

The North Royalton Planning Commission held a **Regular meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, April 3, 2013**. The meeting was called to order by Tim Miller at 7:03 pm.

Present: Mayor Stefanik, Larry Antoskiewicz,
Tim Miller, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky,
Law Director Tom Kelly, Secretary Julie Broestl.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to excuse Cheryl Hannan and Ray Priest for cause.**

Roll Call:

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (3-0)

Tim Miller: Please stand for the Pledge of Allegiance.

The Pledge was recited by all.

Old Business

Woodcroft Glen, Woodcroft Phase II, Royalton Road. GB and RMD Zoned.

Final Plat Approval. Tabled

Moved by Tim Miller, seconded by Larry Antoskiewicz, to remove Woodcroft Glen from the table.

Roll Call:

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (3-0)

Tim Miller: Could you please come up to the microphone.

Rick Porter from Gross Builders approached the microphone.

Rick Porter: Richard Porter, 14300 Ridge Road, Gross Builders. I received a memo from Julie stating that we are do for another extension for Woodcroft Glen. Do to the economic decline in building, we are not ready to continue with this project. So, we are asking for a six month

extension to Phase II.

Tim Miller: Okay. Need a motion.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to approve a six month or 180 day extension for Woodcroft Glen phase II.**

Roll Call:

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (3-0)

**Dan Egizii, vacant lot on Albion Road, PPN: 481-05-012, Multi-Family Zoned.
Site plan approval for Phase I of Albion Woods Villas, ranch duplexes. Tabled**

Moved by Tim Miller, seconded by Larry Antoskiewicz, **to remove Dan Egizii, Albion Woods from the table.**

Roll Call:

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (3-0)

Dan Egizii approached the microphone.

Tim Miller: State your name and address please.

Dan Egizii: Dan Egizii, 15929 York Road. I'm here tonight hopefully to proceed with the project on Albion Road for multi-family ranch duplexes. I made changes since the last time I was here both to the building itself and to the engineering of the property. Hopefully this will be approved. We believe that this property is zoned for multi-family so that there is something between the commercial corner and the residential zoned areas. These are decent looking buildings. This is something that I would even reside in someday.

Tim Miller: Okay. Any comments or questions from the committee

Mayor Stefanik: Mr. Chairman. Maybe the Building Commissioner can say something about this application.

Dan Kulchytsky: Previously, the project was tabled and referred back to the Building Division and Engineering Department to discuss the details of the plans on the site. Mr. Egizii has made significant improvements on the plan layout making it a more desirable floor plan. A better flow and making it more like the developments that are currently going on in North Royalton. He also made headway in the exterior of the building making it more visually appealing. He does still have to appear before ARB. He has complied with the Zoning and Codified Ordinances and he will not need any variances to go up . The applicant is seeking approval of both phases. However, he will need a permit issued for just the first phase of the project, which is a single duplex ranch units and its associated garages. However, the site utility upgrades required by Engineering approval will be implemented within this phase.

Tim Miller: Thank you. Mark, can we have your report

Mark Schmitzer: Mr. Chairman, we have reviewed the improved project plan. Mr. Egizii is on track with receiving the approval from the Cuyahoga County Soil and Water Conservation District, which reviews our site plan developments to ensure compliance with our Codes regarding storm water management. We reviewed the calcs already submitted to this and they are not detailed but they do meet our Code. He also added some landscaping which was some of the discussion we had at the last meeting with the residents. Hopefully that will help with them. I have no further comments on this. I'm looking forward to the development going in.

Tim Miller: Thank you Mark. Mr. Law Director anything from you?

Tom Kelly: No, Mr. Chairman, the Law Department has no objections with this going in.

Tim Miller: Thank you.

Dan Kulchytsky: Mr. Chairman, I have one more comment to bring forward to the Planning Commission. The calculations of the square footage were just shy of compliance with our Ordinance and after our discussion with the applicant he has agreed to add the square footage to make that happen. It is not reflected on the plans but it is noted in the Building Department's comments.

Tim Miller: Anything else from the Planning Commission

Mayor Stefanik: Mr. Chairman. You will be constructing the front duplex first and where will the retention basin will be done at the same time?

Mark Schmitzer: Yes. The retention basin must go in with the first duplex. It is going in behind the second phase.

Mayor Stefanik: On Saturday, I went to the site and walked around in the back yards. I met a few of the neighbors back there and it's a really damp, wet, area back there. From what I'm understanding, the storm water that is in the back of your property will flow to the back and into that retention basin. Nothing is going to flow east, correct?

Dan Egizii: Yes.

Mayor Stefanik: I just wanted that on the record.

Mark Schmitzer: No. The water will flow to the back of the property and into the retention basin. That is the topography in the rear of the property.

Mayor Stefanik: I'm now asking on behalf of the residents, will you have the opportunity to put up a fence back there?

Dan Egizii: Well, I believe that I am putting up a classy project here and it will improve the area and to be honest with you, I don't think it's necessary to put up a fence. If it's going to be a deal breaker.

Mayor Stefanik: To the Engineer, is there any type of landscaping buffering along here

Mark Schmitzer: I did talk with the resident directly east, next to this lot. He was concerned about the cars pull in and out of the area with their lights shining into their homes. Could there be a buffer of pine trees be put up to hide this from the residents. Could you work something out with the neighbor

Dan Egizii: That's a valid point. I will be working with the neighbor on that buffering.

Mayor Stefanik: Okay. I will be in favor of this project. Hopefully, you will work with the neighbor because if you don't the neighbor will call me and I know where to find you.

Dan Egizii: Yes. You know where to find me.

Tim Miller: Anyone else on the commission have something to say? Anyone is the audience have anything to say?

Ken Thorkleson approached the microphone.

Tim Miller: Please state your name.

Ken Thorkleson: Ken Thorkleson, 12652 Albion Road. I'm three houses east up from his property. My concern is that this is Phase I. On his first set of plans he presented 16 units. Is he going to get approval for this first phase and then just keep on going and putting up units? We need protection that he just doesn't do a phase three and phase four and keep on going.

Tim Miller: Mr. Law Director?

Tom Kelly; I would refer this to Mr. Kulchytsky because I feel he will have a better understanding of this.

Dan Kulchytsky: Mr. Chairman. Mr. Egizii is here today to get approval for phase I and Phase II. Phase I is a duplex with a two family unit. Phase II is just as Phase I, a two family unit. Behind

the second unit is the retention basin. In essence, Mr. Egizii does build himself into a corner. I don't think he will be able to do much more because it will bottle neck in the back. It could only be a maximum of four duplexes with two units each. He would have to come back before Planning Commission if he wants to go forward with Phase III and Phase IV.

Ken Thorkleson: Fine. If it was to go the way the plans are today I have no problem with it. I also want to thank the Mayor for coming over to my house on Saturday to talk about this project.

Steve Mueller: Steve Mueller, 12580 Deer Creek Drive, #207. I am the Councilman for Ward 5. I know you already discussed this, but if Mr. Egizii could put up a row of pines or fencing. I know that the neighbor's want privacy from the traffic that will be going through the duplexes.

Tim Miller: Okay. Can I have a motion to approve

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, to approve **Phase I and Phase II of Albion Woods Villas, ranch duplexes.**

Roll Call:

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (3-0)

Tim Miller: I'll need a motion and a second to adjourn.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to adjourn the Planning Commissioner meeting of April 3, 2013.**

Roll Call:

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (3-0)

Planning Commission of April 3, 2013 adjourned at 7:33 pm

Approved: _____

Date: _____

Attest: _____