

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, September 24, 2014 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: Cheryl Hannan, Timothy Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Diane Veverka. **Administration:** Law Director Tom Kelly, Building Commissioner Dan Kulchytzky, City Engineer Mark Schmitzer.

PUBLIC HEARING:

1. **David Aulger / Pavlin's Yard Maintenance** is seeking site plan approval for a new 4,800 sq. ft. commercial structure located on **York Delta Drive, PPN:483-06-022**, in a General Industrial district.

Owner of the property, Ted Pavlin, 8410 Dogwood Lane, Parma was present. He asked David Aulger, the architect with the design build firm of Campbell Construction in Wooster Ohio, to speak on his behalf. Mr. Campbell said they are seeking approval for a 4,800 sq. ft. facility on the 1.9 acres of property on York Delta Drive. He stated that this would be the primary place of business for Mr. Pavlin to operate his yard maintenance and landscaping company. He said the building will be a pre-engineered structure with masonry sidewalls. He presented a colored rendering of both sides of the building showing a single sloped building, high side to the parking lot and low side to the back of the property. He added that no variances are required for the build.

Bill Stuehr, President and owner of Induction Tooling, 12510 York Delta Dr., expressed his concern regarding keeping Phase II of the industrial park upscale with quality buildings. He added that he would want the storage of equipment to be kept inside and no materials to be left outside, such as piles of mulch.

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

2. **John Franko / BlueLine Classics, LLC** is seeking a determination of similar use to operate an indoor classic automobile sales and detailing facility located at **12496 York Road, Suite A**, also known as **PPN:483-06-011**, in a General Industrial district.

John Franko of 7017 Brecksville Road, Independence, owner of BlueLine Classics, LLC, stated he is requesting permission to operate his business out of the location at 12496 York Road. He said the nature of his business relates to detailing of classic cars and vehicle restorations. He said he has a dealer's license and sells cars primarily based off of e-bay and internet sales. He added that they are not opened to the public; they have an occasional walk-in for inspection of vehicles. He said cars are kept indoors. Any minor restorations or major repairs or painting of vehicles are done off site. He added that there is no use of toxic chemicals in the building.

Dan Langshaw, Ward 3 City Councilman, spoke in support of the application for similar use for BlueLine Classics. He requested that the Board put limitations on the approval such as no outdoor automobile sales or outdoor storage. Carmen Matteo, property owner of 12496 York Road, stated that he is in support of the applicant. He stated Mr. Franko is a good tenant. His place is kept clean and does not park cars outside.

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

ADJOURNMENT

Moved by Mr. Miller, seconded by Larry Antoskiewicz **to adjourn the Public Hearing.** Roll call: Yeas: **Five** (Cheryl Hannan, Timothy Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari). Nays: **None. Motion carried.**

Public Hearing adjourned at 7:24 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, September 24, 2014 in regular session.** The meeting was called to order at 7:25 p.m. by Chair Cheryl Hannah.

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

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 **final plat approval. Tabled.** No action at this time.
2. **Manojle Bjelicic** is seeking site plan approval for **8684 Ridge Road, PPN:482-12-015** Local Business Zoned. **Tabled.** No action at this time.

NEW BUSINESS

1. **David Aulger / Pavlin's Yard Maintenance** is seeking site plan approval for a new 4,800 sq. ft. commercial structure located on **York Delta Drive, PPN:483-06-022**, in a General Industrial district.

David Aulger clarified that the square footage listed as 4,800 sq. ft. is the base bid project that was originally discussed; he stated that Mr. Pavlin is now looking at an alternate plan which would increase the size to 6,000 sq. ft. Mr. Kulchytsky further clarified that the applicant is proposing to add an additional garage bay, 5 total, which is shown on sheet A-1 of the packet. Mr. Kulchytsky said site lighting and landscaping are missing from the plans; that review will be done by the Building Division at a later time. Both he and Mr. Castrovillari asked that the architect and owner consider adding something that brings color and strengthens the sense of entry at the front street elevation in the form of an awning or canopy, etc. Mr. Aulger responded that they would not be opposed to that, however, the primary business is doing yard maintenance elsewhere and they would not expect to have many visitors coming to the facility to secure yard maintenance work. He also said he did not feel a stronger front entrance element would make any difference to his business or to the appearance of the building. He added that we have tried to give him a cost effective project. Mr. Castrovillari said a street visual is important and if he chooses not to put a sign on the building, that is their choice but he feels a colored awning of some type is necessary. (Exhibit A.) Mr. Aulger said Mr. Pavlin will submit a landscaping design

accordingly. Mr. Aulger said they are seeking approval on the condition of meeting the Engineer's requirements. Mr. Schmitzer said the plan submitted was complete and he was comfortable, based on what has been submitted, to recommend site plan approval for this applicant to the Planning Commission, based on the condition that he continues to adhere to the code and requirements and we will have review of final plans. Mr. Antoskiewicz asked the applicant how he handles storage of mulch, etc. Mr. Pavlin responded that they buy materials as he needed; there is no need for stockpile or outdoor storage of extra materials. Trailers and containers of equipment will be stored inside the building; the pick-up trucks will be left outside the building. Mr. Pavlin responded to a question regarding where he will keep grass cuttings, and said he drops the yard waste such as grass clipping, leaves, etc. off at Royalton Supply; yard waste will not be discarded in the back of his property. Mr. Kelly addressed the applicant and informed him that they are not permitted to lease any storage space to other people on the outside of the building. Mr. Pavlin agreed to the provisions.

Moved by Mayor Stefanik, seconded by Mr. Miller **to approve the final site plan for David Aulger / Pavlin's Yard Maintenance with stipulations that he meets the necessary requirements from the Building Commissioner and Engineering Department.**

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

2. **John Franko / BlueLine Classics, LLC** is seeking a determination of similar use to operate an indoor classic automobile sales and detailing facility located at **12496 York Road, Suite A**, also known as **PPN:483-06-011**, in a General Industrial district.

Mr. Kulchytsky explained to the Board that the applicant is appearing before the Planning Commission for determination of similar use as permitted by C.O. 1278.24(b) and C.O. 1262.08. The standards by which the Planning Commission is to review this Similar Use are set forth in section 1262.08 and they are as follows:

- a) That use is not listed in any other classification of permitted buildings or uses;
-- Per the review of the Building Commissioner, no district includes such a permitted use.
- b) That such a use is more appropriate and conforms to the basic characteristics of the classification to which it is to be added than to any other classification;
-- The P.C. shall need to rule on this item based on the applicant's presentation.
- c) That such a use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences to an extent greater than normally resulting from other uses listed in the classification to which it is to be added; and
-- The PC shall need to rule on this item based on the applicant's presentation.
- d) That such a use does not create traffic to a greater extent than the other uses listed in the classification to which it is to be added.
-- The P.C. shall need to rule on this item based on the applicant's presentation.

Mr. Kelly commented that per discussion with Mr. Kulchytsky, there are other sections of the code which afford permitted uses in the district for the sale of buses, trucks, machinery, and the like, within a confined space. This is in fact a similar use. Mr. Kelly recapped that if the Board is satisfied that the four conditions under 1262.08 have been

satisfied, it would be appropriate to take a motion to approve the applicant's application. The Clerk noted that the Police and Fire Departments had no comment for this application.

Mr. Kulchytsky's recommendations for stipulations to the approval of this request are as follows:

- All sales are in-door only.
- No storage of automobiles, trucks, machinery, equipment, tools, etc. outside of the facility.
- The outdoor parking is only for employees and visitors. No storage of vehicles on the exterior.
- Minor repairs and detailing work will be permitted if it is a similar type of use that occurs within the General Industrial district. Major repairs are a separate approval of which the applicant is not approaching the Board at this meeting.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve for similar use to operate an indoor classic automobile sales and detailing facility subject to the stipulations presented by Mr. Kulchytsky.**

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

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Tim Miller **to adjourn the September 24, 2014 Planning Commission meeting.** Roll call: Yeas: **Five** (Cheryl Hannan, Timothy Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari). Nays: **None. Motion carried.**

Meeting adjourned at 7:50 p.m.

APPROVED: /s/ Cheryl Hannan
Chairperson

DATE APPROVED: January 21, 2015

ATTEST: /s/ Diane Veverka
Planning Commission Secretary