

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 4, 2015 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: Chairwoman Cheryl Hannan, Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. **Administration:** Law Director Tom Kelly, Building Commissioner Dan Kulchytsky, Assistant City Engineer Dan Collins.

PUBLIC HEARING:

1. **Ordinance No. 15-16**. An ordinance amending the Official Zoning Map by changing the zoning classification of PPN:485-12-020 located on Bennett Road from its present Local Business (LB) zoning classification to Rural Residential (RRZ) zoning classification as requested by property owners Brian and Sonya Pifer, and declaring an emergency.

Brian Pifer of 9675 Edgerton Road explained that he and his wife purchased the vacant lot that is adjacent to their property; it is currently zoned Local Business. He added that they are interested in having it rezoned Rural Residential which would allow them to make some improvements to their property such as the addition of a driveway turn-a-round and relocation of their shed to be closer to the property line.

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

2. **Bill Baumann / Baumann Enterprises** is seeking conceptual site plan approval for a new mixed use retail center located at Boston Road and West 130th Street, PPN:484-18-023 and 484-18-003, in a Local Business District.

Bill Bauman of Baumann Enterprises, David Maison of Wolf Maison Architects, Sam Messina of Rust Belt Development, and a consultant Tara Mercio were present. Mr. Maison spoke on behalf of the applicant. He said they are here for conceptual approval for a new mixed-use lifestyle center. He said the intention is to create a vibrant and active environment for shopping, dining and office space. He said the project is located on approximately 16 acres of parcels on the northeast corner of Boston Road and West 130th Street. He said the first phase will be the development of 80,000 sq. ft. of leased space – 40,000 sq. ft. of retail space and 40,000 sq. ft. upper floor office space. He said they are looking at upscale aesthetics with ornamental lighting, decorative paving and also incorporate a wet retention pond with indigenous plantings.

Jeanne Grimes of 12352 Boston Road expressed her concerns regarding potential flooding issues because of the removal of the trees on the lot. Erika Toth of 19403 Bennett Road spoke regarding her concerns to the proximity of the shops to the nearby residence.

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

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mr. Antoskiewicz, seconded by Mr. Miller **to adjourn the Public Hearing.**

Roll call: Yeas: **Five** (Mayor Stefanik, Cheryl Hannan, Larry Antoskiewicz, Frank Castrovillari, Tim Miller). Nays: **None. Motion carried.**

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

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 4, 2015 in regular session**. The meeting was called to order at 7:10 p.m. by Chair Cheryl Hannan.

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

APPROVAL OF MINUTES:

Moved by Mr. Castrovillari, seconded by Mr. Miller to approve the **January 21, 2015** and **February 4, 2015** minutes. Roll call: Yeas: **Five** (Mayor Stefanik, Larry Antoskiewicz, Tim Miller, Cheryl Hannan, Frank Castrovillari). Nays: **None. Minutes approved.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 **final plat approval. 180 day extension requested. Tabled.**

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

Rick Porter spoke on behalf of Woodcroft Glen / Gross Builders. He said at this time they are not yet ready to move ahead on Phase 2 construction and therefore are requesting another 180 day extension.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to recommend to Council the approval of the 180 day extension.** Roll call: Yeas: **Five** (Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: **None. Motion carried.**

2. **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. **180 day extension requested.**

The applicant Carmen Matteo explained that they are not yet able to finance the project and therefore are seeking a 180 day extension for the site plan.

Mr. Kulchytsky explained that this applicant was previously here before the Planning Commission for an expansion of their current facility. He reminded the P.C. there are two separate industrial buildings on that site that they were looking to connect. It was reviewed by the P.C. last year and approved. Given our C.O., construction is required to begin within one year; if not, the applicant needs to return at the first available P.C. meeting to request an extension. He clarified the extension they are requesting is a six month extension per our Codified Ordinances.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve a six month extension.** Roll call: Yeas: **Five** (Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: **None. Motion carried.**

NEW BUSINESS

1. **Ordinance No. 15-16**. An ordinance amending the Official Zoning Map by changing the zoning classification of PPN:485-12-020 located on Bennett Road from its present Local Business (LB) zoning classification to Rural Residential (RRZ) zoning classification as requested by property owners Brian and Sonya Pifer, and declaring an emergency.

Mr. Kelly stated that the Council has been petitioned by the applicant and his spouse. The current zoning is local business; they wish to make use of the property in a manner that is consistent with their residential use, next adjoining. The Council awaits the P.C. recommendation prior to proceeding.

Moved by Mayor Stefanik, seconded by Mr. Miller to **recommend to Council the approval of amended Ordinance No. 15-16**. Roll call: Yeas: **Five** (Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: **None**. **Motion carried**.

2. **Bill Baumann / Baumann Enterprises** is seeking conceptual site plan approval for a new mixed use retail center located at Boston Road and West 130th Street, PPN:484-18-023 and 484-18-003, in a Local Business District.

Mr. Kelly stated that when the Applicant returns to Planning Commission for preliminary approval, we will then verify that the parcels have been consolidated, or the alternative, that the parcels are added to the application form.

Mr. Maison displayed several presentation boards of the conceptual project and color pallets for buildings A, B, C and D. He later added that the out parcel buildings are on a “to be determined” depending on leasing with national chains. He also said he will be meeting with the City Engineer regarding the city’s strict guidelines for water retention on the site and he does not expect any flooding issues. Dan Collins, Assistant City Engineer also addressed the resident’s flooding concern. He explained that the City has stringent codes on storm water management to protect adjacent properties from storm water that may impede or overburden adjacent parcels.

Mr. Jordan explained that the City has been working with Mr. Baumann for several years relative to proposals for this particular property. He said that part of the past issues have been related to sewer connections and also divided ownership. Mr. Baumann recently bought out the neighboring property owner. In so doing he has consolidated the ownership and has partnered with others to develop the site and bring forward this proposal. Mr. Jordan said that the proposal is at a conceptual approval stage. There will be later submissions to the Planning Commission showing exact specifications on each of the buildings that are being proposed. He said for the record, tonight’s conceptual proposal and site plan shows no housing; it is only office and retail space. As they move forward from the concept stage to the preliminary site approval to final site approval, they will define the proposals. They are anxious to take this concept plan to market and see if they can find some interested tenants both in the retail portion and for the office space. They will give some further thought to possible housing development. Mr. Jordan said as part of the Master Plan, the public asked for a mixed-use development with higher-end retail and restaurants. Some of the directives from the Master Plan and community engagement were incorporated into this plan. He ended by saying that the Administration is in support of this proposal and requests the Planning Commission’s approval.

Mr. Collins stated that for the full development of this project, a traffic impact study will be required. For the record, the Fire Department also requested information regarding: plans for installing additional private fire hydrants on the property, access roads and drives around the buildings be large enough to accommodate all fire apparatus, and the Fire Department be supplied with info on installation and use of fire detection and suppression systems in the proposed buildings.

Mayor Stefanik suggested that anyone interested in the storm water management and the large retention basin planned as part of this project can stay after the meeting to discuss.

Moved by Mr. Miller, seconded by Mr. Castrovillari to **approve the conceptual site plan for a new mixed use retail center located at Boston Road and West 130th Street**. Roll call: Yeas: **Five** (Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: **None. Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to **adjourn the March 4, 2015 Planning Commission meeting**. Roll call: Yeas: **Five** (Tim Miller, Cheryl Hannan, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari). Nays: **None. Motion carried.**

Meeting adjourned at 7:31 p.m.

APPROVED: /s/ Cheryl Hannan
 Chairwoman Cheryl Hannan

DATE APPROVED: May 22, 2015

ATTEST: /s/ Diane Veverka
 Planning Commission Secretary