the facility will serve the residential area and also will be sized to manage any of the other business areas along Royalton Road. He added that they have located all the utilities and found that they have the capacity to serve this type of development.

Mr. Kluchysky addressed the Board and stated that both the Building Department and Engineering Department have had the opportunity to work with Gross Builders for some time on this project. He said they are here before us for preliminary site approval. Additional material will be submitted for the final approval meeting. He added that we will be covering this material directly with Gross Builders – exterior finishes, exterior material samples, lighting photo metrics; essentially, details that would flash out this project for the Board. They have noted that there are several variances that will need to be secured. They have made application to the Board of Zoning Appeals and shall be appearing at the end of May. He stated that we have met with the Fire Department to discuss any of their concerns; we believe we have handled all of those items accordingly. A follow-up meeting with Gross Builders will take place regarding those items. The Police Department's item of the traffic study was already addressed by Mr. Porter. Mr. Schmitzer stated that the numerous meetings with Gross Builders upfront on this project have helped us point them in the right direction per the code. He stated that what they have shown here is the minimal impact to this site that they could do with as high quality of a product that they are proposing. The Engineering commentary which was provided to the Board is quite lengthy; it is just hitting on key points in our code. When we go from barren meadow grassland to a development, the key item we look at is storm water management. As we move further along, they will

provide us with more detailed information. The Applicant has engaged in an environmental consultant early on regarding wetland and stream impacts. They will get the necessary permits from the Army Corps of Engineering and the Ohio EPA. They will be coming to the BZA for variances on riparian setbacks, which is a local ordinance. Based on the proposed use of this development they have been asked to do a traffic impact study. That report will be summarized to the Board prior to the final site plan approval. Mr. Schmitzer said that from the Engineering Department stand point, we are satisfied with what has been submitted to us and with the discussions we have had, and we therefore recommend approval to the Board.

Mr. Kelly address the Board and stated that over the preceding months, he has had a number of telephone conversations with the Gross Brothers legal counsel. This proposal is entirely consistent with the recommendations in the Master Plan Taskforce as well as the actions of City Council's most recent amendment of the Senior Citizen District to provide for 55 and over senior living apartments. Mayor Stefanik added that we had a dozen meetings with the residents throughout North Royalton and many identified the fact that there was very limited senior living in North Royalton and was made part of the Master Plan process. He stated that we are very concerned about storm water in North Royalton and the vacant area of the northeastern part of the plat, and a couple basins that are there now for the build out of the former Woodcroft Glen. Mr. Porter responded that the one basin is for a phase 2 area and the street area for Woodcroft Glen. Mayor Stefanik asked Mr. Porter to work with the Engineering Department and possibly modify those to slow down the water even more, possibly a sediment pit to collect the shale that comes off that hill so it doesn't end up in the Industrial Park. Ken Starrett from Gross Builders responded to the Mayor that they will take a hard look at it and get their consultants involved. He added that they will provide ideas for the next Planning Commission meeting of how they can help with that problem. Mr. Antoskiewicz asked for clarification about the retention and whether it would already be sized to incorporate the extra six acres of general business zoning that could be added in the future. Mr. Porter responded that there is already a natural ridge line on the property and everything north of that flows to York Alpha and south of that flows towards the intersection of York and Royalton. He said that what they would like to do in their planning is a basin that goes to the York Royalton Culvert so that we can collect everything that flows off that general business district. He added that they will need to make some design assumptions; we can't guess exactly what might go in there but we can get close enough to find out how much we can detain and how much room we have for that. He said that will be part of our submittal to the Engineering Department to make sure we size that properly. Mr. Antoskiewicz questioned whether the road cutting through Woodcroft Glen is also part of the impact study. Mr. Porter responded yes and Phase II will also be included in the impact study because they eventually will also be utilizing the through-drive as well. Mr. Porter responded to a question from Mr. Antoskiewicz that the apartments will be both one and two bedroom suites. He added they will range from 850 – 1,100 sq. ft. Some of the deluxe units on the end of the building are approximately 1300 sq. ft. Rental range will be approximately \$850 to \$1,050/month for an all inclusive package. Mr. Porter said that he would like to be on the June 3<sup>rd</sup> meeting agenda. Breaking ground will be dependent on the EPA and Army Corps of Engineering. Applications for the wetlands and for the stream impacts with the Federal and State jurisdictions could be a long process. We may be looking at a year from now.

**Moved** by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **approve the preliminary site plan approval for a proposed multi-unit senior living facility**. Roll call: Yeas: Four (Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: None. **Motion carried.**

**ADJOURNMENT**

**Moved** by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **adjourn the May 6, 2015 Planning Commission meeting**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

**Meeting adjourned at 7:25 p.m.**

APPROVED: /s/ Cheryl Hannan  
Chairwoman Cheryl Hannan

DATE APPROVED: June 3, 2015

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary