

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, June 3, 2015 to conduct a Public Hearing**. The hearing was called to order at 7:01 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

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

#### **PUBLIC HEARING:**

1. **Butch's Bar & Que** is seeking **site plan approval** on behalf of the owner of the subject property, ASJ Properties LLC, **for a fenced in outdoor** patio at an existing Bar/Restaurant located at **10009 West 130<sup>th</sup> Street, PPN: 481-05-009**, in a Local Business district.

Butch Stewart stated he was seeking approval for a patio smoking area for people to have a beer and smoke in a controlled environment behind the building. He said the addition would create extra revenue for his business. He said there would be no additional noise because they would not have a band in the back area. He added that he would also be putting his barbeque cooker in that area. He said he has had the Liquor Control Board out to look at it. He said he spoke with the neighbors.

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

2. **Ordinance No. 15-50** – An Ordinance amending the official zoning map by changing the zoning classification of **Permanent Parcel No. 487-10-002/003** from its present Residential Multi-family District zoning classification to Senior Citizen District zoning classification as requested by property owner Parma Community General Hospital Association and Royalton Senior Living, Inc., and declaring an emergency.

Mr. Kelly addressed the Board and explained that the Royalton Woods facility is and has been for many years a senior citizen facility and it will remain so subject to the approval of this rezoning. The applicant is the prospective purchaser from Parma Hospital / University Hospital and was unable to attend tonight. Mr. Kelly went on to say that their attorney, Mr. Van Dyk, had a sudden death in the family and asked if we would favorably consider their application for rezoning. Mr. Kelly stated that the Council has already vetted this and agree that this recommendation for approval of the rezoning of this facility is in keeping with the spirit of the code as well as the recent revisions to the code made pursuant to the recommendations of the Master Plan Taskforce. He summarized by stating that this matter is of general consensus and hope that the commission would find it appropriate to zone the property consistent with its historical use. It has been used for this purpose for so long and simply needs to be recognized in terms of the zoning as to what it is.

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

3. **Randall Residence of Royalton Woods, LLC** is seeking plan approval on behalf of the property owner, Royalton Senior Living, Inc. for a lot split of PPN:487-10-002 currently zoned as RM-D Multi-family zoned.

Mr. Kelly stated that the lot-split that is being requested is being requested by the same applicant who is the prospective purchaser of the Royalton Woods facility. In order to secure their funding for the purchase of the Royalton Woods facility, their lender is demanding that they split off the front parcel which is in a flood zone. The consensus that we have arrived at is that the applicant will place upon the newly created front split parcel an access easement, a conservation easement and one additional easement. It will be tied up with easements so the city will be a third party beneficiary to the agreement, and in so doing, we will have enforcement rights to see to it that the parcel, albeit in separate number and in separate form, will be maintained as part and parcel of the overall development and will not be subject to being built upon. Those agreements are still being worked on by their attorney and are not ready to be available tonight. He claimed they should be ready for the next meeting in June. Mr. Kelly summarized by asking the Commission to move this to the regular order of business and then table it.

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

4. **Royalton Place Ltd.** is seeking final site plan approval for a proposed multi-unit senior living facility located at PPN:482-31-003 on the Northeast corner of York Road and Royalton Road, in a Senior Citizen District.

Rick Porter, David Gracon and Ken Starrett were present on behalf of Royalton Place Ltd. / Gross Builders. Mr. Porter stated they are seeking a final plan approval. He said he has been working with both the City Engineer and Building Commissioner. Subsequent to their previous meeting, they have appeared before the BZA and received approval for certain setback variances. Mr. Porter presented a proposed site plan using the projector. He stated that one of the updates included on the site plan is the installation of a sidewalk along the frontage on York Road from the intersection to the northern property line. The sidewalk along Royalton Road is not proposed to be installed at the time of the residential construction. Once the general business zoning goes forward, the sidewalks will then be installed. He added that they feel that will be with the coordination of any improvements that might happen along Royalton Road or at that intersection. He also provided additional landscape and entry sign details. Mr. Porter said they have addressed some comments from the Fire Department and have addressed those, including the fire access lane by building #4 which will have an asphalt connector to Woodcroft Trace providing a secondary entrance and access for the Fire Department apparatus. He added that they will still maintain a buffer around it for emergency use only; this is not a through traffic street. The access drive will be marked and have a crash gate. He stated that they have provided a traffic report to the Engineering Department. No improvements are warranted on that study other than having two out-lanes and one in-lane off of York Road. Mr. Porter said they do not have available a photometric site plan but said they will conform to 1272.09-Senior Citizen District lighting guidelines. He stated that at the last PC meeting, the Mayor had asked them to look into some regional detention to help with some flooding problems at York Alpha where the creek runs under the culvert. The Applicant stated that they have gone ahead, at the Mayor's request, and worked with the City Engineer and their Civil Engineer to provide a facility that will help improve the flooding problems at the culvert where the creek intersects at York Alpha and York Road. He presented updated building renderings, the material specifications

and the building floor plans. Richard Washington, Landscape Architect with Cawrse & Associates, presented an enlarged overall site landscape plan including the entry landscape plan, the recreation building and unit landscape plans and the entry sign landscape plan. David Gracon with Bohning & Associates presented a preliminary engineering site plan showing utility and grading plans. He stated that the pool/pond of water has been maximized for storage volume so we can have control and handle a 50 year design storm and it would be there to collect some of the debris that comes down the stream. It certainly can't collect everything but it would be more effective than the current situation where the stream heads right to the entrance of the culvert. That pool would be accessible from York Road for periodic cleaning. It should significantly improve the drainage and flooding situation across York Road and be a benefit to the downstream corridor as well. He reminded the Commission that this is only a small portion of the water shed for the York Alpha Industrial Park and this will not solve all the issues in the area.

Mr. Marnecheck, Ward #4 Councilman, was present and said he is in favor of this project and feels we need to have high quality living options for all stages of adulthood.

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

#### **ADJOURNMENT OF THE PUBLIC HEARING**

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

**The Public Hearing adjourned at 7:34 p.m.**

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, June 3, 2015 in regular session**. The meeting was called to order at 7:34 p.m. by Chair Cheryl Hannan.

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

#### **APPROVAL OF MINUTES:**

**Moved** by Mr. Castrovillari, seconded by Mr. Miller to approve the **May 6, 2015** minutes. Roll call: Yeas: Four. Nays: None. Tim Miller abstained. **Minutes approved.**

#### **OLD BUSINESS**

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned.  
Woodcroft Glen Phase 2 **final plat approval**. Tabled, No action.

#### **NEW BUSINESS**

1. **Butch's Bar & Que** is seeking **site plan approval** on behalf of the owner of the subject property, ASJ Properties LLC, **for a fenced in outdoor** patio at an existing Bar/Restaurant located at **10009 West 130<sup>th</sup> Street, PPN: 481-05-009**, in a Local Business district.

Butch Stewart, owner of Butch's Bar & Que, stated he has set in place a lot of procedures and feels they are ready to go with this addition if approved. Mr. Kulchytsky addressed the Board and stated that the site is in the rear of a commercial strip mall and backs up to a towing and auto repair shop. He asked that additional bollards be added to prevent vehicular damage to the fence and injuries to the occupants within the fenced-in area. Mr. Kulchytsky asked the applicant what type of fence will be installed. Mr. Stewart responded the fence will be a heavy gauge aluminum 4 foot high fence. There were no further comments. Mr. Antoskiewicz questioned the area for deliveries. Mr. Stewart responded that most of the deliveries come in through the front of the building. He added that he spoke with the trash removal companies and they saw no problem with where the fence would be located. The Clerk stated that the inquiries received from concerned residents were questioning where the patio would be located. They had no issues with it being located in the back of the building. Mr. Stewart added that the barbeque equipment will be moved from the front of the building to the fenced-in area behind the building which would clean up the front area.

**Moved** by Mayor Stefanik, seconded by Mr. Castrovillari to **approve the site plan for a proposed fenced-in outdoor patio behind the building**. Roll call: Yeas: Five (Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Tim Miller, Cheryl Hannan). Nays: None. **Motion carried.**

2. **Ordinance No. 15-50** – An Ordinance amending the official zoning map by changing the zoning classification of Permanent Parcel No. 487-10-002/003 from its present Residential Multi-family District zoning classification to Senior Citizen District zoning classification as requested by property owner Parma Community General Hospital Association and Royalton Senior Living, Inc., and declaring an emergency.

Mr. Kelly stated that the Administration is in favor of this and all we are trying to do with the rezoning piece is to give recognition to the fact that it is now and has been for many years a Senior Citizen facility and it would be appropriate to place it in the correct zoning district. No further comments.

**Moved** by Mr. Miller, seconded by Mr. Castrovillari to **recommend to Council the approval of Ordinance No. 15-50**. Roll call: Yeas: Five (Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Tim Miller, Cheryl Hannan). Nays: None. **Motion carried.**

3. **Randall Residence of Royalton Woods, LLC** is seeking plan approval on behalf of the property owner, Royalton Senior Living, Inc. for a lot split of PPN:487-10-002 currently zoned as RM-D Multi-family zoned.

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

4. **Royalton Place Ltd.** is seeking final site plan approval for a proposed multi-unit senior living facility located at PPN:482-31-003 on the Northeast corner of York Road and Royalton Road, in a Senior Citizen District.

Mark Schmitzer stated they have been working with all the interested parties, including their engineers. He stated he has reviewed the preliminary site drainage report for the regional facility that is being proposed on the property. He added that everything they are showing does follow our code of ordinances for storm water management. He stated that when designing a regional facility, you design as much detention as you can with the land available and environmental areas around there. He said they have done a great job of that and we are working with their engineer to receive information so we can get accurate modeling. We have also worked through issues to be sure there was an area for access for cleaning debris that seems to be clogging the culverts as they enter the Industrial Park. He said he is satisfied they have done that. They are at the preliminary level of their design and it will continue to further develop this as they move forward. The traffic impact for this development looked at the impacts of the development for this proposed building and future Woodcroft Glen Development and the existing Woodcroft Glen and how that affects current and proposed traffic flows on Royalton Road and York Road. The traffic impact study has shown that there is not a warrant for traffic signals or additional lanes to be added to any of the roads. York Road currently has a dual left turn lane so the main entrance to the development will have access where cars will not be impeded turning into the development because they will be out of the through lane in the dual left turn lane. We have also received a preliminary wetland jurisdictional determination from the Army Corps of Engineers on this project and the applicant appeared before the BZA and received a variance to have a 25 ft wetland setback buffer for the main category-2 wetland that surrounds the site. Mr. Schmitzer clarified that they have reviewed all the utilities and verified that they are adequately designed or overdesigned to handle proposed general business zoning on the south portion even though it has not yet been developed. Mr. Schmitzer said he looks forward to getting the final plans and getting construction started for this applicant and would recommend the approval of the final site plan at this time.

Mr. Kulchytsky stated that he also has been working with the Engineering Department and Royalton Place Limited. He said he appreciates the high level of design throughout the entire project. He addressed Mr. Porter and said that though all the elevations have not been provided to the Board, we would like confirmation that all the elevations will have the same level of design throughout, inclusive of the garages. The minor issues of the photometric will be handled by the Building Department directly. Mr. Kulchytsky asked if the applicant could submit a list of manufacturers and list of materials that are going to be used as shown on the presentation board so it can be maintained for the city record. Mr. Porter responded that the specific manufacturer information is listed on the display boards. He said they have not yet picked the manufacturer for the siding, but he added that he will provide that information. Mr. Kulchytsky stated that they would recommend approval for this submission. Mr. Porter stated this is the third public meeting. He said we have received some phone calls and emails with general questions about the types of suites and the thru access drive which would give them a turn onto York Road. Mayor Stefanik thanked the Applicant for going back and trying to improve the storm water capabilities on that property. We appreciate them coming up with some alternatives to help us out with the existing issues. He questioned the Applicant about clean out of the sediment pit. Mr. Porter responded that he has spoken to Mr. Schmitzer about the frequency of that and said as these events occur they will be monitored through the first year and come up with a plan. Mr. Porter responded to a question regarding walking paths stating that they will have concrete walks throughout the site that will connect from Woodcroft Trace all the way out to York. He said they have added the extensions of the sidewalk on York to the north and all the way south down to Royalton Road. These walks interconnect our buildings, back to our amenity center and we will have some benches for sitting areas along the path.

**Moved** by Mr. Miller, seconded by Mr. Castrovillari to **approve the final site plan for a proposed multi-unit senior living facility**. Roll call: Yeas: Five (Mayor Stefanik, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: None. **Motion carried.**

## ADJOURNMENT

**Moved** by Mr. Miller, seconded by Mr. Castrovillari to **adjourn the June 3, 2015 Planning Commission meeting**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

**Meeting adjourned at 7:36 p.m.**

APPROVED: /s/ Cheryl Hannan  
Chairwoman Cheryl Hannan

DATE APPROVED: June 17, 2015

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary