

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, April 23, 2014**. The meeting was called to order by Chair Cheryl Hannan at **7:00 p.m.**

REGULAR MEETING:

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

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz **to excuse Timothy Miller for cause.** Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, Larry Antoskiewicz). **Nays: None. Motion carried.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 final plat approval. **Tabled.**
2. **AI & Lia Consiglio, 14129 State Road**, PPN: 487-10-006 & 487-10-024 **Resubmission of revised design of commercial office building. Tabled**

Moved by Mr. Antoskiewicz, seconded by Frank Castrovillari **to remove AI & Lia Consiglio, 14129 State Road from the table.** Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, Larry Antoskiewicz). **Nays: None. Motion carried.**

Mr. Arne Goldman, registered architect and President of Focus Planning Inc., spoke for Mr. & Mrs. Consiglio regarding the project located at 14129 State Road in the Traditional Town Center District. Mr. Goldman, who is the replacement architect, presented a different design but on the same sight which was presented earlier last year; the design program is the same, 2700 square foot single story commercial structure. He explained the exterior appearance and the plan layout. He said that the lot, which was consolidated last year, is heavily treed. The building sits back from the street 25 feet. In order to get the parking that they need and create good access to the site, the building is loaded to the treed side, the residential side. A decorative rod iron and masonry fence is planned for the front of the building. We have put a place-holder for the sign, which will be by variance. We have 225 feet to the rear of our building and 10 feet off one side which is heavily wooded and 55 feet off the Jiffy Lube property line. He said there will be two parking areas, one for the main public entrance and a second for employee parking. The building has one high bay area element which includes windows to allow daytime lighting from both sides. He also said that a patio area is designed to the rear of the building for the employees. Arborvitaes will be placed around the patio area and will also be used to mask the two air conditioning condensers. Mr. Goldman said we are unsure if the trellis area next to the planned patio will be included in the project.

Mr. Kelly said approval of the Commission should be made contingent upon the ability of the Building and Engineering Department to confirm the lot consolidation was in fact completed.

Mr. Schmitzer said the Engineering Departments concern was storm water management. Making sure that was contained not only for this proposed project, but also any future development. We want to be sure that as the project moves forward, they are willing to work with us. Part of that would be to verify that the storm system on State Road can handle the

flows and if the overflow of that detention onto a state route can be handled through the system properly. Mr. Schmitzer said we have spoken to the consultant and they are aware of what we require for commercial developments for the storm water report. He also said that site lighting will need to be shown and submitted in the final plans to make sure we have the proper light levels for the area. Mr. Goldman said the lighting planned will not dissipate light and bleed on to adjacent properties. He said they are working on the height of the poles for the parking lot. He said they will have landscape lighting illuminating the building from the ground. Mr. Schmitzer reminded them of the need to be aware of the code regarding handicapped parking stalls and the requirement of 9' x 19' stall versus the 9' x 18' as was shown on plan. Mr. Goldman said they have the space available to make that change.

Mr. Kulchytsky said he felt it is going to be a very appealing building and it will be a good addition to the TCD downtown district. The applicant is aware that if they do pursue a ground sign, a variance shall be required. Our recommendation is that the fence to the south, which is a courtesy to the neighbor shielding lights from the parking lot, could have plantings such as evergreens to the left and right side to fill in gaps providing coverage. He said the other recommendation is that the ornamental fence along State Road, which is a requirement we have made for other applicants in the TCD district, have a panel or two added and slide the whole fence further north so it is in line with the building and looks like a complete fence. Mr. Consiglio questioned whether there would be enough space for the added evergreens. Mr. Goldman mentioned there are 50-100 foot trees that extend all the way down. He added that because the canopy growth of the trees starts higher, they have plans for a fence in that area. Mr. Kulchytsky said the drawing was misleading. He said if that area has mature trees being left in place, no additional trees will be necessary.

Mr. Kulchytsky said from an ARB perspective, they are requesting the freeze board continue over across the entry areas so it looks like the column is holding something up, a wood beam. Mr. Castrovillari asked the freeze board be something beefy like a boxed beam, not just one 2'x12'. Mr. Kulchytsky also asked that the front of the dumpster enclosure facing State Road have peers to the left and right side to match the masonry of the base of the building and also have landscaping around it. Mr. Goldman said they will make the necessary change.

Moved by Mayor Stefanik, seconded by Mr. Larry Antoskiewicz **to approve the revised design plan of the new commercial building located at 14129 State Road contingent on a completed lot consolidation.** Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, Larry Antoskiewicz). **Nays: None. Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mayor Stefanik **to adjourn the April 23, 2014 Planning Commission meeting.** Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, Larry Antoskiewicz). **Nays: None. Motion carried.**

Meeting adjourned at 7:25 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: May 14, 2014

ATTEST: /s/ Diane Veverka
Planning Commission Secretary