

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, May 28, 2014**. The meeting was called to order at 7:05 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

PUBLIC HEARING:

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Diane Veverka. **Administration:** Law Director Tom Kelly, Community Development Director Tom Jordan, Building Commissioner Dan Kulchitsky, City Engineer Mark Schmitzer.

1. **Sam Calanni**, 12412 York Road, PPN: 483-06-010, General Industrial Zoning. Site Plan Approval. Notice of Public Hearing was posted, published and mailed as required.

The project consists of a new 6,471 square foot masonry industrial office/warehouse structure and associated site upgrades/amenities. The structure would house Calanni Landscaping and a perspective tenant. The applicant Sam Calanni of 10575 West Sprague Road was present. John Urbanick of Greenland Engineering, 4133 Erie Street, Willoughby Ohio represented Mr. Calanni. He explained that Mr. Calanni's business currently operates out of a permanent trailer on the same parcel. He is choosing to upgrade the property with a new building and parking lot with the potential for a second user. He will continue to utilize the back of the property in the same manner as which it is used now, landscape material, storage, and running business operation. The plans show an upgrade to the building and the parking in the front portion of the lot. There is a paved area immediately behind the building, but the majority of the site will remain as is, a gravel surface landscape yard area which will continue to be utilized. The building will have all utilities servicing it. The storm water, due to the topography and the outlet, will exit the rear of the property to a stormwater management basin. He added that he wanted to stress that Mr. Calanni is being conservative as he goes through the process; he wants to be sure he is moving in the right direction. He said in doing so Mr. Calanni is looking for a preliminary approval from the Planning Commission for the project with a future Planning Commission approval required to complete the architectural and engineering items.

Dan Langshaw, Ward 3 Councilman, spoke on behalf of residents in his ward. He said they are concerned about the businesses on York Road. The City needs to move towards creating a better image than in the past. He added that what Mr. Calanni is proposing is a positive step forward. He wants to be sure that he maintains the property and will work with our Economic Development Director and Building Commissioner to make sure that he is following the proper steps for 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, Timothy Miller, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried**.

2. **2014 Master Plan Update**, approval of the 2014 Master Plan Update. Notice of Public Hearing was posted, published and mailed as required.

Tom Jordan, Community Development Director and Chair of the Master Plan Update Committee said Alison Ball and Kristin Hopkins from the Cuyahoga County Planning Commission will as part of the regular order of business give a short presentation that summarizes the final draft of the 2014 Master Plan Update that was distributed to the Planning Commission prior to the May 14, 2014 Planning Commission meeting.

No one in the audience wished to be heard.

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, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried.**

ADJOURNMENT

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

Public Hearing adjourned at 7:11 p.m.

REGULAR MEETING called to order at 7:11 p.m.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Diane Veverka. **Administration:** Law Director Tom Kelly, Community Development Director Tom Jordan, 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.**

NEW BUSINESS

1. **Sam Calanni**, 12412 York Road, PPN: 483-06-010, General Industrial Zoning. Site Plan Approval. Notice of Public Hearing was posted, published and mailed as required.

The applicant Sam Calanni of 10575 West Sprague Road was present. John Urbanick of Greenland Engineering, 4133 Erie Street, Willoughby Ohio represented Mr. Calanni.

The Chair asked if there was any additional information the applicant or representative would like to add. Mr. Urbanick said that the site plan as submitted will more than likely, as final engineering and final survey data comes in, have minor changes. Changes such as additional landscape information such as curb locations. The current building to the north of the site and the south of the site both are closer to the 100 feet set back. The proposed building as currently shown behind the proposed parking area is approx. 128 feet. Mr. Calanni wishes to consider sliding the building forward so it is even with the buildings on both sides of him. If he were intending to keep the parking lot the same, the parking lot would have to slide forward

and be inside of the 50 foot required front set back. He said he would like to verify what procedurally is necessary to discuss that matter. Mr. Schmitzer said that is something that would need to go before the Board of Zoning Appeals. The building most likely can fit within the setback and would not require a variance; however, the parking set back would require a variance. He added that he felt it would be accepted because looking at the sites to the south, their parking area appears to encroach within the 50 foot setback. Mr. Kulchytsky said should the applicant wish to move the parking lot and building forward, it would require a variance from the Board of Zoning Appeals. A submission can be made to get onto the next meeting agenda. Mr. Kulchytsky said he felt that the alignment of the building to the north would create a cohesive environment between the buildings. He feels that a preliminary approval secured today for Mr. Calanni so he can feel comfortable moving forward with the remaining engineering and architectural work. Mr. Urbanick followed up by saying they request preliminary site plan approval tonight contingent upon final site plan approval at a later date and with the inclusion of a variance to allow the building and the parking to move forward a little bit if desired.

Mayor Stefanik questioned that there appears to be four large doors on the back of the building, and that it will be used for himself and possibly one tenant. Mr. Calanni said it would be for one or two tenants. Mayor Stefanik also questioned the use of the large vacant area in the back being used as a large storage facility for cars, campers, boats, trucks, etc. by him or his tenants. Mr. Calanni said he will not allow that and will not start a storage business in the future. He added that it will be used for whatever tenants he has for parking. Mr. Antoskiewicz questioned the restriction of conditional use of the building's future tenant(s). Mr. Kulchytsky explained that the proposed building is a 2-tenant facility with four garage bay doors, two for Mr. Calanni and his business and two for his future tenant. At the front there is a door to enter into the office portion of either tenant. The uses that will be permitted for any future proposed tenant would have to comply with the General Industrial District zoning requirements. Mr. Calanni's business, however, did receive a similar use determination from the Planning Commission and the requirement was that any additional scope changes or alterations to his presentation previously to the Planning Commission would require him to return to the Planning Commission. Mr. Kulchytsky said Mr. Antoskiewicz is correct in the statement that if another landscaping business were to go in there, they would have to come before the Planning Commission to get a conditional use and that anything that fell under the General Business would be appropriate. Mr. Kulchytsky added that a future tenant, given some certain stipulations, he felt the Planning Commission would look upon it favorably as they did with Mr. Calanni's situation. Mr. Antoskiewicz questioned if there was going to be any additional clearing of the property or is Mr. Calanni talking landscaping that will enhance by adding landscaping. Mr. Urbanick said they will be removing the four or five large pine trees in the front because they would like to improve the visibility from the road and replace with landscaping in front of the building and a few trees.

Mr. Schmitzer said he has offered guidance to their engineers and feels as they move ahead some of the items which he had commented about will be worked out. Mr. Urbanick said he had no questions at this time regarding the feedback and comments made by Mr. Schmitzer. Mr. Kulchytsky said there are a few minor items that need to be addressed by the applicant; he will provide him with a list, such as a monument sign, lighting, landscaping, etc.; he added the architect is aware of the issues that still need addressed. He also requested that, as part of the final site plan, he address where his landscape materials will be stored on the final site plan so we have a clear understanding for future use as to where Mr. Calanni's landscaping business storage use starts and stops. Mr. Urbanick said they will make sure it is on the plan. Mr. Kulchytsky recommended preliminary site plan approval and also include as part of it preliminary approval of the exterior appearance design so Mr. Calanni can continue working

with his architect on the exterior appearance of the building. We will need his presence at the next meeting to present his finishes and exterior materials plus

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the preliminary exterior appearance of the building and preliminary site plan approval**. Roll call: Yeas: Five (Cheryl Hannan, Timothy Miller, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried.**

2. **2014 Master Plan Update**, approval of the 2014 Master Plan Update.

Mr. Kelly explained the Charter under Article 12, Section B1 requires that the Mayor and his designated representatives present to the Planning Commission the Master Plan revisions. If the Planning Commission is satisfied with the revisions, a motion would then be in order to approve and refer to Council with recommendation for adoption of the 2014 Master Plan Update. It would also be important to reflect that the Public Hearing, which is now being held, is intended to satisfy the requirements called for in Article 12, Section B1 which requires a Public Hearing be held before Council may approve; this Public Hearing will satisfy both requirements.

Kristin Hopkins, Principal Planner & Manager of Planning Services with the Cuyahoga County Planning Commission, and Alison Ball, Planner explained that they have been working with the city for over a year on the Master Plan process. She said part of the Master Plan process was to undertake an analysis of the existing conditions so we could understand where the City is right now and what the recent past trends have been. She said we then set about putting together goals, updating the goals from the 2004 plan and then coming up with appropriate strategies. They gave a short presentation that summarized the final draft of the 2014 Master Plan Update dated 5/28/14. See Exhibit 1.

Mayor Stefanik asked what the process is for putting this on the ballot for the rezoning. Mr. Kelly referenced Article 12, Section B1 which gives the Mayor the duty and the right to present the Master Plan to Planning Commission either directly or through his chosen representatives, Mr. Jordan; Cuyahoga County Planning Commission; and in this case, the 2014 Master Plan Committee. The Charter also specifically provides for the adoption of a new zoning map. For that purpose we will be presenting to Council, assuming the Planning Commission approves the Master Plan and recommends Council adopt the Master Plan, and then we will have legislation for Council to submit to the voters a new zoning map, which is consistent with the Charter requirement. He added that the zoning map will be a comprehensive zoning map which will include every parcel in the city, those currently zoned and those that are proposed to be rezoned for either corrective purposes or for developmental purposes. Once that zoning map is approved by the voters at the November election, it then becomes the zoning map for the City and for all the properties to be developed according to that map and the districts that are approved.

Mayor Stefanik thanked the Cuyahoga Planning Commission for their hard work and being a part of some very lengthy meetings as they went through the process. He added that those who attended the meetings seemed to be on the same page as to the direction the city was heading.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve and refer to Council with the recommendation to adopt the 2014 Master Plan Update.** Roll call: Yeas: Five (Cheryl Hannan, Timothy Miller, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Miller **to adjourn the May 28, 2014 Planning Commission meeting.** Roll call: Yeas: Five (Cheryl Hannan, Tim Miller, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried.**

Meeting adjourned at 8:00 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: June 11, 2014

ATTEST: /s/ Diane Veverka
Planning Commission Secretary