

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, April 22, 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, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Tom Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

Motion and a second **to excuse Tim Miller for cause**. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari). Nays: None. **Motion carried.**

PUBLIC HEARING:

1. **Ordinance No. 15-38**. An ordinance vacating the former Ethel Avenue in the city of North Royalton, and declaring an emergency.

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

2. **North Royalton Board of Education / North Royalton City School District**, the owner of the subject property, is **seeking approval to install a modular unit with a ramp and canopy next to Royalview Elementary school** to house a classroom and offices located at **13220 Ridge Road**, also known as PPN:482-30-015, in a Public Facilities District.

Jim Presot, Assistant Superintendent of North Royalton City Schools and Michael Chrisman of EMOD Construction Co. were present. Mr. Presot stated that they are here on behalf of the North Royalton School District to seek approval for the placement of a modular unit at Royalview Elementary school. He explained that the district will be closing down the leased space in the city of Broadview Heights, known as the Early Childhood Center, which houses the pre-K and Kindergarten students. That will necessitate us to move those students back into the North Royalton City School District. He added that the Pre-K students will be housed exclusively at the North Royalton Royalview elementary building and the Kindergarten students will be split up between three buildings. Due to the space limitations and the need for special programming, the school district is requesting the installation of a modular unit which will house three offices and a classroom. The three offices are for: RTI, Speech Language Arts and Speech therapy. The other half of the unit will be a traditional classroom for the gifted services program. The students will not be there for more than one hour at a time. There will be no restrooms needed as part of this project.

Mr. Chrisman stated that this is a new unit and it is an Ohio industrialized unit approved by the state for use in this educational setting. He also explained that there is a storm sewer in the area so the water runoff will be controlled as part of the project.

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

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mayor Stefanik, seconded by Mr. Castrovillari **to adjourn the Public Hearing.**
Roll call: Yeas: Four. Nays: None. **Motion carried.**

The Public Hearing adjourned at 7:07 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, April 22, 2015 in regular session**. The meeting was called to order at 7:07 p.m. by Chair Cheryl Hannan.

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

Motion and a second to **excuse Tim Miller for cause**. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari). Nays: None. **Motion carried.**

APPROVAL OF MINUTES:

Moved by Mr. Castrovillari, seconded by Mr. Miller to approve the **March 4, 2015** minutes. Roll call: Yeas: Four. Nays: None. **Minutes approved.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 **final plat approval**. Tabled, No action.

NEW BUSINESS

1. **Ordinance 15-38**. An ordinance vacating the former Ethel Avenue in the city of North Royalton, and declaring an emergency.

Mr. Kelly stated that Ethel Avenue is considered a ghost street; it is found on some drawings. It was apparently platted but no record of the public dedication of the street exists. We are doing this in an effort to error on the side of caution, such that if there were to be any argument as to the existence of this roadway, an appropriate vacation would resolve that issue. We are therefore vacating a ghost street. Mr. Schmitzer added that this is the procedure recommended by Cuyahoga County to remove record of the street through the proper channels. This would enable us to ultimately work towards a unification of the property that the City owns by consolidating multiple properties into one parcel.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **recommend to Council the approval of amended Ordinance No. 15-38**. Roll call: Yeas: Four (Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: None. **Motion carried.**

2. **North Royalton Board of Education / North Royalton City School District**, the owner of the subject property, is **seeking approval to install a modular unit with a ramp and canopy next to Royalview Elementary school** to house a classroom and offices located at **13220 Ridge Road**, also known as PPN:482-30-015, in a Public Facilities District.

Jim Presot stated that their intent was to place an order through EMOD construction to have the installation done and ready by early August which is in time for the school year to begin. Mr. Chrisman stated that the construction takes approximately six to eight weeks.

Dan Kulchytsky stated that he met with Mr. Presot at the site. He was pleased to see they will be using a new modular building. He added it is a two-toned metal structure with a

treated lumber ramp and an aluminum canopy system. Photographs were provided to the Board. The unit will comply with the setback requirements for an accessory structure in a Public Facility zoning; it falls within the 25 foot setback from the property line. Mr. Kulchysky added that Mr. Presot stated earlier that they will be installing landscaping similar to other modular units that they have done in the city with previous approvals.

Mr. Schmitzer stated that his main concern was regarding the storm drains being tied in, which they will be. He questioned the Applicant regarding whether there would be any proposed grading necessary. Mr. Chrisman replied there will be no grading necessary. They would be installing a concrete poured foundation approximately 30 inches above the existing grade. He added that the crawl space area will be skirted with a vertical vinyl skirting that is vented. Mr. Schmitzer said in the plans he saw a new concrete pad to go from the existing sidewalk to the stair ramp system of the building. Mr. Presot agreed. He said the design of the unit is similar in nature to the one being used by the Board of Education on Royalton Road; however, this unit will be a double wide unit. He said the classroom area will house no more than 20 students at one time. We anticipate 1 to three students to be serviced in each of the three offices; each office is approximately 140 sq. ft. in size. Mr. Chrisman said there will be approximately 30 feet between the buildings.

No additional comments from the Law Department, Police Department or Fire Department.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to **approve the installation of a modular unit with a ramp and canopy next to Royalview Elementary school to house offices and a classroom.** Roll call: Yeas: Four (Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Cheryl Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **adjourn the April 22, 2015 Planning Commission meeting.** Roll call: Yeas: Four. Nays: None. **Motion carried.**

Meeting adjourned at 7:18 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: May 6, 2015

ATTEST: /s/ Diane Veverka
Planning Commission Secretary