

The North Royalton Planning Commission held a **Public Hearing** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 20, 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
Assistant Law Director Donna Vozar, Secretary Julie Broestl.

Don Willey: Okay. Being 7:01 we will begin the North Royalton Planning Commission meeting. The closest flag is to the right of us so, please stand for the Pledge of Allegiance.

The Pledge was recited by all.

Public Hearing

**Second Adventure Limited (Enrichment Center), 14496 Ridge Road, General Business Zoned.
Site plan approval for a multi-sport activity play court.**

Don Willey: Would you give your name and address for the record.

Doug Wigton: Doug Wigton, 2191 Rollingwood Drive, Medina. Right now my wife, Johanne, and I purchased the property next store to our existing business, 14496 Ridge Road. This was a 90 year old home with a one acre lot. We are enhancing this home to create a business. We own the business next store for the past 13 years, which takes in 6 weeks to 9 year old children. This new facility will be used for before and after school day care with children between the ages of 10 to 12 years old. My wife, Johanne, purchased this property so that children that would be latch-key children 10 years and older would have a place to go after school. We would like to construct a multi-sport activity play court on this property so that the children can play outside. Basketball, volleyball, any organized play sport activity. We are right across the street from the school and we want to keep in tune with the system. This house will be used for this purpose. We want to contain and attach to Enrichment Center and put up a fence going north on the east side of the property. The sport court will be a 4-inch concrete pad, a dependable safe structure. Right now the kids are playing on mulch. The pad will be covered with grey polypropylene tiles. The court will also contain two basketball poles with backboards, one 17-foot double headed light pole designed to light only the court area. Another pole opposite of the light pole will also be installed. This pole will be used to mount sport nets like volleyball, tennis and badminton.

Don Willey: Just give your name and address for the record.

Eva Baron: Eva Baron, 14544 Cross Creek Lane. I own the town house right behind this area. Where the fence is now, will another fence attach to that one? There is also a tree that is leaning way over on the property which is a concern for me. When will the children be out in the backyard because I'm concerned about the noise.

Johanne Wigton: Do you hear the children from the Enrichment Center now?

Eva Baron: Yes, I do. This is why I thought a fence would be put up parallel with Ridge Road.

Doug Wigton: Right now the fence is actually 60-feet from Ridge Road.

Eva Baron: Will the children be there in the evenings and on weekends?

Doug Wigton: We will follow the guidelines of the City but yes, there will be children there in the evenings and on the weekends. Our operating hours will be from 6:30 am to 6:30 pm. This is a huge investment for us and we plan on doing everything in accordance with City Ordinances.

Johanne Wigton: This will be a very family oriented organization.

Eva Baron: I thought just after school care. Well, I'm glad to see that it's all contained.

Don Willey: Can I have a motion to move to the regular meeting.

Moved by Tim Miller, seconded by Cheryl Hannan, to **move Second Adventure to the regular order of business.**

Don Willey: Call the roll please.

Cheryl Hannan: Yes.

Tim Miller: Yes.

Mayor Stefanik: Yes.

Vince D'Agostino: Yes.

Don Willey: Yes.

Yeas - all. Nays - none.

Motion carried. (5-0)

The North Royalton Planning Commission held a **Regular Meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 20, 2012**. The meeting was called to order by Chairman Don Willey at 7:12 pm.

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

Regular Meeting

Old Business:

Woodcroft Glen, Royalton Road, GB and RMD Zoned.

Woodcroft Glen Phase 2 Final Plat Approval. **Tabled/No Action**

Dan Egizzi, 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/No Action**

New Business:

Second Adventure Limited (Enrichment Center), 14496 Ridge Road, General Business Zoned.

Site plan approval for a multi-sport activity play court.

Don Willey: Can you give an over-view on what you intend to do. Just state your name and address for the secretary.

Johanne Wigton: 2191 Rollingwood Drive, Medina. We would like to expand the Enrichment Center of Wishing Well to this property. This new facility will provide before and after school care as well as summer camp activities for children between the ages of 10 thru 12. This area will also have an area which will include a multi-sport activity court and that is why we are here tonight to get approval for this.

Tom Kelly: There is a storm water sewer that runs right through the area that the City can not access. We do not have an appropriate city easement and we would like to maintain or repair that storm water sewer. Right now we would have to go through the court system to be able to access this area. It would be a better course to request access through Second Adventure and we would be willing to prepare that easement. Would you be willing to grant us this easement to this storm sewer that runs east to west?

Doug Wigton: I will consider it.

Tom Kelly: If you do not grant us the easement the sewer will fall to you. This size of storm sewer is critical interest to the City. This has been an ongoing problem for the city. If you grant us this easement the burden of this sewer will be taken off your shoulders.

Doug Wigton: Granting an easement is a very legal act. I will not make a decision without talking with my representative. I know of no easement on the property right now. I don't want our asset torn up. I know that this was an issue with the prior owners that had this property. Well, we will think about this.

Tom Kelly: We could prepare a legal document and you could show it to your attorney. Think about it and make up your mind. This will not determine your approval for Second Adventure here tonight. The water issue is a separate matter.

Don Willey: Okay. Mark?

Mark Schmitzer: We will need more information regarding the photometric. The multi-activity court should be installed so that it is pitched towards the re-worked swale system to the north. The grading plan must show the water running correctly. If approved tonight the applicant must submit one full set of site plans to the Engineering Department for review and approval for permit.

Doug Wigton: Sal's Landscaping is doing all the drains. I haven't seen his plans or permit but I know he will prepare the grading plan for the basketball court.

Tom Jordan: Prior to issuing the permit we will review the plans.

Mark Schmitzer: We will treat this multi-activity court like a resident coming in and putting a basketball court in on their property.

Tom Jordan: We do need a stamped grading plan to be submitted.

Mayor Stefanik: The fence located in the very back of the property line has a board on board fence which separates the property. The fence to the north is a four-foot chain link. Is it possible that you could put up a board on board fence to the north property line? I think a chain link fence cheapens the property. A chain link fence is really not a privacy fence, you can look right through it and see the children.

Johanne Wigton: We always monitor the children when they are outside.

Doug Wigton: The north property line has a proposed 4-foot high galvanized steel chain link fence. Then on the east and south property lines we propose to install a 4-foot high black vinyl coated chain link fence along the east, Ridge Road frontage, and along the south. We want to

enclose the entire property along with the Enrichment Center property. A board on board fence would be very costly and it isn't practical for us, so we are going to install the black vinyl chain link fencing.

Mayor Stefanik: I understand that it would be more costly with the board on board, but you might not own this place forever. In the future, if you sell this business, we don't know what might go in there down the road, and since there is a residence next store, and the backyard is residential, it would be better to have board on board fencing along the residential property lines.

Doug Wigton: We will be putting a back yard patio in with landscaping all around. The fence will be four feet high and we plan on having bushes. We want it to look beautiful with a lot of buffering along the property line.

Mayor Stefanik: Have you talked to the neighbors about the buffering? I believe that 6-foot high fencing makes more sense. Tom, can we make them put in a 6-foot fence?

Tom Kelly: You can choose to vote 'no' on this application if you are not content with the 4-foot high fencing. I think that if Mr. Wigton and his neighboring property owners discuss the situation regarding the fencing and buffering, they can come to a resolution.

Mayor Stefanik: Will you contact the neighbor's about the buffering?

Tim Miller: There is a vinyl version of a board on board fence. It's really easy to care for because all you do is hose it down to clean it.

Doug Wigton: We don't want to put up a cheap fence. We want it to be durable and also be a good buffering from the neighboring homes. Keep in mind that there is another business to the north of us that is a tool shop. In their back yard there are worked related materials. They are a business also.

Don Willey: Okay. I need a motion to approve.

Moved by Vince D'Agostino, seconded by Mayor Stefanik to **approve Second Adventure Limited a multi-sport activity play court.**

Don Willey: Please call the roll,

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

Yeas - all. Nays - none.

Motion carried. (5-0)

Moved by Mayor Stefanik, seconded by Vince D'Agostino to **adjourn the Planning Commission Meeting of June 20, 2012.**

Don Willey: Please call the roll.

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

Yeas - all. Nays - none.

Motion carried. (5-0)

The Planning Commission meeting was **adjourned at 7:32 pm.**

Approved: _____
Chairman Don Willey

Date: _____

Attest: _____
Secretary Julie Broestl