

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, January 4, 2017 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: Chair Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchytzky, Law Director Thomas Kelly, City Engineer Mark Schmitzer.

PUBLIC HEARING:

The PC Secretary stated the public hearing notices were sent to property owners within 500 feet of the property in question and posted for the required period of time.

1. **Royal Collision** -- Terry Monnolly on behalf of Jessica Development and Royal Collision is seeking site plan approval for a proposed building facility located at 14900 York Road also known as PPN: 483-27-011 currently zoned as General Industrial district.

Terry Monnolly stated he is here for site plan approval for a new building. The current tenant is looking for a larger space which would allow him to construct a paint booth. He added that the building will be directly in front of the existing building in which he currently operates.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to **move this item to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

2. **Lendlease** on behalf of **S. Glen Pace (Glenway Apartments, LTD 50% and Venice Way Apartments)** and franchise owner **Star Partner Enterprises, LLC** is seeking building and site plan approval for renovation of a **KFC** franchise food establishment. They are seeking site plan approval for proposed interior and exterior modifications to the current structure located at **5527 Royalton Road** also known as PPN:487-10-009, in a TCD district.

Ted Collins of Lendlease presented plans for the KFC renovations. He stated the upgrades are per KFC guidelines. He said KFC has approved certain requests; however they are waiting on approvals from KFC corporate on certain issues.

Moved by Larry Antoskiewicz, seconded by Mr. Miller to **move this item to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

ADJOURNMENT OF THE PUBLIC HEARING

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

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

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, January 4, 2017 in regular session**. The meeting was called to order at 7:10 p.m. by Chair Cheryl Hannan.

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

APPROVAL OF MINUTES:

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the October 19, 2016 minutes** as submitted. Roll call: Yeas: Three (Mayor Stefanik, Mr. Miller, Mr. Castrovillari). Nays: None. Abstained: Mr. Antoskiewicz, Ms. Hannan. **Motion carried.**

OLD BUSINESS

1. **Carmen Matteo / Matteo Business Park.** 12492 York Road, also known as PPN: 483-06-011, General Industrial zoned. Site Plan approval for an addition and an accessory structure. **Tabled.** No new information submitted or known. No action.
2. **Indian Trails Subdivision Phase II.** Woodhill Properties, Inc. is seeking preliminary site plan approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A Zoning District. Phase II will tie into Indians Trails Phase I. **Tabled.** No new information submitted or known. No action.
3. **Woodcroft Glen Phase II,** Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – Final Plat Approval. **Tabled.** No new information submitted or known. No action.
4. **Royalton Place Ltd.** 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. **Tabled.** No new information submitted or known. No action.
5. **Line-X of Greater Cleveland.** Request for a 180 day extension for building plan and site plan approval which was received on January 6, 2016.

A letter dated 1/3/17 requesting a 180 day extension was read into the record. It stated their intent is to move forward with the building project.

A letter received from Dan Langshaw, Ward 3 Councilman, in which he expressed his support of the requested extension for Line-X of Greater Cleveland was read into the record.

The Law Director brought to the PC's attention they have the authority to grant an extension for PC's approval but do not independently have the authority to grant extensions on the variances which were granted by the BZA. The Building Commissioner explained that PC granted final approval for Line-X of Greater Cleveland's new building. A separate series of variances were granted by the BZA. According to the codified ordinances, variances from the BZA do not expire if it has an open or approved PC approval. The Law Director stated a section under the BZA Codified Ordinances does allow for the continued existence of variances if it is part of a plan

previously approved by the PC. Therefore, indirectly the PC does have the authority to grant an extension.

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to **approve a 180 day extension**. Roll call: Yeas: Four (Miller, Hannan, Antoskiewicz, Mayor Stefanik). Abstained: Castrovillari. Nays: None. **Motion carried.**

NEW BUSINESS

1. **Royal Collision** -- Terry Monnolly on behalf of Jessica Development and Royal Collision is seeking site plan approval for a proposed building facility located at **14900 York Road** also known as PPN: 483-27-011 currently zoned as General Industrial district.

Terry Monnolly stated the building is going to be a pre-engineered building with masonry four feet around it. He said the siding and split face masonry will be dark beige and it will have a green standing seam roof. The building will have two bays: a wash bay and a painting and prep area.

The Building Commissioner stated they reviewed the project with the architect in August of 2016. It appears everything is in order. He reminded the Applicant that a variance for a side yard setback will need to be secured by the BZA. He also stated the tenants of the facility who would be performing any type of auto painting work in spray booths would need to go before PC for a conditional use permit. Mr. Monnolly stated he is aware of the procedures necessary for a conditional use permit.

The City Engineer stated he had met with the Mr. Monnolly and submitted a report summarizing the Engineering Department's comments. In that report he commented about the sanitary sewer stating it is not typical to see a single connection to a property that serves multiple buildings unless it is an 8" sewer. He explained it was most likely proposed that way so the Applicant would not have to bore under the road and make a new connection. He said we can work with the Waste Water Department and come up with an amicable solution. Mr. Monnolly said it will be a shorter run. He reminded the PC that he paid for the installation of the main sewer from their property to before Praxair and then split the cost with Praxair to run it to Rt. 82. He added they let the County and Platten/Praxair tie in. He said it was probably dedicated to the City. Mr. Schmitzer stated he does not believe there are currently any restrictive ordinances on the main. He said he would be in agreement if the Applicant would be willing to make a separate connection for the building. Mr. Monnolly replied that making a separate connection would be better for him as well. Mr. Schmitzer reminded the Applicant per Title V-Stormwater Management Code, the Applicant's engineer will need to submit to the NEORS for review of the storm water management plan for the project and also to CSWCD for their review and recommendations for approval. Mr. Schmitzer said once he reviews the storm water calculations provided by the Applicant's engineer, they will decide if the capacity of the existing 8" storm sewer can handle the proposed flow; if not, the storm sewers will need to be upgraded to 12" (minimum) storm sewers.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari **grant final site plan approval for the proposed building facility located at 14900 York Road (contingent on receiving BZA approval and meeting the Engineering Departments requirements)**. Roll call: Yeas: Five. (Hannan, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

2. **Lendlease** on behalf of **S. Glen Pace (Glenway Apartments, LTD 50% and Venice Way Apartments)** and franchise owner **Star Partner Enterprises, LLC** is seeking building and site plan approval for renovation of a **KFC** franchise food establishment. They are seeking site plan approval for proposed interior and exterior modifications to the current structure located at **5527 Royaltan Road** also known as PPN:487-10-009, in a TCD district.

Ted Collins of Lendlease presented plans including a generic oversight of the building. He said the capacity of the seating area has not changed. Exterior lights, metal awnings, and proposed signage will be added on the exterior of the building. He questioned what the City is requiring regarding the enclosure and landscaping.

The Building Commissioner stated some time ago KFC reached out to the City with the intention of doing exterior renovations to their facility for the purpose of rebranding. As the Applicant has described, the entire exterior shall be repainted and renovated. The dining room areas shall be completely redone. The capacity and the envelope of the building will not change. In May, we received 12 or 13 variations of their options for rebranding which we narrowed down with some internal discussions and further communications with KFC. Since they are in the Town Center District, the design that they are proposing was under the recommendation to select more muted colors (muted red and beige/cream) rather than what you might see, a stark red on a stark white. He added they are redoing all the awnings on the exterior plus putting in new signage for the rebranding of the facility. Mr. Kulchytsky said we have discussed with them several property maintenance issues which need to be addressed as part of this site, such as the dumpster enclosure. He said there is a need for a masonry dumpster enclosure. He explained it previously was approved with a masonry dumpster enclosure, but since then they have added a second dumpster next to it. It needs to be brought into compliance with the City's requirements. He said the landscaping has to be upgraded throughout the entire facility, the landscaping is almost non-existent. It needs to be refreshed back to its new state. He suggested that the Applicant talk to their architect to come up with a landscape plan. Mr. Castrovillari requested they dress up the monument sign area with bushes and mulch. He asked the Applicant to submit final color swatches and paint chips of exterior products for the proposed building including the slat material. Mr. Kulchytsky stated TCD requires some sort of masonry occur on the building; this could be an exterior stucco system or a fake brick veneer. He recommended the base of the building use the latter of the two so it would appear to be masonry.

Mr. Kulchytsky said they had discussions regarding the installation of the ornamental fencing along the front with the masonry peers between them; this is typical of the TCD district. He added KFC had selected a location for the fencing but it did not get transcribed into the submitted drawings. The Applicant stated he understands the Building Commissioner's recommendations and the issues regarding the dumpster which needs to be remedied. He said at this time, he is unable to make decisions for the owner that induces cost for them. The Building Commissioner suggested the PC consider a preliminary building and site plan approval at this time. Mayor Stefanik asked the Building Commissioner if there is room for the ornamental fencing. Mr. Kulchytsky responded there is adequate room but it will need to be on the inside of the sidewalk so it does not block any site lines. Being that there were no exterior improvements being done to the physical site such as the parking lot or curbing, the City Engineer stated he had no comments.

Moved by Mr. Castrovillari, seconded by Mr. Miller to **approve preliminary building and site plans for KFC**. Roll call: Yeas: Five (Castrovillari, Miller, Antoskiewicz, Mayor Stefanik, Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Castrovillari to **adjourn the January 4, 2017 Planning Commission meeting**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:40 p.m.

APPROVED: /s/ Tim Miller
Vice-Chair

DATE APPROVED: February 22, 2017

ATTEST: /s/ Diane Veverka
Planning Commission Secretary