

The North Royalton Planning Commission held a **Public Hearing** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, April 4, 2012**. The meeting was called to order by Chairman Don Willey at 7:01 pm.

Present: Chairman Don Willey, Mayor Stefanik, Tim Miller,
Cheryl Hannan, Vince D'Agostino,
City Engineer Mark Schmitzer, Development Director Tom Jordan
Law Director Tom Kelly, Secretary Julie Broestl.

Don Willey: Okay. Being 7:01 we will begin the North Royalton Planning Commission meeting. Please stand for the Pledge of Allegiance.

The Pledge was recited by all.

Don Willey: Okay. Please read item A.

Angelo Colozza/Charter One Bank, 5600 Wallings Road, PPN: 489-11-019, Local Business Zoned. Site Plan Approval for a drive-up transaction window and new apron.

Angelo Colozza approached the microphone

Don Willey: Please give your name and address.

Mr. Colozza: Angelo Colozza, 5690 Goodman Drive, North Royalton.

Don Willey: Correct. Tell us what you would like to do.

Mr. Colozza: We are interested in putting a drive-thru and a new apron to our building to accommodate a financial institution. I don't know what else to say?

Don Willey: Well, you are putting in a window to that building.

Mr. Colozza; Yes. New drive-thru window and an apron. Are there any questions I could answer?

Julie Broestl: Next half of the meeting.

Mr. Colozza: Sorry.

Don Willey: Anyone else wish to address this issue? If not, thank you.

Mr. Colozza: Thank you.

Don Willey: Motion and a second to move to the regular order of business, Colozza, Charter One

Moved by Mayor Stefanik, second by Tim Miller, to move Colozza/Charter One to the regular order of business.

Don Willey: Please call the roll.

Mayor Stefanik: Yes
Vince D'Agostino: Yes
Tim Miller: Yes
Cheryl Hannan: Yes
Don Willey: Yes

**Yeas – all. Nays – none.
Motion carried. (5-0)**

Don Willey: Can I have a motion to adjourn please.

Moved by Tim Miller, seconded by Vince D'Agostino, to adjourn the Public Hearing.

Don Willey: Please call the roll.

Vince D'Agostino: Yes
Tim Miller: Yes
Cheryl Hannan: Yes
Mayor Stefanik: Yes
Don Willey: Yes

**Yeas – all. Nays – none.
Motion carried. (5-0)**

Public Hearing adjourned at 7:06 pm

The North Royalton Planning Commission held a **Regular Meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, April 4, 2012**. The meeting was called to order by Chairman Don Willey at 7:06 pm.

Present: Chairman Don Willey, Mayor Stefanik, Tim Miller,
Cheryl Hannan, Vince D'Agostino,
City Engineer Mark Schmitzer, Development Director Tom Jordan
Law Director Tom Kelly, Secretary Julie Broestl.

Julie Broestl: I need a motion and a second to approve the minutes of March 7, 2012.

Moved by Mayor Stefanik, seconded by Tim Miller, to approve the minutes of March 7, 2012.

Don Willey: Please call the roll.

Tim Miller:	Yes
Cheryl Hannan:	Yes
Mayor Stefanik:	Yes
Vince D'Agostino:	Yes
Don Willey:	Yes

Yeas – all. Nays – none.
Motion carried. (5-0)

Old Business

Woodcroft Glen, Royalton Road, General Business and RMD Zoned.
Woodcroft Glen Phase II final plat approval.

Julie Broestl: This is tabled. I need a motion and a second to remove from the table.

Moved by Don Willey, seconded by Cheryl Hannan, to removed Woodcroft Glen from the table.

Don Willey: Call the roll.

Mayor Stefanik:	Yes
Cheryl Hannan:	Yes
Vince D'Agostino:	Yes
Tim Miller:	Yes
Don Willey:	Yes

Yeas – all. Nays – none.
Motion carried. (5-0)

Rick Porter approached the microphone

Don Willey: Name and address please

Mr. Porter: Good evening. I'm Rick Porter with Gross Builder, Woodcroft Glen, 14300 Ridge Road.

We are asking for a 120-day extension on the Woodcroft Glen Phase II, final plat approval. Due to economic conditions of the new housing market, it still hasn't rebounded. We are not ready to proceed with any phases or construction at this time.

Don Willey: Okay. Any questions from the commission? If not I need a motion of 120-days extension for Woodcroft Glen, Phase II final plat approval.

Moved by Vince D'Agostino, seconded by Mayor Stefanik, **to approve a 120-day extension for Woodcroft Glen, Phase II Final Plat Approval.**

Don Willey: Please call the roll.

- Cheryl Hannan: Yes
- Vince D'Agostino: Yes
- Tim Miller: Yes
- Mayor Stefanik: Yes
- Don Willey: Yes

**Yeas – all. Nays – none.
Motion carried. (5-0)**

New Business

Angelo Colozza/Charter One Bank, 5600 Wallings Road, PPN: 489-11-019, Local Business Zoned. Site Plan Approval for a drive-up transaction window and new apron.

Don Willey: Please come forward again and state your name and address, and give a brief overview once again.

Angelo Colozza approached the microphone.

Mr. Colozza: Angelo Colozza. Okay, we have a building at 5600 Wallings Road. This is an end unit that use to house Charter One Bank, we now have another institution that is interested in going in there and want to have a drive-thru window and to accommodate that we need to create a window and alter the apron to accommodate the traffic. I submitted drawings and if there are any questions, I am here.

Don Willey: Any questions from the commission? I guess not. Mr. Jordan?

Tom Jordan: Yes. The Building Commissioner has let the applicant know that there were a couple of concerns that it had relative to compliance with the Zoning Code and they are going to resolve that before actual construction permit will be resolved. I will compliment the applicant. He has been for months working with the Engineering and Building Division relative to making these improvements and complying with the City Code.

Don Willey: Thank you Mr Jordan. Motion to approve Mr. Colozza's request. Oh, I'm sorry Mark. Do you have some comments?

Mark Schmitzer: No I do not.

Don Willey: Anybody else have any comments, or no comments? Can I have a motion to approve Angelo Colozza's Charter One, 5600 Wallings Road, PPN: 489-11-019, and the approval will be on the condition of you getting together with the Building Department and we are assuming that it would not be a problem. Can I hear a motion?

Moved by Vince D'Agostino, seconded by Tim Miller, **to approve approve Angelo Colozza's Charter One, 5600 Wallings Road, PPN: 489-11-019, and the approval will be on the condition of you getting together with the Building Department.**

Don Willey: Please call the roll.

Vince D'Agostino: Yes
Tim Miller: Yes
Mayor Stefanik: Yes
Cheryl Hannan: Yes

**Yeas – all. Nays – none.
Motion carried. (4-0)**

Tom Kelly: Oh! Excuse me Mr. Chairman.

Don Willey: Oops, I'm sorry. Mr. Kelly. Yes. Strike my vote. I have to recluse myself from the voting. Because I go to their bakery every day and get bread. No, I have a business dealing with them at this time. Thank you Mr. Kelly.

Tom Kelly: Thank you Mr. Chairman.

Don Willey: Thank you Mr. Colozza and everybody. Good luck. I've got to move my money now from Key Bank. Anything under miscellaneous? Motion to adjourn.

Moved by Mayor Stefanik, seconded by Tim Miller, **to adjourn the Planning Commission meeting of April 4, 2012.**

Don Willey: Please call the roll.

Vince D'Agostino: Yes
Tim Miller: Yes
Mayor Stefanik: Yes
Cheryl Hannan: Yes
Don Willey: Yes

**Yeas – all. Nays – none.
Motion carried. (5-0)**

Planning Commission was **adjourned at 7:16 pm**

Approved: _____
Chairman Don Willey

Date: _____

Attest: _____
Secretary Julie Broestl