

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 22, 2017 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Vice-Chair Tim Miller and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Vice-Chair Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Jessica Fenos, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, City Engineer Mark Schmitzer, Community Development Director Tom Jordan.

PUBLIC HEARING:

The Secretary to the PC stated Public Hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

1. **Royalton Place, LTD** is seeking approval of a lot split of PPN: 482-31-003 on the **northeast corner of York Road and Royalton Road**. The parcel is currently configured with two different zoning classifications: Senior Citizen district and General Business district.

Rick Porter with Gross Builders / Royalton Place LTD stated they are requesting a lot split on the corner parcel in preparation to move forward on construction of the apartments.

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

2. **Michael R. Cloud of North Coast Design Build** on behalf of **Cloud Sprenger Properties LLC** and property owners **Emore C. and Maria Russo**, is seeking conditional use approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at the **northeast corner of Drake Road and West 130th Street** also known as **PPN: 484-08-014** in an R1-A zoning district.
3. **Michael R. Cloud of North Coast Design Build** on behalf of **Cloud Sprenger Properties LLC** and property owners **Emore C. and Maria Russo**, is seeking site plan approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at the **northeast corner of Drake Road and West 130th Street** also known as PPN: 484-08-014 in an R1-A zoning district

Michael R. Cloud stated the proposed project is located on the corner of Drake Road and West 130th Street. He said there is an easement on the Drake Road property line containing an AT&T station box and a concrete spillway that runs up close to the intersection. He said on the West 130th side is a telephone pole and Cuyahoga County survey monument. He explained the positioning of the home was to get the driveway positioned on the West 130th side because there are many obstructions on the Drake side. The driveway is a reasonable distance off the intersection and they are also able to maintain a decent size backyard to create a buffer between the homeowners behind. The grade would make it unsafe in the winter along the busy intersection. He said the parking is positioned so the vehicles are facing into the home to reduce potential light pollution to adjacent parcels. A van parking spot has been created on the West 130th side of the road. Regarding grading, the grade of the property is highest in the southwest corner and it currently drains back to the neighbors to the north and to the east. The Applicant stated they will be cutting the hill grade down and create two swales; one to catch

water along the east property line and brings it down toward the ditch at West 130th. A similar swale will be on the south side of the drive which channels the water from the green space to the south as well as the driveway down the swale. The balance of the hard surface from the house will be picked up with downspout drains in all locations; trench drain will be installed at the patio. A yard drain will be added in the northeast corner to ensure that we do not cast any water on the neighbor's property. This should improve the drainage situation for both neighbors. He gave details of the landscaping plan and said they would be installing a six foot high privacy fence which will extend on the east property line to within five foot of the front edge of the home. A fence will also be on the north property line going all the way to the edge of the proposed parking area to provide screening. He also said there will be a landscape mound with evergreen trees on either side of the home to screen the parking area so it will only be visible from the intersection. Significant landscaping will be added to dress up the front and rear of the house as well as a few shade trees since the site is unwooded. He gave utility details for the home. He said the home is designed to be in keeping with the general architectural style of the homes in the area. It is a ranch home with a hip roof with dimensional shingles, brick wanes coat on the front, decorative siding on the front gable and vinyl siding on the balance. It will have vinyl windows, shutters and residential style doors. The home is situated so it is in compliance with all the required setbacks for the property.

Mr. Kelly stated that both Federal law and State statutory law gives the highest priority to the placement of group homes for developmentally disabled individuals. The operation of group homes for developmentally disabled individuals is mandated by the Federal Government; we have very little regulatory ability, if any, in this matter. There is a business aspect to this equation because the residents need to have support of aides and nurses. The State and Federal Government has defined this as a family home; and not a business. It therefore needs to be placed in a residential district. It must meet our statues/codes/ ordinances in regards to building. Mr. Kelly clarified that the group home specifically is to be used for developmentally disabled individuals. The Conditional Use permit which is attached to the ordinance approving this determination is in perpetuity.

David Henry, 17547 West 130th Street, is the first house north of the proposed group home. He spoke against the application because he considered it a business. He also expressed his concern regarding drainage issues and flooding of his basement because the property is high on the southwest corner. He does not want the water draining to the back of applicant's property because that would be onto his property. He asked that the driveway be put on Drake Road rather than West 130th. He expressed his concern stating this will have a negative impact on property values. He showed several pictures of the area. He asked that they remove the tree in his back yard which will be located close to the fence so it doesn't fall on their property.

Caroline Dusek, 12840 Drake Road, expressed her concern regarding the flooding in her yard and garage. She stated the land has to be leveled so the water goes towards West 130th and Drake and not to the neighboring properties. David Dusek asked if they can change the zoning of their property to commercial. Mr. Kelly stated we are not in a position that would effectively deny an applicant the opportunity to develop a piece of property on the theory that we might change the zoning. If the zoning is appropriate and the application is appropriate for that zoning at the time that the application is filed, we cannot deny them. Jan Sankonik, who also lives at this property, said she was concerned with living next to a group home because of safety issues.

Johann Patena, 17631 West 130th Street, Spyglass Hill representative, spoke in favor of the Group home. She has worked for many years in the developmental disability field. She has worked at the Group Home located on Royalton Road and with Northeast Care Center. She stated typically when police and fire were called to a home; it was for medical reasons because many of the residents are medically fragile. She stated it gives the residents an opportunity to get out of larger institutional settings and get a chance to live in a community.

Christina Wolf, 12832 Drake Road, stated she worked for Northeast Care Center on York Road. She was concerned regarding safety and flooding issues. She also questioned what happens to the property when it gets turned back to the County.

Joe Kowalski, Director of Business Development for Mentor Network stated these individuals all have some form of developmental and physical disability. The majority of the individuals in these homes rely on wheelchairs to get around, they are non-ambulatory. Many of the residents are non-verbal; they do not communicate with words. Their needs are as such that require staff to help them do simple activities of daily living: dressing, bathing, eating. We see this as an opportunity for the residents to expand the quality of their lives and the independence of these individuals. These residents are coming from a converted restaurant facility in Parma in less than desirable conditions. Mr. Kowalski stated that their company is the service provider and the home. In some of our homes, we serve the same people today as we did in 1989 when we first started providing the services. Cloud-Sprenger Properties will be the property owner. Mr. Cloud stated that the lease is structured as a ten year lease with two five year extensions. Per the Conditional Use permit, if Mentor Network would discontinue operations, the only other purpose that the home would be converted to is a single-family home. He stated that the Federal and State Government have made it clear that these individuals are to live in residential communities. Regarding drainage, he reiterated that they will bring bulldozers in and cut the grade down so it doesn't create drainage issues. He said, being a Civil Engineer, he has engineered this site; it has additional storm drainage features. The drainage will be better than what it was before.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **move the request for conditional use approval to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

Moved by Mayor Stefanik, seconded by Ms. Fenos to **move the request for site plan approval to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

4. **Michael Pizzuti of EMC Inc. on behalf of William Mueller** is seeking preliminary site plan approval for a proposed building facility located at PPN: **483-06-025 York Beta Drive** in a General Industrial district.

Michael Pizzuti, 897 Woodmere Drive, is seeking preliminary site plan approval on site and a warehouse building. He said his purchase of the property is pending on the PC and BZA approval. They will be seeking a front setback variance which needs to be moved 20 feet closer to the street.

Community Development Director Tom Jordan stated they have met with the Applicant. He added the particular site has a cul-de-sac and will be difficult to build on. The Applicant is not

currently asking for any incentives, but he is asking the City to support an application for the site approval so he can move forward with the proper variances as he does his due diligence on the property. Building Commissioner Dan Kulchytsky stated the Applicant is seeking a preliminary site plan approval. Pending preliminary site plan approval and potentially the approval of the BZA, the Applicant will proceed to purchase the property and come back to us at a later date with completed Engineering documents necessary to finalize it as well as exterior materials and finish. Dan Jay with Russell Realty stated Mike Pizzuti is a commercial developer/builder. He is very qualified.

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

5. **St. Paul Greek Orthodox Church** -- Justin Haselton of R.E.Warner & Assoc. on behalf of St. Paul Greek Orthodox Church is seeking site plan approval for proposed parking lot improvements located at 4548 Wallings Road, also known as PPN: 489-20-003, in a Public Facilities district.

Justin Haselton spoke on behalf of St. Paul Greek Orthodox Church. They are proposing pavement improvements, the replacement, rehabilitation, a new parking lot addition and sidewalk repairs. The project will also include a new stormwater basin which will provide stormwater quantity and quality for the addition and 20 percent of the existing parking lot.

John Makalvy, 4990 Corkwood Drive which is in the Royal Valley Subdivision, stated the church is adjacent to the rear of his property catty-corner. He said approximately 80 percent of the drainage from the Church goes through their property. There is common land behind his property and a ditch that contained the flow for the last 18-20 years. The parking lot was put in in 2007; they failed to put in the water retention basin. He expressed his anger regarding the excess drainage flow velocity which has cut the earth and eroded away six feet of his property. The drainage ditch has undermined his fence which will now have to be moved because it is no longer supported; instead it is chained to a tree to hold it up. He showed pictures of the parking lot drainage area and his property. He said the uncontrolled water drainage issue has been a problem for ten years. He added that when he moved there he put 65 tons of gravel into the lower back yard. He has spent considerable money on his back yard. He referenced a PC meeting of July 18, 2007 when the Church came to the PC for a parking lot which was already done. Numerous residents spoke at that meeting. He questioned the improvement plans from 2007 to the improvement plans proposed for 2017. The detention basin was never installed. He asked why. The ditch where the detention basin was to be located is totally blocked with a large tree blocking the swale. The size of the detention basin appears to be one-third less than what it was and he is concerned it will not have the needed capacity. He asked that the PC mandate the Church to install the detention basin prior to approving the parking lot. He said the overall dimensions of the retention basin are smaller and the depth of the retention basin is not as great.

Mike Marks, 5010 Corkwood Drive, stated he lives directly north of the church's parking lot and field. He said they have lived with water runoff since 2004 from the parking lot and from the impervious surface of the parking lot at high velocity during significant rains. It crosses across the clay covered field and makes its way onto all the properties. This has led to deterioration of the driveway with hollow spots eroding away the ground underneath. He said they now are at a point where part of the driveway prematurely needs replaced. The yards stay wet until mid-May

to early June. He expressed his concern regarding the new lights at the north end of the parking lot. The only time the parking lot is at 50 percent capacity is during the four days of festival. Having additional light poles closer to his property will further impact the night time light pollution in addition to the two lights that are on every night all night long; these shine directly into their backyards and into their bedrooms. He also stated he is concerned about the retention basin discharge that goes into the common property that the HOA owns, to the north where the proposed additional parking is going to be put in with the retention basin. The amount of water that flows through the area and eventually crosses over Royal Valley Drive through a culvert is significant. He spoke of his concerns regarding no additional drains being put in so the water will continue to run off 80% of this parking area into the field and into their backyards. He asked for reassurance that the slope of the parking lot flows into the drains and not into the corner of the HOA's common property.

Cynthia Indovina, of 5020 Corkwood Drive which is directly behind the Church, expressed her concern regarding the water damage to their retaining wall due to rot and soil erosion, it was replaced with a brick retaining wall which also started falling over because of the amount of runoff. They then hired a contractor to build a permanent retaining wall behind their home. It was expensive and intrusive. When it was undermined, it allowed an unrestricted flow of water and mud to run directly toward their home with every rain. A large portion of their deck needed replaced due to severe rot, they also had a sink hole under the deck which required 25 yards of fill dirt. They have a constant problem of soil erosion in the backyard. In 2014 their basement flooded; however, her neighboring homes did not flood. Insurance did not cover damage to her finished basement. The storm drain on the property adjoining theirs was unable to take the overflow from the creek behind them. The water eventually flows into a surface diversion sewer; the sewer drain was supposed to divert the creek underground. She showed photos (see file for pictures) of the dam which occurs when the grids are blocked creating a river through their yard as well as the damage to her home. The home structure beneath her kitchen was rotten; the joists were disintegrated and crumbling due to years of excessive water damage. Reconstruction was expensive. She reiterated, they oppose the north parking lot improvements unless stormwater basins such as the ones proposed for the west lot can be added. They also need additional drains in the parking lot, not just around the church itself. Jack Indovina added he has been told they have the lowest elevation behind the church. No corrections have been made that should have been made seven to ten years ago as far as drainage. Collection of 20 percent of drainage isn't good enough. He stated he is not opposed to asphaltting the parking lot but he wants them to forward the water somewhere other than his property. They need an additional basin at the north end to catch some of the water.

Jeff Paulus of 4960 Corkwood Drive, President of Royal Valley, asked that a curb be installed to the north of the new parking lot so the water is directed to the west into the retention basin. He stated that the comments from his neighbors are valid, there is a lot more water flowing northward toward Royal Valley as a result of the improvements that St. Paul did ten years ago. He stated the stormwater that comes off the top of the Church which goes into a stormwater sewer system 18" pipe that routes from the northeast corner of the church along the parking lot and dumps into the corner of Royal Valley common land property. He asked that St. Paul's Church consider the new stormwater management program and consider putting items to retain water for a short period of time or putting a retention basin to the north of the property. They should slow the water drainage down.

Tom Farrar, 4861 Persimmon Lane in Royal Valley, stated the only way to stop this water flow is at the headwaters that come into Royal Valley generated by St. Paul's Church, Heasley Soccer Fields and several other businesses along Wallings Road. The headwaters that come down through Royal Valley on two creek beds are close to being rivers. The creek beds run down the west side of Corkwood and the second one runs down the east side. He stated he has worked with the City Engineer to try to alleviate some of the flooding; our attempts were unsuccessful. Mr. Farrar said the HOA has done what they could and have expended what little they have as far as resources to try to slow the water down before it gets to the retention basin. When the Royal Valley retention basin, which has an eight foot berm, overflows it floods the adjoining streets. He questioned where do the catch basins drain, where does the retention drain. He said they have talked to the City of North Royalton, Northeast Ohio Regional Sewer District, Cuyahoga Clean Water and several other organizations trying to get assistance on this issue. He said this is a huge problem, and they need assistance to slow the water down from the headwaters to the retention basin. He asked the City to discuss the issues with St. Paul's Church.

Ken Wolnik, 4862 Princeton Drive, said he suggest that the Church hire a hydrologist and reengineer the system to take care of the drainage issues.

Joanne Zawistowski, 4861 Scottsdale Drive, stated her backyard faces the church. She asked how will the proposed plan impact the woods, the common ground that belongs to Royal Valley.

Joseph Jerse, 4943 Dublin Drive, stated his main concern is the failure of the original plans to have been carried into effect with the original detention basin plans. It is unacceptable that the new plans show a smaller detention basin rather than one of greater capacity.

The Clerk read into the record an affidavit from Eoin Herlihi, 4863 Princeton Drive which backs onto the common area next to St. Paul Greek Orthodox Church. He asked that the following three items be addressed: Light pollution, water runoff, and limitation of use. The resident requested the hours of supplemental lighting be limited to times when the lot is in active use and the light be appropriately directed to only light the parking area and not the natural woods located between their properties. Do not allow dusk-to-dawn wide area lighting. The letter also states that since this is a supplemental parking capacity it should be limited to occasional use vs. use as a primary parking area. This should limit the amount of additional noise and other negative impacts to surrounding residents.

The Law Director stated that in recognition of all of the comments and questions raised, it might be appropriate to invite the Applicant's representative back to the microphone to speak to some of these issues.

Justin Haselton stated that the improvements to the stormwater will improve the situation especially to the northwest of the site. The basin will be designed to code and reviewed by the City Engineer, County Stormwater Conservation District and the Northeast Ohio Regional Sewer District. He said it will be designed to code. There will not be a curb on the northern side of the new parking lot but there will be swales that direct the stormwater to the basin. There will be a large improvement on the west side of the site, but there still can be water coming from south of Wallings basically bypassing their property and heading to the residents to the north. The basin itself will be on the churches property before the swale. He stated there is an outlet structure which will have smaller orifices which will hold back the water in large storm events

that will slowly release after a large storm event per code. The 20 percent is what the church is required to do per code.

The Law Director asked Mr. Haselton if the Church would be willing to consider doing some more to expand some of the basins. There is a good deal more concern here that needs to be addressed. The Applicant responded there is a cost issue and if there was a way of doing this without the Church incurring more cost than the code requires, that can be considered.

Unknown (spoke prior) He said residents of Cuyahoga County are all paying a storm water runoff fee. If we took a vote of the Royal Valley membership, they may consider using a piece of the common property to add a retention basin to the north. It would help slow the flow but the silt build-up would be an ongoing issue. We would not want to bear the cost of dredging it out. He said they would share their obligations responsibilities but they would want to receive some reciprocity.

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

The Public Hearing adjourned at 8:55 p.m.

A 15 minute recess was called.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 22, 2017 in regular session**. The meeting was called to order at 9:10 p.m. by Vice-Chair Tim Miller.

PRESENT: Planning Commission: Vice-Chair Tim Miller, Larry Antoskiewicz, Jessica Fenos, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, City Engineer Mark Schmitzer, Community Development Director Tom Jordan.

OLD BUSINESS

1. **Woodcroft Glen Phase II**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – Final Plat Approval. **Tabled.** 180 day extension expires 9/4/17
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.** 180 day extension expires 6-10-17. No action.

3. **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.
4. **Line-X of Greater Cleveland**. Seeking building plan and site plan approval which was received on January 6, 2016. **Tabled.** 180 day extension expires 7/3/17. No new information submitted or known. No action.
5. **Michael R. Cloud of North Coast Design Build on behalf of Cloud-Sprenger Properties, LLC and property owner Constantine and Trisha Glaros** is seeking conditional use approval and site plan approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at 10109 Delsy Drive also known as PPN: 481-15-009 in a R1-A zoning district. **Tabled.**

NEW BUSINESS

1. **Royalton Place, LTD** is seeking approval of a lot split of PPN: 482-31-003 on the **northeast corner of York Road and Royalton Road**. The parcel is currently configured with two different zoning classifications: Senior Citizen district and General Business district.

Rick Porter with Gross Builders / Royalton Place LTD stated they are requesting a lot split on the corner parcel in preparation to move forward on construction of the apartment complex.

The City Engineer stated they have been working with Mr. Porter and he has addressed the comments needed for a full technical review. They are in conformance with our code and would recommend to the PC for approval. Law Director supports the application and stated it is the appropriate thing to do. He added this parcel was created when the Master Plan was adopted without legal descriptions. As a practical matter, this is a way to clean this up.

Moved by Ms. Fenos, seconded by Mr. Castrovillari to **approve the lot split of PPN: 482-31-003**. Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

2. **Michael Pizzuti of EMC Inc. on behalf of William Mueller** is seeking preliminary site plan approval for a proposed building facility located at PPN: **483-06-025 York Beta Drive** in a General Industrial district.

Michael Pizzuti, 897 Woodmere Drive, is seeking preliminary site plan approval and preliminary approval of the exterior warehouse building. He said his purchase of the property is pending on receiving approval from the PC and BZA.

The Building Commissioner stated they are not adverse to the application of receiving preliminary approval. He added that he strongly urges the Applicant to consult with his architect to consider working on the front elevation particularly the main entry area design. He also requested the Applicant prepare a full presentation of the exterior appearance with samples and materials, full engineering documents, and revisions to the exterior elevations at the next PC meeting in order to seek final plan approval. The Building Commissioner clarified that Applicant

previously it is a warehouse building. The intent of the Applicant is to move his business into there. The building is not considered a warehouse; it is necessary for his office area, contracting and woodworking business. It is a compliant use for the General Industrial District. The Applicant responded he agreed and stated he understands.

The City Engineer stated when the Applicant returns for final site plan approval, he can then come in with more details such as stormwater management. He will be required to comply with all the codes for stormwater management, utilities, grading, etc.

Mr. Castrovillari agreed the front elevation needs work. He added he does not like to see metal siding facing the front directly. He questioned plans for the asphalt shingles and possibly dressing up the awning façade facing the main street.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz **to approve the preliminary site plan for the proposed building facility located at PPN: 483-06-025 York Beta Drive** . Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None.
Motion carried.

3. **Michael R. Cloud of North Coast Design Build** on behalf of **Cloud Sprenger Properties LLC** and property owners **Emore C. and Maria Russo**, is seeking conditional use approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at the **northeast corner of Drake Road and West 130th Street** also known as **PPN: 484-08-014** in an R1-A zoning district.
4. **Michael R. Cloud of North Coast Design Build** on behalf of **Cloud Sprenger Properties LLC** and property owners **Emore C. and Maria Russo**, is seeking site plan approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at the northeast corner of Drake Road and West 130th Street also known as PPN: 484-08-014 in an R1-A zoning district

Michael R. Cloud stated the proposed project is located on the corner of Drake Road and West 130th. The Building Commissioner stated he has no concerns regarding the Conditional Use as well as the siting of the building at this location. The exterior appearance conforms to the general intent of the residential areas. If the PC chooses to approve this submittal, the conditional use permit would have the same stipulations as were placed on it for the two previous locations (Sprague Road and York Road).

The City Engineer had no comments regarding Conditional Use. Regarding site plan approval, we have provided the Applicant with the Engineering Department's comments. The Applicant is addressing the drainage concerns of the adjacent neighbors by coming in and lowering the site and providing drainage to existing drainage ditches along West 130th and Drake Road. The Engineering Department felt the location of the driveway on West 130th was the better approach for the reason of eastbound traffic on Drake Road queuing up and tying up the intersection trying to make a left hand turn into the driveway. He said that was going to cause more of a problem than someone backing up on West 130th which has a larger queue and would not be blocking the intersection to make a left hand turn into the driveway. The Engineering Department recommended approval.

The Law Director strongly feels this application needs to be approved. We advise it be subject to the previous conditions specified for the Sprague Road and York Road homes. Mr. Cloud

said he is in agreement with those conditions. Mr. Cloud stated that prior to installing the privacy fence along the property line they will meet with the adjacent homeowner regarding the request by the homeowner to remove his pine tree. Mayor Stefanik requested the landscaping around the utility box be maintained and kept in good order. Mr. Cloud agreed. Mr. Castrovillari asked about the front elevation of the home. The Building Commissioner stated they previously had met with the Applicant and they had agreed to a majority of the changes. The front elevation of the building was not one of the modifications included with the design change. The Law Director questioned the need for sidewalks. The Building Commissioner responded in this particular instance if there are sidewalks that are adjacent, they would include sidewalks into the design. There is very often a temporary waiver that is granted. The City Engineer stated there are sidewalks on West 130th on both Strongsville and North Royalton side south of Drake Road going south. The only sidewalk on Drake Road is on the south side in front of the commercial building and two or three residences. No sidewalks exist on the north side due to the concrete drainage ditches along the road. No sidewalks exist on the North Royalton side going north bound, but there are sidewalks for three properties on the west side in Strongsville. Mayor Stefanik asked the Applicant, if sidewalks are extended north bound on West 130th would you agree to put them in at that point. Mr. Cloud responded yes.

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari **to approve the conditional use for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at the northeast corner of Drake Road and West 130th Street also known as PPN: 484-08-014 with the conditions of a temporary waiver for the sidewalk, all the conditions outlined in the Conditional Use permit previously issued and the landscaping around the AT&T utility box being kept in good order.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

Moved by Mr. Castrovillari, seconded by Mayor Stefanik **to approve the site plan for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at the northeast corner of Drake Road and West 130th Street also known as PPN: 484-08-014 with the conditions of a temporary waiver for the sidewalk, all the conditions outlined in the Conditional Use permit previously issued and the landscaping around the AT&T utility box being kept in good order.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

5. **St. Paul Greek Orthodox Church** -- Justin Haselton of R.E.Warner & Assoc. on behalf of St. Paul Greek Orthodox Church is seeking site plan approval for proposed parking lot improvements located at 4548 Wallings Road, also known as PPN: 489-20-003, in a Public Facilities district.

Justin Haselton spoke on behalf of St. Paul Greek Orthodox Church. He stated the Church wants to improve the pavement on their sites and as part of that project they want to put in a detention basin that will help residents downstream to the north of the church.

The Building Commissioner stated the comments heard mostly pertained to the Engineering Department, however, he said the Building Division requires photometric be provided as to the lighting which will be installed. The Applicant's electrical engineer would be able to provide that information which would include the foot candle count. He recommended a stipulation be placed

on the approval that a timer will be required to be set for the various portions of the parking lot so the northern portions are not illuminated excessively nor at strange times.

During the recess, Mayor Stefanik discussed with the representative from St. Paul’s church and the Royal Valley’s HOA a work session between all the interested parties to take place within the next two weeks.

Moved by Mr. Antoskiewicz, seconded by Ms. Fenos **to table the request for site plan approval for parking lot improvements.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion is tabled.**

MISCELLANEOUS

The next scheduled meeting is April 5, 2017.

ADJOURNMENT

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz **to adjourn the March 22, 2017 Planning Commission meeting.** Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 9:35 p.m.

APPROVED: /s/ Timothy Miller
Chair

DATE APPROVED: June 21, 2017

ATTEST: /s/ Diane Veverka
Planning Commission Secretary