

The North Royalton Planning Commission Caucus was held on Wednesday, **November 10, 2010**. Caucus started at 6:45 P.M.

Present: Mayor Robert Stefanik, Chairman Tony Sandora, Michael McCarthy, Victor Bull, Don Willey, Law Director Tom Kelly, Building Commissioner Rito Alvarez, City Engineer Mark Schmitzer, Michael Broestl, Matthew Broestl, Nick Cinquepalmi.

Planning Commission Agenda Reviewed.

Public Hearing

Call to order

Roll Call

Opening Ceremony – Pledge of Allegiance

Sunshine Diversified / Tom Unik, 8868 – 8888 Ridge Road, PPN: 482-12-017 and 482-12-018. Local Business Zoned. Site Plan Approval for Lot Split and Consolidation.

Applicant presentation

Motion and a second to move to the Regular Business.

Roll call.

Motion and a second to adjourn the Public hearing.

Roll Call

Regular Business

Motion and a Second to approve the Minutes of October 6, 2010

Roll call

Old Business

*Woodcroft Glen Phase 2 – Final Plat Approval. Tabled. No action.

*North Royalton Animal Hospital – Dr. P. Adam Hechko / Paul Beegan Architect. 9027 Ridge Road, PPN 489-04-006, Local Business Zoning. Site Plan Approval for Improvements and Building Addition. Tabled. Tabled at BZA.

*Ordinance No. 10-105 – An Ordinance accepting the dedication of 639 feet of Yorkshire Way and 175 feet of Butternut Lane in the Villas of Worthington Subdivision Phase 2B from Pride One York Royalton LLC, and Declaring an Emergency. Tabled. No action.

New Business

*Sonja Graley / Landscapes By Design, 8833 Ridge Road, PPN: 489-04-029. Local Business Zoned. Site Plan Approval for a Paved Patio.

Presentation by applicant

Report from Department Heads and Commission Members

Motion and a second to approve.

Roll call.

R and T Fence Company / Northeast Care Center, 13405 York Road, PPN: 482-27-002. Research Office Zoned. Site Plan Approval for a Chain Link Fence.

Presentation by applicant

Report from Department Heads and Commission Members

Motion and a second to approve.

Linda DePiero/Images Bridal and Tony McMullen, 11277 State Rd.

PPN: 488-08-008, Local Business Zoned. Site Plan Approval for a fence.

Presentation by applicant

Report from Department Heads and Commission Members

Motion and a second to approve.

Roll Call.

Chairman Sandora: Good evening ladies and gentlemen welcome to the **North Royalton Planning Commission meeting for Wednesday, November 10, 2010.**

Mrs. Broestl, please call the roll.

**Present: Chairman Tony Sandora, Mayor Stefanik,
Don Willey, Mike McCarthy, Victor Bull,
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,
Law Director Thomas Kelly, Secretary Julie Broestl.**

Pubic Hearing

Sunshine Diversified / Tom Unik, 8868 – 8888 Ridge Road, PPN: 482-12-017 and 482-12-018. Local Business Zoned. **Site Plan Approval for Lot Split and Consolidation.**

Chairman Sandora: Is the applicant here? Please step forward and give us your name, address and tell us what you would like to do.

Mr. Tom Unik approached the microphone.

Mr. Unik: My name is Tom Unik. I'm the manager of Sunshine Diversified Investments which is the property at 8868 and 8888 Ridge Road. It consists of two buildings. The prior owner owned it for probably thirty-something years. They were built for AT & T, both the front and the back buildings. The rear building is the one that I am selling and is approximately 21,000 square feet. The front building, which I will still remain the owner, is 25,000 square feet. The back building is currently leased by AT & T. Their ten year renewal is up on the 16th. Then they have a two five-year options, so, I imagine that they plan on being their a long time. Like I said, I'm selling the back building. So, the way the property is split right now, if you look at it right now both of the buildings are actually on one property and the lot to the right is a very small piece. It is going to be split now, there is a fence that divides where exactly the lot where I am asking for would be split. As far as the access, there is an easement to the north side of the property, which they have been using since I bought the building for ten or fifteen years to gain access to their property. No usage or anything has changed the property, we are just splitting it and then selling the back part of the property. I also have my surveyor here if there are any questions.

Chairman Sandora: Okay, thank you. Anybody in the audience want to speak on this? Anyone? Nobody? I need a motion to move to the regular order of business.

Moved by Don Willey, seconded by Mayor Stefanik, to **move Sunshine Diversified to the regular order of business.**

Chairman Sandora: It has been moved and seconded to move this to the regular order of business. Mrs.. Broestl, please call the roll.

Don Willey: Yes.
Victor Bull: Yes.
Mayor Stefanik: Yes.
Mike McCarthy: Yes.
Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Chairman Sandora: Can I have a motion to adjourn the Public Hearing.

Moved by Don Willey, seconded by Victor Bull, to adjourn the Public Hearing.

Chairman Sandora: It has been moved and seconded to adjourn the Public Hearing. Mrs. Broestl, please call the roll.

Victor Bull: Yes.
Mike McCarthy: Yes.
Mayor Stefanik: Yes.
Don Willey: Yes.
Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

Public Hearing was adjourned at 7:09 p.m.

Chairman Sandora: I would like to call the **Regular Meeting** of the North Royalton Planning Commission meeting for **Wednesday, November 10, 2010**, Mrs. Broestl, please call the roll.

**Present: Chairman Tony Sandora, Mayor Stefanik,
Don Willey, Mike McCarthy, Victor Bull,
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,
Law Director Thomas Kelly, Secretary Julie Broestl.**

Julie Broestl: I need a motion and a second to approve the minutes of the October 20, 2010 meeting.

Moved by Victor Bull, seconded by Don Willey, to approve the minutes of the October 20, 2010 meeting.

Chairman Sandora: It has been moved and seconded to approve the minutes. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes.
Victor Bull: Yes.
Mayor Stefanik: Yes.

Don Willey: Yes.

Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0) Minutes approved

Old Business

***Woodcroft Glen Phase 2** – Final Plat Approval. Tabled. No action.

***North Royalton Animal Hospital – Dr. P. Adam Hechko / Paul Beegan Architect.**

9027 Ridge Road, PPN 489-04-006, Local Business Zoning. Site Plan Approval for Improvements and Building Addition. Tabled. No action.

***Ordinance No. 10-105** – An Ordinance accepting the dedication of 639 feet of Yorkshire Way and 175 feet of Butternut Lane in the Villas of Worthington Subdivision Phase 2B from Pride One York Royalton LLC, and Declaring an Emergency. Tabled. No action.

New Business

Sunshine Diversified / Tom Unik, 8868 – 8888 Ridge Road, PPN: 482-12-017 and 482-12-018. Local Business Zoned. **Site Plan Approval for Lot Split and Consolidation.**

Chairman Sandora: The applicant is here, please step forward again.

Tom Unik approached the microphone.

Chairman Sandora: Anything that you want to add to what you said previously?

Mr. Unik: Yes.

Chairman Sandora: Just for the record please state your name and address again.

Mr. Unik: Tom Unik, manager of Sunshine Diversified Investments. Property location 8868 and 8888 Ridge Road. The party that I am selling it to it is going to be on a 1031-exchange so, I am trying to get this closed by November 30. That would give me some additional time because I am under a time restraint so that they can follow the law to get the property sold. That is the only thing that I want to add at this point.

Chairman Sandora: Mr. Alvarez, do you have anything that you would like to say at this point?

Rito Alvarez: Mr. Chairman. Again, with the time that we have to review these things, just looking at the new lots that would be created, parcel B is really

landlocked now. According to our Zoning Code, and I wrote it out specifically, Section 1270.09 the lots have to be abutted to a dedicated street. Secondly, any lot that is abutting a street must have a minimum of 100-foot frontage. Those are the two issues that I have with this lot split and consolidation.

Chairman Sandora: Thank you Mr. Alvarez. Mr. Schmitzer?

Mark Schmitzer: I concur with the Building Commissioners' comments. I did have a few more comments just summarizing what is on there. They are creating a landlocked parcel and that is why when the consolidation and split plat was brought before me in my department I had said that this needs to go in front of not only the Planning Commission, and most likely the BZA if a variance was being requested. So, I'm not sure if the surveyor can offer any commentary on this type of situation. Would the County typically approve something like this with no frontage? You believe so?

We took it to the County first and the County did approve the drawing before we got here. The first place I took it was the County.

Mark Schmitzer: But are they approving just for standard surveying requirements?

Chairman Sandora: If you are going to speak you are going to have to come up to the microphone and state your name and address and then you can address the Board.

James Peterson approached the microphone.

Mr. Peterson: James Peterson, 12060 West 130th, Strongsville. To my knowledge it could be approved through the County.

Mark Schmitzer: So, they were checking for the standard closures and that sort of stuff, but they don't, I believe, look at anything related to our Zoning Code for conforming or nonconforming. That is what we are looking at is a nonconforming lot being proposed.

Chairman Sandora: Thank you Mr. Schmitzer. You have to understand that the building that is there was there on one parcel and they were allowed to put two buildings up on there at the time. What you are attempting to do now is something out of the realm of things. I will let Mr. Kelly address this. It is just like Mr. Alvarez said and what Mr. Schmitzer has said is that you basically have a nonconforming lot here, the lot has to abut a dedicated street and it has to be 100-feet wide if you are going to use that. I will let Mr. Kelly speak.

Tom Kelly. Mr. Chairman. Everyone here has stated the same thing over and over again, Mr. Kelly, I don't know if we owe you an apology or not, but I'm willing to extend it if we do. How you came to be here instead of being directed to the Board of Zoning Appeals first is a mystery. None the less, you are

here now and the only thing that I can tell you is you need to be in front of the Board of Zoning Appeals first. If the BZA is inclined and persuaded to grant you the appropriate variances to allow you to have the back portion split off and to grant those variances then this Board has the opportunity, not the obligation, but the opportunity then to approve the lot split. That's the best I can tell you, How you might be able to get that done by the end of November I don't know. Is this something that just came about in the last couple weeks or something?

Mr. Unik: The last whole month. I was down at the Building Department and I knew exactly what I was doing.

Tom Kelly: Okay. Even so, that is a short period of time for the way things go.

Mr. Unik: The offer was just made within the last couple of months.

Tom Kelly: Well, the only thing I can tell you is that you better seek an extension from your people on the 10-31 Exchange. I understand how those things go and why that's an appropriate way to avoid some of the tax problems or the tax consequences by making a property switch or swap. But it is practical matter the Planning Commission really doesn't even have the authority to grant your application until after the BZA has made its determination.

Mr. Unik: We couldn't approve in the event that they would

Tom Kelly: We don't do things conditionally like that. There is too many. I won't say that, I'm sure that in the record there were probably a number of things that this Board has approved conditionally over the years. But they are usually very small matters. This is not a small matter. This is a significant matter involving a creation of a new lot that varies very dramatically from our Code. For what it is worth, I am going to recommend to you that you withdraw your application and go to the BZA and then come back to the Planning Commission because we only have a limited time window here to approve or be held to it right? What is it ninety days? Do you want to hang on to it for ninety days?

Chairman Sandora: We could.

Tom Kelly:: The Chairman has spoken and granting your appropriate reprieve here. Talk with Miss Julie here, Mrs. Broestl, after the meeting and she will direct you to get on the BZA agenda and hopefully they will give you the appropriate approval and if they do that then this Planning Commission can reconsider appropriately your lot split.

Chairman Sandora: Thank you Mr. Kelly.

Mayor Stefanik: Mr. Chairman.

Chairman Sandora: Mayor.

Mayor Stefanik: Are there time lines as far as applying for BZA or something we need to waive or, because I know usually there is a three week window where.

Chairman Sandora: He won't be able to make the next?

Mrs. Broestl: No.

Chairman Sandora: You won't make this meeting but you could have a special meeting.

Mayor Stefanik: Can't we get him on the regular meeting some how?

Tom Kelly: See if there is a means to moving it forward and if we have to have a special meeting maybe we could waive the fee and moving this along as quickly as possible.

Julie Broestl: I have all the labels made and maybe it could move quickly.

Tom Unik: I do have the application to fill out.

Julie Broestl: Yes. I asked you to fill it out. Great.

Mayor Stefanik: With a little luck hopefully they could do something at BZA and come back for the first meeting in December.

Tom Unik: Is there any way we could get on the November meeting at all?

Mayor Stefanik: Do we have another meeting in November? BZA in November and then the first Planning Commission meeting in December. We might need a two week extension.

Tom Unik: When is the next BZA meeting?

Julie Broestl: You are too late for that meeting. But if you have a special meeting a little later Lynn could have enough time to get the notifications out.

Tom Unik: Okay I understand.

Chairman Sandora: Looking at the plan that you submitted all the homes on Tilby back up to your property over there, have you looked into the possibility of looking at a home on Tilby Road and buying it and making an access road to that back property over there. That would save you a lot of time and effort.

Tom Unik: Yes and there is nothing for sale. I drove up and down the street and nothing is for sale.

Chairman Sandora: Okay thank you.

Don Willey: Mr. Chairman. Sorry, go ahead Mr. Kelly.

Tom Kelly: I just want to suggest to Mr. Unik to that in your preparation for BZA you are probably going to want to think about making a proposal as to appropriate easements or cross easements for ingress and egress. Because as it stands now that is a landlocked parcel and I don't know what you propose for ingress and egress.

Tom Unik: We have a permanent egress.

Tom Kelly: You have a driveway right?

Tom Unik: Yes.

Tom Kelly: The question is there an easement to the benefit of the B parcel that burdens the A parcel that would be able to be submitted to the BZA so that they understand that if they give the appropriate blessing and grant the variance that in fact the B parcel is going to be able to be used appropriately.

Tom Unik: It is currently drawn on the plan.

Tom Kelly: Oh it is. All right.

Tom Unik: The easement for them to use the way that they are using it now the permanent easement is in our drawings.

Tom Kelly: It's proposed.

Tom Unik: It's proposed.

Don Willey: It doesn't say that though. Excuse me Mr. Chairman. It just says egress and ingress but it doesn't say that that is an easement. At least I don't see it anyway.

Chairman Sandora: No. It says that there is an easement on there.

Mark Schmitzer: It is on the plat on the left hand side of the sheet.

Don Willey: It's essment. I thought that was a Latin term for we are going to go. Okay. So that is part of the whole B process.

Chairman Sandora: Okay sir?

Tom unik: Okay. Thank you.

Chairman Sandora: I need a motion to table.

Moved by Mayor Stefanik, seconded by Don Willey, **to table Tom Unik, Sunshine Diversified.**

Chairman Sandora: It has been moved and seconded to table Sunshine Diversified. Mrs. Broestl, please call the roll.

Don Willey: Yes.
Mayor Stefanik: Yes.
Victor Bull: Yes.
Mike McCarthy: Yes.
Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0) Sunshine Diversified Tabled.

Sonja Graley / Landscapes By Design, 8833 Ridge Road, PPN: 489-04-029. Local Business Zoned. **Site Plan Approval for a Paved Patio.**

Chairman Sandora: The applicant is here. Please step forward and State your name and address and what you would like to do.

Sonja Graley approached the microphone.

Mrs. Graley: Hi. My name is Sonja Graley. My address is 8833 Ridge Road. I'm here for the approval of a front patio off the business.

Chairman Sandora: Mr. Alvarez.

Rito Alvarez: Mr. Chairman. I believe the applicant went before ARB the other night, was it approved? Yes. It was approved at ARB. The patio that you are proposing is going to make the property look a lot better than it looks currently. I talked to the applicant the other day in my office and asked for a few minor things to be submitted to our department. Like construction drawings. Any time you put some hard surface down you have to look at the storm water issues. Other than that, I think that could be resolved easily. I recommend approval.

Chairman Sandora: Thank you Mr. Alvarez. Mr. Schmitzer.

Mark Schmitzer: Thank you Mr. Chairman. The concern would be with the storm water management for that proposed patio. Although you are proposing an impervious surface of landscaping on top of impervious pavement. When sites like these are improved they don't have the proper storm water management that our current standards call for. We will work with you to just make sure that there will not be any water shedding additionally, or directed towards a neighbor that wasn't there before. Most likely there are connections for your downspouts. Just tie in to those downspout lines with a small area drain is usually what we would be looking for. Based on that and if the applicant is willing to do that I would recommend approval.

Chairman Sandora: Thank you Mr. Schmitzer. To the applicant, do you agree with that?

Mr. Glen Graley approached the microphone.

Mr. Graley: My name is Glen Graley, I'm her husband. There is a drain right next to it if that matters?

Chairman Sandora: No. I'm just asking if the applicant agrees to what the Engineer has just stated about working with them and making sure that it is satisfactory to his satisfaction.

Mark Schmitzer: Yes. Because we will ask however you are having to do this work that they will be submitting a plan to the Engineer and Building Departments for permitting. We want to make sure that they show which way the drainage is going from that proposed landscaping area and the patio to make sure that they show an existing downspout line or storm line that any drainage that is being proposed is picked up and tied into that or something near by.

Mr. Graley: So tap into the existing downspout?

Mark Schmitzer: Yes.

Mr. Graley: Okay.

Mark Schmitzer: Just show that on the application and we would review it and either approve it or show a change on there.

Mr. Graley: How long before we would know if we are approved because our deadline is by the end of November.

Mark Schmitzer: As soon as you get your plans into us we will look at those as soon as we can. Within a day or two at the most.

Mr. Graley: Sounds good. Okay. Are we all set?

Mark Schmitzer: If they approve, submit your plans to the Engineering and Building Department, we will need four copies and then myself and Mr. Alvarez will review it and offer any comments, and issue any permits.

Chairman Sandora: Anyone in the audience have anything? Anyone on the Board have anything? Make a motion to approve the plans for a paved patio and landscaping on the condition that it meets all the requirements of our Engineering Department.

Moved by Chairman Sandora, seconded by Don Willey, **to approve the plans for a paved patio and landscaping on the condition that it meets all the requirements of our Engineering Department.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

Don Willey: Yes.
Mayor Stefanik: Yes.
Victor Bull: Yes.
Mike McCarthy: Yes.
Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0) - Sonja Graley approved for a paved patio.

Chairman Sandora: Thank you.

The Graleys: Thank you.

R and T Fence Company / Northeast Care Center, 13405 York Road, PPN: 482-27-002. Research Office Zoned. Site Plan Approval for a Chain Link Fence.

Jeff Becka approached the microphone.

Chairman Sandora: The applicant is here. Please State your name and address and tell us what you would like to do.

Mr. Becka: My name is Jeff Becka. Our address is 8885 State Route 14, Steetsboro, Ohio. I'm here tonight to seek approval for a fence permit around the perimeter of the property that is applied for on York Road.

Chairman Sandora: Thank you. Mr. Alvarez.

Rito Alvarez: Mr. Chairman. After reviewing the application, I saw that he drew the fence line around the Google map and he also submitted the surveyor parcel B of the property, and because this property is kind of complicated in a sense, I prefer that the fence be drawn with the boundary lines shown on there rather than fence lines shown on a Google map. That would make me feel a lot better issuing a permit.

Mr. Becka: The property was recently surveyed too, and there are stakes at every corner also.

Rito Alvarez: Good. I just prefer that you have the boundaries shown and the fence shown on the boundary lines or six inches in or whatever you are going to have on the drawing itself.

Mr. Becka: The only reason I did the actual area photograph is because it shows the relation to where it sits to the property lines.

Rito Alvarez: I understand completely.

Mr. Becka: I can redraw it.

Rito Alvarez: Those are my comments Mr. Chairman.

Chairman Sandora: Thank you Mr. Alvarez. Mr. Schmitzer do you have anything?

Mark Schmitzer: Mr. Chairman. I echo the Building Commissioners comments. I guess the one concern that we have is that we know the split and consolidation happened on the parcel. The parking lot on the very east end of the property, we don't know where that sits in relation to the newly created parcel. Is it within it or not? You could probably answer it based on knowing where the steaks are in the field, but no one up here knows it because that information has not been submitted. I think that is what we are getting at is making sure that the parking lot and what is shown on this aerial here is actually fitting within the newly created parcel and then at that point I think we will be willing to discuss the proposed fence to make sure that everything is okay at that point. I would hate for the owner to put up the fence and find out it isn't on his property. We could have gone out in the field but we need that information in front of us.

Mr. Becka: Okay.

Mr. Schmitzer: That's all I have Mr. Chairman.

Chairman Sandora: Thank you Mr. Schmitzer. You heard what the Engineer and Building Commissioner stated. Are you okay with making another diagram.

Mr. Becka: Yes. Would that require coming back to another meeting?

Chairman Sandora: No. You could take it to the Building Department and you can get approval from them if it is to their satisfaction. Okay? Mr. Kelly?

Mr. Kelly: Mr. Chairman, I'm a little confused. The photograph that is part of the package that I'm looking at with the Mayor seems to describe the property that is next to Mr. Divots, which is the Bilmar property and not the Northeast Care property. Northeast Care is further north.

Mr. Becka: Northeast Care just acquired this property.

Mr. Kelly: Oh they did.

Mr. Becka: I don't have the exact date when they did but they did. It is under new ownership recently.

Mr. Kelly: Okay. We were not aware of that. I'm sorry Mr. Chairman.

Chairman Sandora: That's okay.

Don Willey: Mr. Chairman.

Chairman Sandora: What is it exactly this business going to do?

Mr. Becka: Sir, I don't have the answer for that yet. At one point I think they were interested in running a special needs daycare. I think that feel through. Right now they are just looking for security and separate from Mr. Divot's parking lot. They kind of share a common driveway there. They just want to protect their property just like any other business owner would.

Don Willey: The back property there they are using to store automobiles?

Mr. Becka: I'm not sure if that was a lease or pre-established before they bought the property. I'm fairly certain that it has nothing to do with the Care Center. I can't answer for sure. Right now there is a fence there that does have automobiles in it.

Don Willey: That has a security gate on it correct?

Mr. Becka: Yes sir.

Chairman Sandora: Anyone else have anything? Anyone in the audience? Okay. Make a motion to approve the site plan for a chain link fence on the condition that the applicant meets all the requirements of the Building and Engineering Department and the applicant submits a new drawing showing exactly where this fence is going to be placed.

Don Willey: Can I ask one more question Mr. Chairman.

Chairman Sandora: Mr. Willey.

Don Willey: As a matter of interest, you are showing the south fence being twelve feet off the property line?

Mr. Becka: Yes sir.

Don Willey: And on the other side it is six inches off the property line.

Mr. Becka: The only reason is that there is a creek running through the property on the property line there and in order to get on stabled ground up off the bank that is the reason for that setback.

Don Willey: Thank you.

Chairman Sandora: Thank you.

Moved by Chairman Sandora, seconded by Mayor Stefanik, to approve **the site plan for a chain link fence on the condition that the applicant meets all the requirements of the Building and Engineering Department and the applicant submits a new drawing showing exactly where this fence is going to be placed.**

Chairman Sandora: Moved and seconded. Mrs. Broestl, please call the roll.

Mayor Stefanik: Yes.
Victor Bull: Yes.
Don Willey: Yes.
Mike McCarthy: Yes.
Chairman Sandora: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0) Fence approval for 13405 York Road.

Linda DePiero/ Images Bridal and Tony McMullen, 11277 State Road. PPN: 488-08-008. Local Business Zoned. Site Plan Approval for a fence.

Chairman Sandora: The applicant is here. Please state your name and address for the record please, and what you would like to do and you can turn that down if need be.

Tony McMullen approached the microphone.

Mr. McMullen: Tony McMullen. I'm here representing Images Bridal Shop and Linda DePiero. The property address is 11277 State Road. What we would like to do is do an extension of the current fence that is there and bringing it all the way to the building.

Chairman Sandora: Okay. Thank you. Mr. Alvarez.

Rito Alvarez: Mr. Chairman. I guess the purpose of your fence is so that they won't look at the back side of Cleats?

Mr. McMullen: Exactly. The purpose is basically for privacy because the property is adjacent to the Cleats parking lot. Basically it is just for not having to look at the dumpsters and the people outside.

Rito Alvarez: I have no objection to it.

Chairman Sandora: Thank you Mr. Alvarez. Mr. Schmitzer.

Mark Schmitzer: I have no comments on the matter.

Chairman Sandora: Okay. Anyone on the Board have anything? Anyone in the audience have anything? Motion to approve the fence plan for Images Bridal.

Moved by Don Willey, seconded by Mayor Stefanik, to **approve the fence plan for Images Bridal on 13405 State Road.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

| | |
|-------------------|------|
| Victor Bull: | Yes. |
| Mike McCarthy: | Yes. |
| Mayor Stefanik: | Yes. |
| Don Willey: | Yes. |
| Chairman Sandora: | Yes. |

Yeas - all. Nays - none.

Motion carried. Approval of the fence for Images Bridal

Chairman Sandora: You are approved. Thank you. Anything under miscellaneous? Motion and a second to adjourn.

Moved by Mayor Stefanik, seconded by Don Willey, to adjourn the meeting of November 10, 2010.

Planning Commission meeting of November 10, 2010 adjourned at 7:33 P.M.

Approved: _____
Chairman Sandora

Date: _____

Attest: _____
Secretary Julie Broestl